

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

10/20/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

PE Interstate Properties Phase 5

Site Address:

Intersection of Buttermilk Road and JVC Road, Cottondale, Alabama

Parcel ID:

63-30-07-26-3-010-001.003, 63-30-07-26-3-010-001.000, 63-30-07-26-3-010-001.002, 63-30-07-35-2-001-001.003, 63-30-07-35-2-001-001.002, 63-30-07-35-2-001-001.000, 63-30-07-35-2-001-005.005

Total Acres to be Subdivided:

72.8 ac. +/- (from tax records)

Total Acreage Controlled by Owner:

72.8 ac. +/- (from tax records)

Number of Existing Lots:

7 tax parcels, 1 platted lot

Number of Proposed Lots:

7

Number of Existing Structures:

0

Number of Proposed Structures:

Unknown

Water Authority:

City of Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Highway Commercial (HC)

Proposed Zoning:

Highway Commercial (HC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Reason for Subdivision:

Commercial Development

Surveyor or Engineer Information:

Survey or Engineer Company:
Duncan Coker Associates, P.C.

Surveyor or Engineer Name:
Jimmy Duncan

Applicant Information:

Applicant Name:
PE Interstate Properties LLC

Property Owner Information:

Property Owner Name:
PE Interstate Properties LLC

Preliminary Plat Checklist:

Preliminary Plat Checklist

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Additional Information Regarding Request:



South of 6730 Jaybird Road, North of 3430 Buttermilk Road

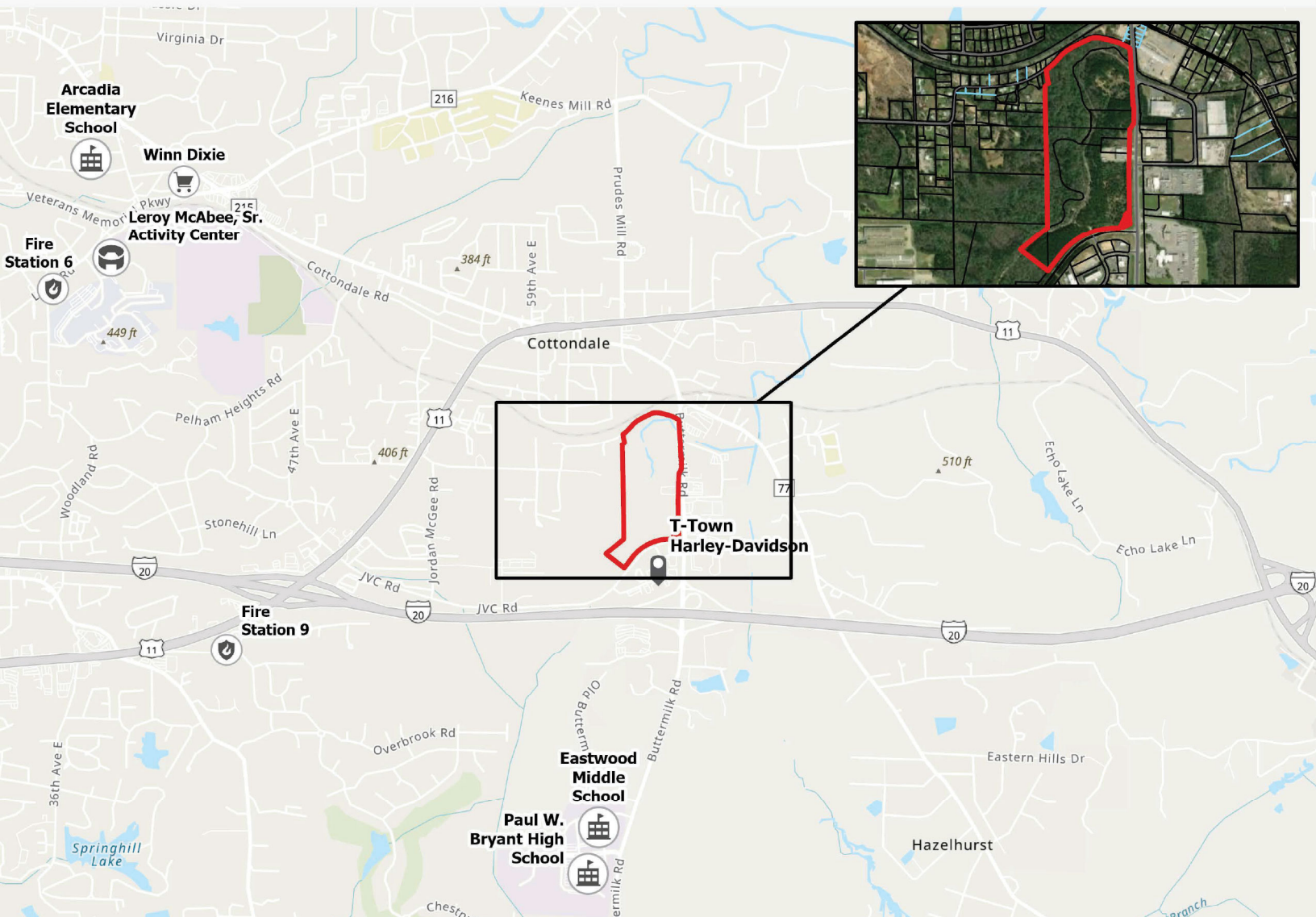
1 inch = 533 feet
0 250 500 750 1,000 Feet





South of 6730 Jaybird Road, North of 3430 Buttermilk Road

1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles







VARIANCE REQUESTS

Project: PE Interstate Properties Phase 5

Date: Revised November 25, 2025

Sidewalks: The applicant requests a variance from the requirement to construct sidewalks along Buttermilk Road and JVC Road. We feel that sidewalks are not compatible along these roads, given the proximity to the adjacent interstate interchange.

Half-Street Improvements: The applicant requests a variance from the requirement to construct half-street improvements Buttermilk Road and JVC Road. Both roadways have sufficient paving widths, although they are lacking curb/gutter, which is common at locations adjacent to interstate interchanges.

Right-of-Way Dedication Along Jaybird Road: The applicant requests a variance from the requirement to dedicate additional right-of-way along Jaybird Road (along the Lot 7 frontage). Due to the many encumbrances on Lot 7, the applicant has no immediate plans for development on Lot 7.