

# PLANNING COMMISSION STAFF REPORT

December 15, 2025

**Z-27-25**

## GENERAL INFORMATION

### Property Owner (X) Petitioner (x)

Piper LLC; Half Price, LLC (Price McGiffert)

### Requested Action and Purpose

Rezone from D to DP. The applicant states, "Half Price, LLC proposes to combine the subject parcel with the existing 21st Avenue Townhomes Subdivision and rezone it from Downtown (D) to Downtown Perimeter (DP). The plan includes adding three new townhome units to the subdivision, attached to the existing building along Almon Avenue. In addition, a new parking lot will be constructed to serve both the existing and the proposed units. This improvement will help reduce reliance on on-street parking and enhance overall site functionality."

### Location and Existing Zoning

2111-2115 8th Street and 802-808 Almon Avenue – D

### Size and Existing Land Use

0.4 acres total; Commercial/Vacant/Residential

### Surrounding Land Use and Zoning

North – Commercial, Zoned D

East – Commercial/Residential, Zoned DHE

South – Vacant, Zoned D

West – Commercial, Zoned D

### Applicable Regulations

Sec. 25-79. – Purpose.

*The purpose of the downtown perimeter (DP) district is to provide lands that support a variety of moderate-intensity office and commercial uses that may be mixed with medium-scale multifamily residential dwellings, single-family detached dwellings on small lots, and a range of attached residential uses, such as triplexes and townhouses. The district also allows a variety of civic and institutional uses. It is intended to serve as a pedestrian-friendly transition between the higher density and intensity of uses in the downtown district and the lower-density development in adjacent residential and commercial districts.*

*See end of report for details of permitted uses in the DP zone.*

### Transportation

Almon Avenue, a Minor Arterial

8<sup>th</sup> Street, a Local street

### Physical Characteristics

0.4 acres to be rezoned. The property is currently a mix of residential and a vacant commercial, with commercial to the north, east, and west, vacant land to the south, and residential to the east.

# PLANNING COMMISSION STAFF REPORT

## December 15, 2025



### SUBJECT PROPERTY

### ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Downtown Edge (DE) (p. 22).

From Framework, "The Downtown Edge is a transitional space between the Downtown Core and the surrounding residential areas. As part of the larger Downtown area, this designation supports a high-quality mixed-use setting with opportunities for residential, employment, commercial, and institutional development at a smaller scale than the Core." (p. 25).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For DE, building blocks include (p. 25):

- Height range: 2-stories minimum (1.5-stories for residential), north of Paul Bryant Drive, 1-4 stories south of Paul Bryant.
- Building form: Free standing or attached to adjacent buildings. Variety of building styles.
- Building setback: 0-30 feet (parking areas should be set back further than buildings).
- Streets: Small, grid-like blocks with a streetscape designed to encourage pedestrian activity.
- Transportation: Walking, biking, transit, automobile.
- Parking: Shared parking areas located behind buildings. On-street parking. All space for pick-up/to-go orders.
- Open Space: Formal parks, pocket parks, plazas, "green infrastructure." Public realm (space between buildings and streets) acts as open space.

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

## PLANNING COMMISSION STAFF REPORT

December 15, 2025

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 DE area outlined on pg. 25 is as follows:

- Support adaptive reuse of existing buildings where feasible.
- Locate new buildings near the street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking.
- Improve connections between Downtown and neighborhoods.
- Improve/provide public realm features such as signs, sidewalks, landscaping, and street trees.
- Support multi-family and attached residential development but discourage large multi-family and student-oriented housing developments.
- Reduce access-points into development for pedestrian and vehicular safety.

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

# PLANNING COMMISSION STAFF REPORT

December 15, 2025

## 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	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	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

# PLANNING COMMISSION STAFF REPORT

December 15, 2025

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	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.)
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			

## Sec. 25-101. – Commercial Principal Use Table.

Table V-3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial 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 subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V-3 and are located in subsection c below.

**Table V-2: Principal Use Table for Commercial 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	LFR	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- 5.2.5. <u>  </u> )
Animal Care																																	
Kennel																								P	S	P	P	P		A		c.1.i	
Pet Grooming																				S			S	P	S	P	P	P		A			
Veterinary Clinic																				S				P	S	S	S	P	P		A		c.1.ii
Business Services																																	
Broadcasting Studio																	P	P	P	P	P	S		P	P	P	P	P	P		A	A	
Catering																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	
Conference or Training Center																	P	P	P	P	P	P	P	P	P		P	P			A	A	
Contractor Office																				P	P			P		S	P	P	P	P	A		c.2.i
Data Center																								P			P	P	P	P			
Office																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	
Research and Development																	P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and Beverage Services																																	
Bar: Club																			C					C	C								c.3.i(a) & c.3.i(b)
Bar: Restaurant																			C	C		C	C	C	C		C			C	C		c.3.i(a) & c.3.i(c)



PLANNING COMMISSION STAFF REPORT  
December 15, 2025

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	RESIDENTIAL																INST		BUSINESS										INDUS.		PD								
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	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. 25-5.2.5. __)						
Bar: Tavern																			C	C		C	C	C	C	C	C				C	C	c.3.i(a) & c.3.i(d)						
Brewpub																			P	P	S	P	P	P	P	S		P			A	A							
Cigar Bar																			P	S	S	P	P	P	P	P	P				A	A							
Coffee House																			P	P	P	P	P	P	P	P	P	P			A	A							
Restaurant, Quick-service																			P	P	P	P	P	P	P	P	P				A		c.3.ii						
Restaurant, Sit-down																	P	P	P	P	P	P	P	P	P	P	P	P			A	A							
Wine Bar																			P	S	S	P	P	P	P	P	P				A	A							
Lodging																																							
Bed and Breakfast			S	S		S	S	S	S	S										P	P		S										c.4.i						
Hotel																			P	P	P	P	P	P	P		P				A	A	c.4.ii						
Recreational Vehicle (RV) Park																S											S						c.4.iii						
Short-Term Rental	See use-specific standards for use permissions																																				A	A	c.4.iv
Recreation and Entertainment																																							
Casino/Gambling Hall																											C				C		c.5.i						
Marina				S																		P	P								A	A	c.5.ii						
Private Event Space	S																P	P	P	P	P	S	P	P	S	P	S				A	A							
Recreation, Indoor	P																P	P	P	P	P	P	P	P	P	P	P	P			A	A							
Recreation, Outdoor	P																P	P	S	S	S	P	P	P	S	S	S				A	A							
Theater or Auditorium																	P	P	P	P	P	P	P	P	P		P	S			A	A							
Theater, Drive-in																							P			P					A								
Retail Sales and Services																																							
Check Cashing																											P				A		c.6.i						
Convenience Store																			P	P	P	P	P	P	P	P	P				A	A							
Financial Institution																			P	P	P	P	P	P	P	P	P				A	A							
Funeral Home																				S				P		S	P				A		c.6.ii						
Laundromat																	P						P	P	P	P					A								
Laundry and Dry-cleaning Retail Facility																			S	P	P			P	P	P	P				A		c.6.iii						
Liquor Store																			S	S		P	P	P	S	S	P				A	A	c.6.iv						
Personal Services																			P	P	P	P	P	P	P	P	P				A	A							
Pharmacy																			P	P	P	P	P	P	P	P	P				A	A							

PLANNING COMMISSION STAFF REPORT  
December 15, 2025

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Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	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- 5.2.5. )
Plant Nursery/ Greenhouse																				P	P		S	P	P	S	P	P			A		c.6.v
Retail Sales, Large																								P			P				A		c.6.vi
Retail Sales, Medium																			P	P	P	P		P	P		P				A	A	c.6.vi
Retail Sales, Small																			P	P	P	P	P	P	P	P	P	S			A	A	c.6.vi
Self-Service Storage																								P			P	P	P		A		c.6.vii
Sexually-oriented Business																								S			S	S	P				c.6.viii
Tattoo Establishment																								P			P	S	S		A		c.6.ix
Tobacco or Vape Shop																								P			P	S			A		c.6.x
Vehicle-Mounted or Tent- Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi
Vehicle Sales and Service																																	
Automobile Wash																								P			P	P			A		
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P			c.7.i
Heavy Vehicle Fuel Station																											P	P	P				
Heavy Vehicle Repair																											P	P	P				
Light Vehicle Fuel Station																				P			P	P	P	P	P	P	P	P	A		c.7.ii
Light Vehicle Repair																								S	S	S	P	P	P	P	A		c.7.iii
Light Vehicle Sales and Rental																								P			P				A		c.7.iv
Manufactured Building Sales																											P		P	P			
Mobile Home Sales																											P		P	P			
Ride-hailing or Taxi Service																			P	P	P			P	P		P	P	P		A		





# 808 Almon Avenue

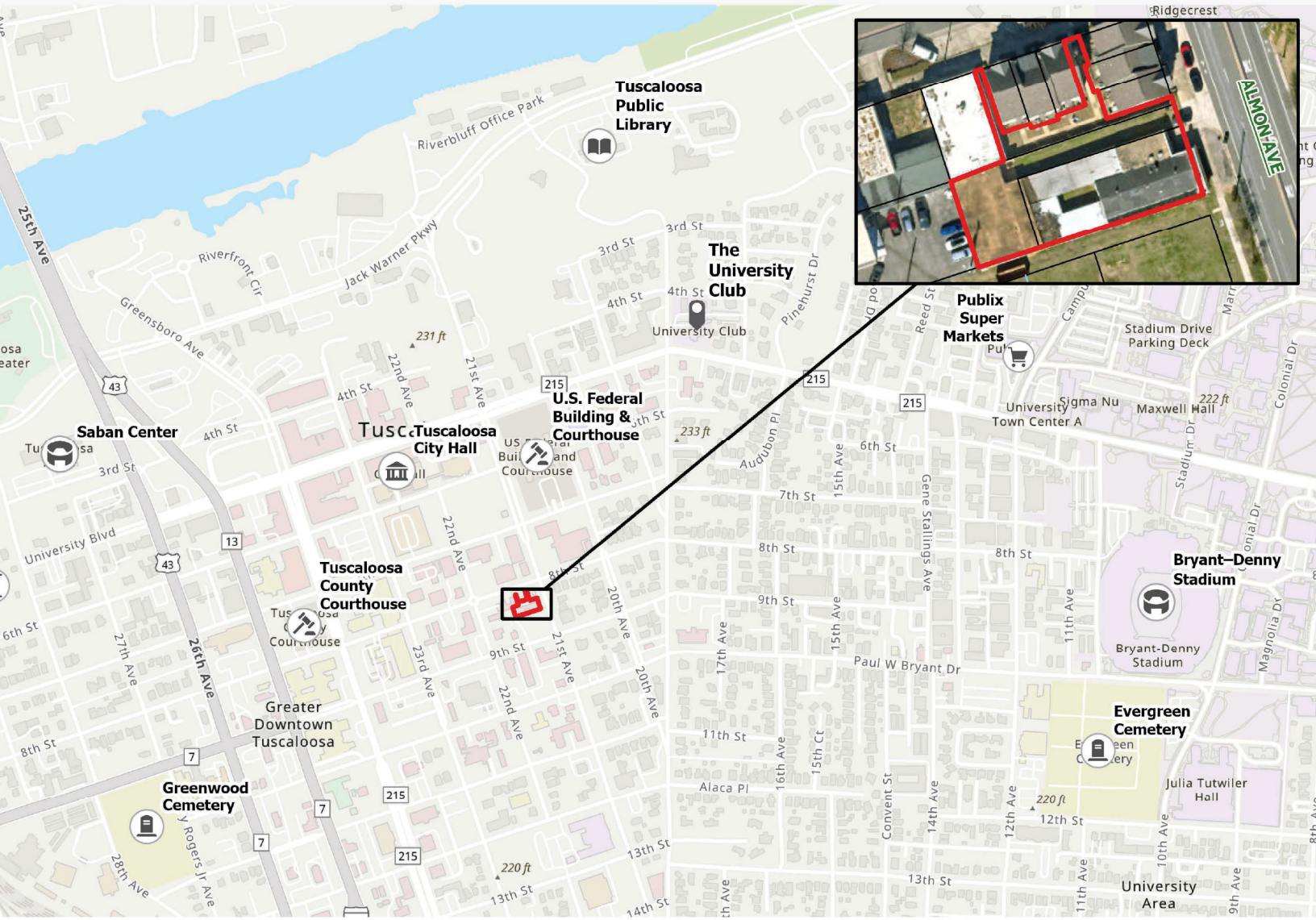
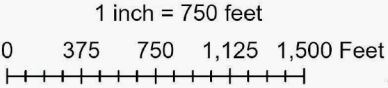
1 inch = 67 feet  
0 30 60 90 120 Feet







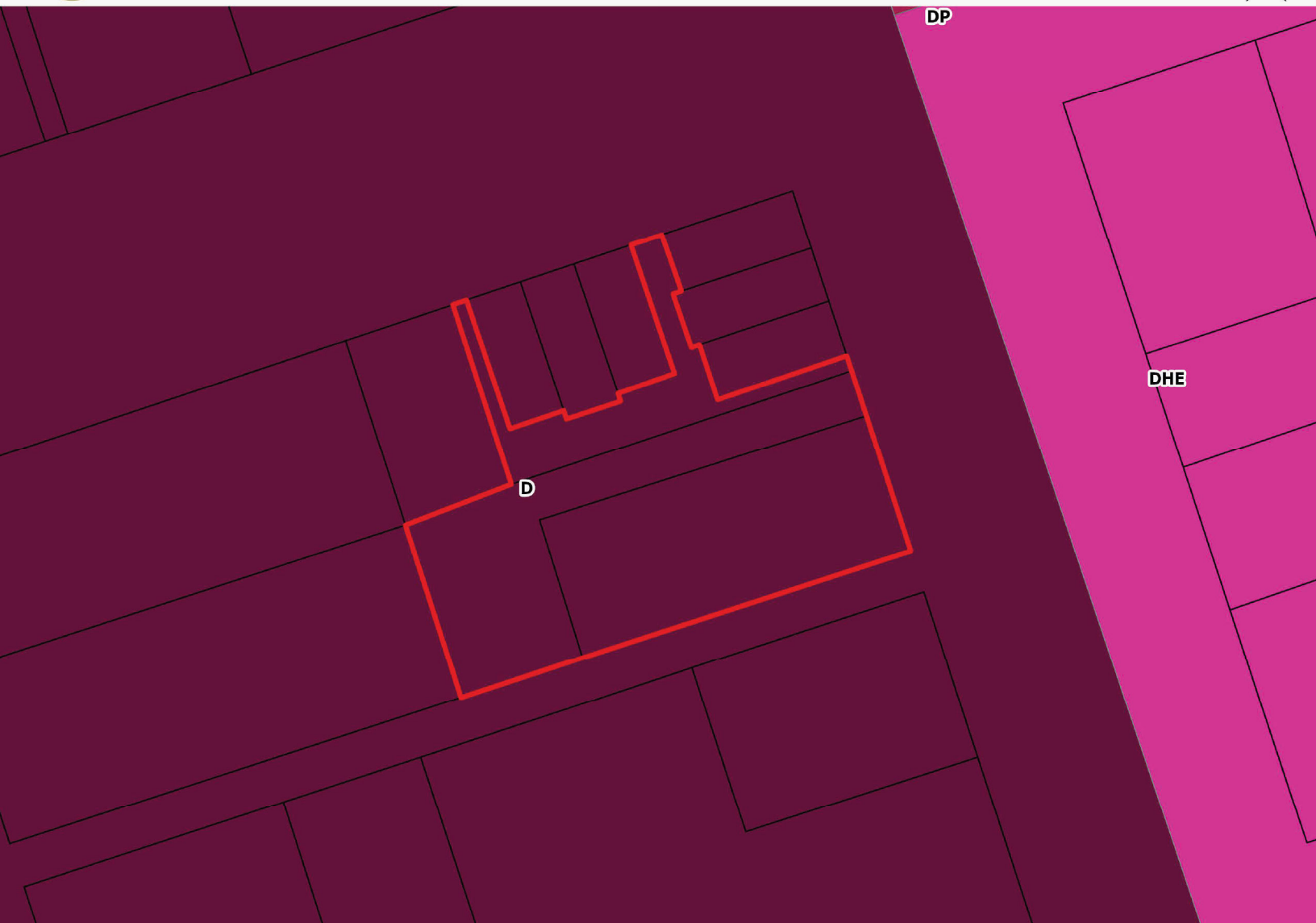
# 808 Almon Avenue





## 1322 & 1333 31st Street East

1 inch = 42 feet  
0 25 50 75 100 Feet



# Rezoning Application

**Have you had a pre-application conference?**

Yes

**Pre-Application Conference Date:**

10/13/2025

## Property Information:

**Site Address:**

808 Almon Ave., Tuscaloosa, Alabama 35401

**Parcel ID:**

**Total Acres:**

0.4

**Number of Existing Lots:**

9

**Number of Proposed Lots:**

10

**Current Zoning:**

Downtown (D)

**Proposed Zoning:**

Downtown Perimeter (DP)

**Current Land Use:**

Residential

**Proposed Land Use:**

Residential

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

Half Price, LLC proposes to combine the subject parcel with the existing 21st Avenue Townhomes Subdivision and rezone it from Downtown (D) to Downtown Perimeter (DP). The plan includes adding three new townhome units to the subdivision, attached to the existing building along Almon Avenue. In addition, a new parking lot will be constructed to serve both the existing and the proposed units. This improvement will help reduce reliance on on-street parking and enhance overall site functionality.

## Applicant Information:

**Applicant Name:**

Half Price, LLC (Price McGiffert)

## Property Owner Information:

**Property Owner Name:**

Piper LLC



