

PLANNING COMMISSION STAFF REPORT

December 15, 2025

Z-26-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

CWC Development LLC; Longleaf Engineering

Requested Action and Purpose

Rezone from SFR-1 to SFR-3. Parcel is requesting a, "Rezoning to accommodate a proposed single family residential subdivision."

Location and Existing Zoning

North of 5430 Chestnut Street – SFR-1

Size and Existing Land Use

60 acres total; Vacant

Surrounding Land Use and Zoning

North – Residential, Zoned SFR-1

East – Vacant & Institutional, Zoned SFR-1 & ISP

South – Residential, Zoned SFR-1

West – Open Space, Zoned OS

Applicable Regulations

Sec. 25-64. – Purpose.

The purpose of the single family residential 3 (SFR-3) district is to provide lands for medium-lot suburban neighborhoods that accommodate single-family detached homes. The district is intended to support a medium-density residential environment and may include compatible public, civic, and institutional uses.

See end of report for details of permitted uses in the SFR-3 zone.

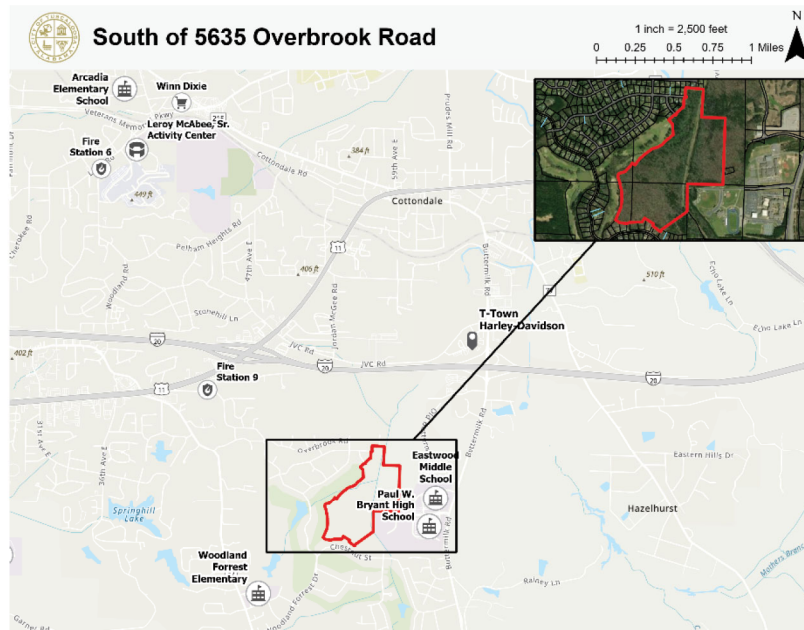
Transportation

Chestnut Street, a Major Collector

Physical Characteristics

60 acres to be rezoned. The property is currently vacant, with residential to the north and south, institutional and vacant land to the east, and open space to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Suburban Residential (RL) (p. 22).

RL areas include “Predominantly single family housing areas generally developed in a car-focused pattern with long blocks and curvilinear streets and fewer intersections than traditional neighborhood types. These areas feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses.” (p. 35).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RL, building blocks include (p. 35):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale and appearance.
- Building setback: 20-30 feet (generally consistent within a block).
- Streets: Longer blocks with a curvilinear pattern are common, though connectivity and the pedestrian experience is important.
- Transportation: Automobile access with sidewalk network
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Public neighborhood parks should be located in prominent, easily-accessible locations. Schools also supplement public parks. Some residential areas include private open space such as golf courses.

Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in

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the Plan. The Growing chapter provides guidance for the physical development, infrastructure improvement and stewardship of natural resources with the following Goal (p. 10):

Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city's long-term financial health.

The intent of the RL area outlined on pg. 35 is as follows:

- When establishing new suburban residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

Notification was sent via USPS to property owners located within 500 feet of the subject property.

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Sec. 25-99. – Agriculture and Residential Principal Use Table.

Table V-1: Principal Use Table for Agricultural and Residential Uses, identifies the uses within the Agricultural Use Classification and the Residential Use Classification that are allowed by right, allowed as a conditional use, allowed as a special exception use, or prohibited within each zoning district. Use categories are described in subsections b and c below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V 1 and are located in subsections d and e below.

Table V-1: Principal Use Table for Agricultural and Residential Uses

P = Permitted by right

C = Conditional use permit required

S = Special exception use permit required

A = Allowed in PD district

blank cell = Prohibited use

	RESIDENTIAL															INST		BUSINESS								INDUS.		PD					
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.3.)
Agricultural																																	
Farm and Agricultural Operations	P		P														P	P										P	P	P	A		d
Residential																																	e.1.i
Household Living																																	
Dwelling, Single-Family Detached		P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P										A		e.1.ii
Dwelling, U-Single													P	P																			e.1.iii
Dwelling, Townhouse		P			P				P	P	P	P	P	P	P					P	P	P									A	A	e.1.iv
Dwelling, U-Rowhouse													P	P																			e.1.iii
Dwelling, Duplex		P			P				P	P	P	P	P	P	P					P	P										A	A	e.1.v
Dwelling, U-Duplex													P	P																			e.1.iii
Dwelling, Triplex		P										P	P	P	P						P										A		e.1.v
Dwelling, U-Triplex													P	P																			e.1.iii
Dwelling, Quadplex		P											P	P	P						P										A		e.1.v
Dwelling, Multifamily		P			P							P	P	P	P					P	P	P	P		P						A	A	e.1.vi
Dwelling, Multifamily Student													P	P																			e.1.vii
Dwelling, Mobile Home																P																	e.1.viii
Dwelling, Student-Oriented													P	P																			
Dwelling, Live Work																				S	S				S	S	P				A		e.1.ix
Group Living																																	
Assisted Living Facility												S			S			P						P		P	P				A		
Fraternity or Sorority House																																	
Group Home		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S															A	A	e.2.i

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Group Housing, Supportive		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																A	
Rehabilitation Facility																		P						P			P				A		



South of 5635 Overbrook Road

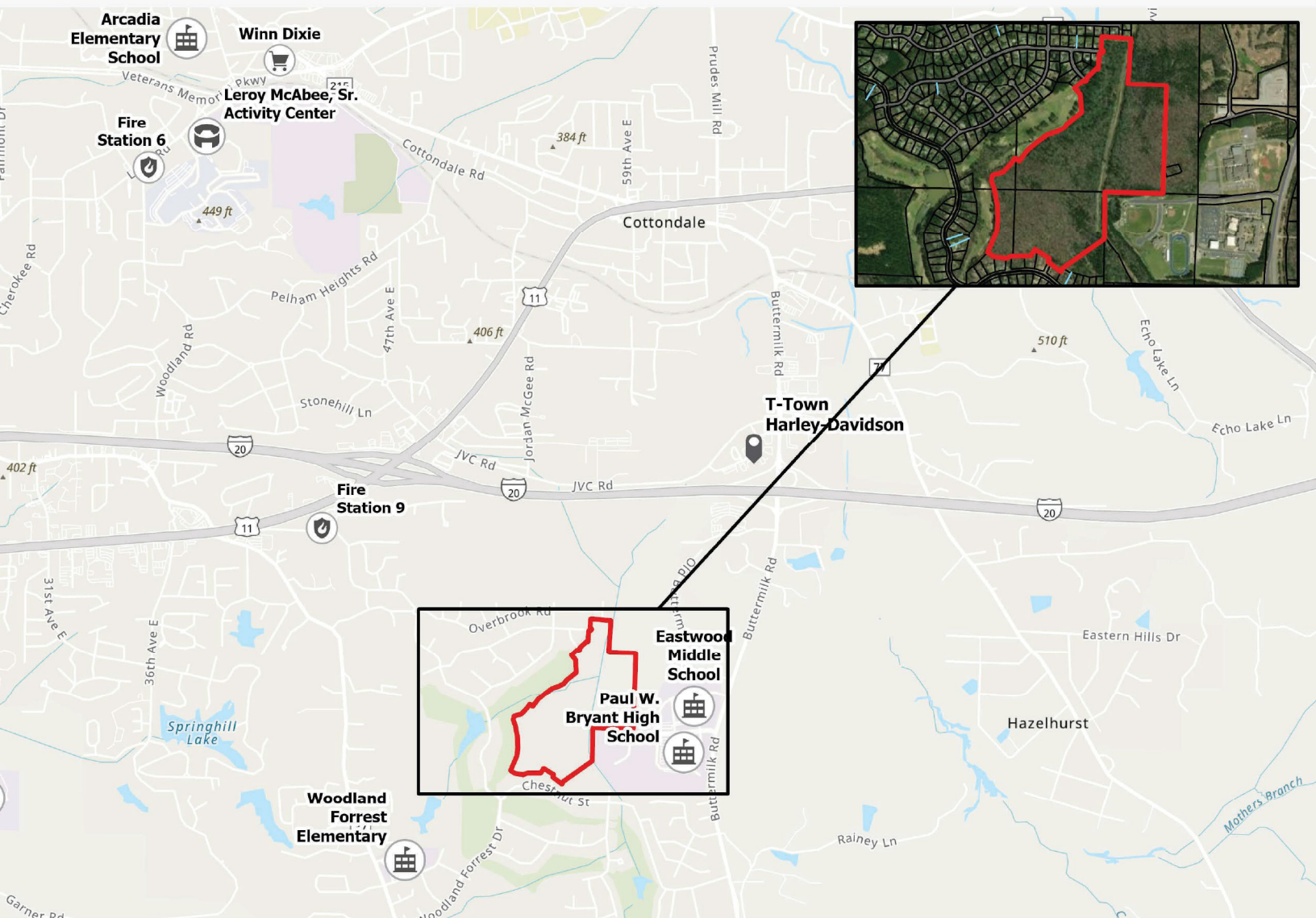
1 inch = 600 feet
0 300 600 900 1,200 Feet





South of 5635 Overbrook Road

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

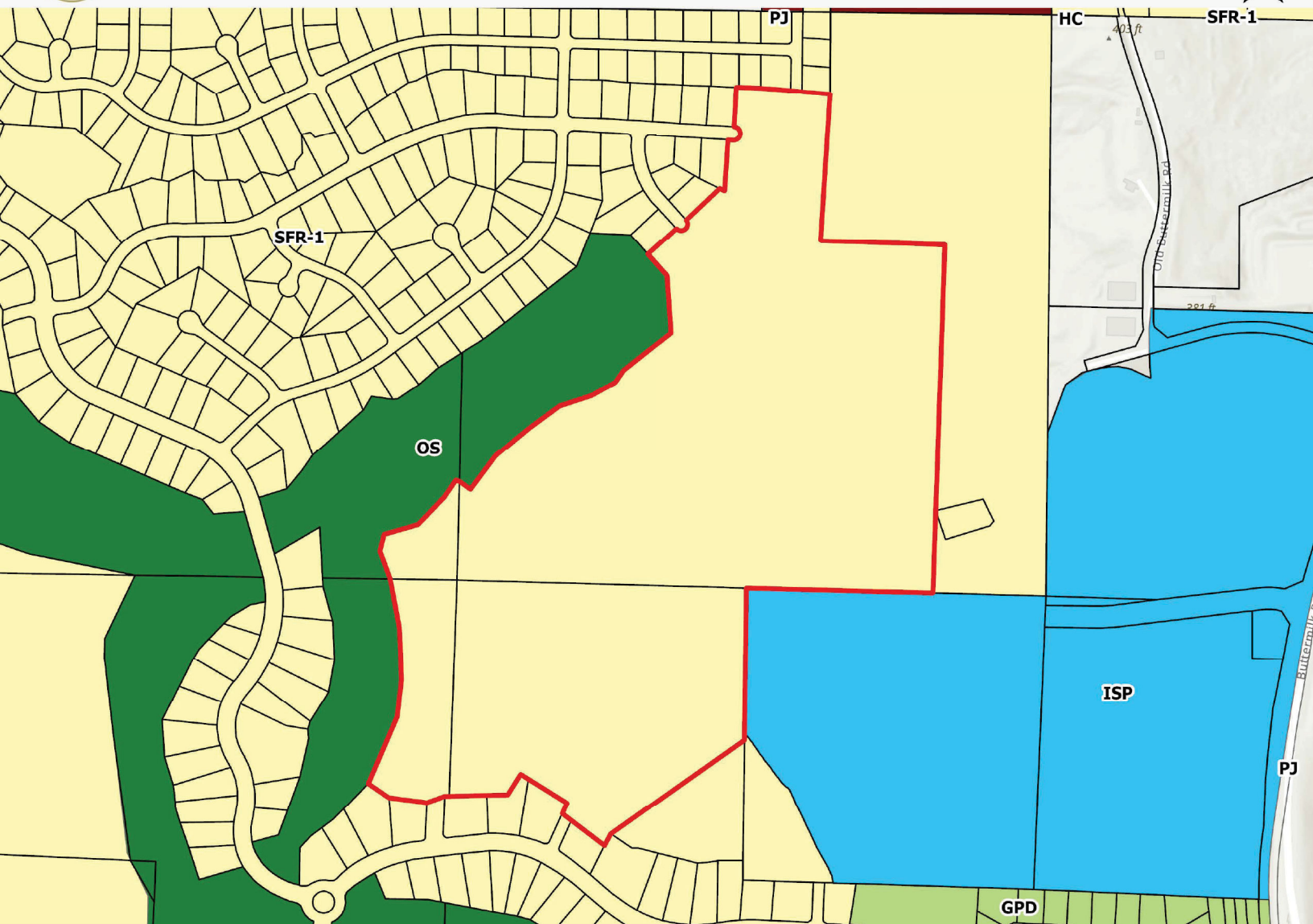




1322 & 1333 31st Street East

1 inch = 542 feet

0 330 660 990 1,320 Feet



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

10/8/2025

Property Information:

Site Address:

Parcel ID:

63 37 02 03 4 001 026.000, 63 37 02 03 3 001 009.000, 63 37 02 03 2 001 023.000, 63 37 02 03 1 001 001.041

Total Acres:

60

Number of Existing Lots:

4

Number of Proposed Lots:

107

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 3 (SFR-3)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Detailed Description of the Proposed Request, Including Reason for Rezoning:

Rezoning to accomodate a proposed single family residential subdivision.

Applicant Information:

Applicant Name:

Longleaf Engineering

Applicant Address:

1927 7th Street, Tuscaloosa, Alabama 35401

Applicant Phone Number:

(205) 345-5646

Applicant Email Address:

nikki@longleafengineering.com

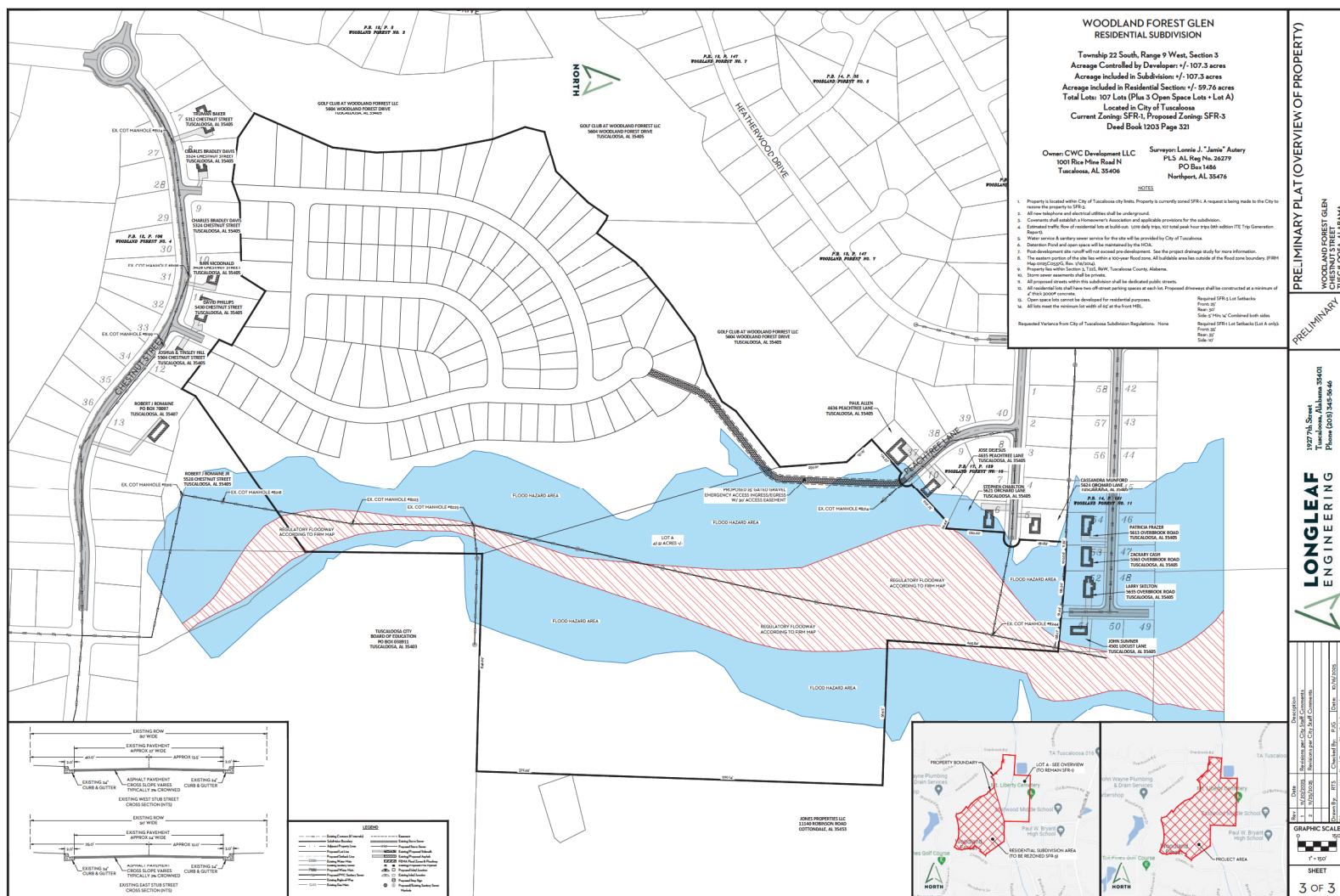
Is the applicant also the property owner?

No

Property Owner Information:

Property Owner Name:

CWC Development LLC





PENWELL (2,164 SQ FT) – 3 BDR / 2.5 BA / 2 CAR GARAGE

<https://youtu.be/p31--ELmYJ0?si=DoGeYdrnb2jZgMDt>



FREEPORT (1,497 SQ FT) – 4 BDR / 2 BA / 2 CAR GARAGE

<https://www.youtube.com/watch?v=JMWDo-uW9d8>



DESTIN (2,271 SQ FT) – 4 BDR / 3 BA / 3 CAR GARAGE

<https://www.youtube.com/watch?v=VsbFEDmRtBI&pp=0gcJCQgKAYcqIYzv>



CALI (1,774 SQ FT) – 4 BDR / 2 BA / 2 CAR GARAGE

https://www.youtube.com/watch?v=mbnnBKgU_nM