

PLANNING COMMISSION STAFF REPORT

December 15, 2025

Z-28-25

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

McWrights Ferry Land, LLC

Requested Action and Purpose

Rezone from GC to MFR. The applicant states, "Reconfigure lot boundaries to align with revised Site Plan."

Location and Existing Zoning

5921 New Watermelon Road Avenue – GC/MFR

Size and Existing Land Use

0.33 acres total; Vacant

Surrounding Land Use and Zoning

North – Vacant, Zoned GC

East – Commercial/Vacant, Outside City Limits

South – Vacant, Outside City Limits

West – Residential, Zoned LR

Applicable Regulations

Sec. 25-71. – Purpose.

The purpose of the multifamily residential (MFR) district is to provide lands for primarily residential neighborhoods that include multifamily development. The district supports 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 MFR zone.

Transportation

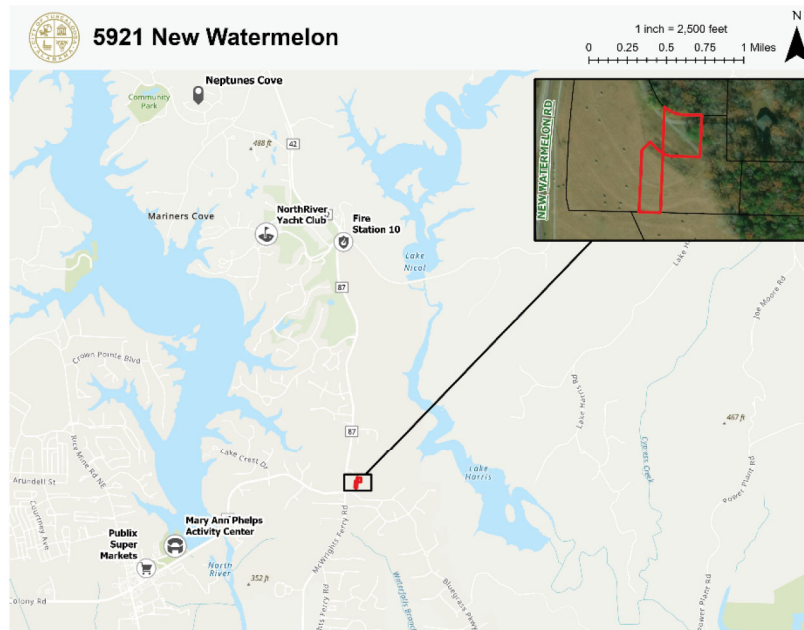
New Watermelon Road, a Minor Arterial

Bluegrass Parkway, a Local street

Physical Characteristics

0.33 acres to be rezoned. The property is currently a vacant, with vacant land to the north, east, and south, commercial to the east, and residential 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 Traditional Neighborhood, Edge (TN2) & Limited Commercial (NC) (p. 22).

Traditional Neighborhood, Edge (TN2) future land use includes, “Residential areas encompassing many of Tuscaloosa's mid-20th century neighborhoods and modern developments that are primarily single family housing on average size lots developed in a connected street network. Compared to core areas, these neighborhoods have a more uniform housing pattern with larger average lots and longer blocks, that are more car-oriented. These neighborhoods may include areas of small-lot, attached or multi-family dwellings that have a single family scale. They also may feature parks and schools within the neighborhood and may be connected to commercial areas.” (p. 34).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN2, building blocks include (p. 34):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: Variety of building types and sizes clustered and grouped but linked by a connected street network.
- Building setback: 10-30 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets form an irregular grid system within the neighborhood; may include alleys.
- Transportation: Automobile access with complete sidewalk network; recreational trails.
- Parking: On-street and private off-street; may include front-loaded or alley-loaded garages.
- Open Space: Preserved passive open space, neighborhood parks, pocket parks, private yards.

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 TN2 area outlined on pg. 34 is as follows:

- Provide vehicular and pedestrian connections to adjacent neighborhoods where feasible.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Accommodate front-loaded or alley-loaded garages.
- Support neighborhood-scale commercial uses located at the edges of a neighborhood.
- Encourage shared open space features within the neighborhood.

This property is also identified as Limited Commercial (NC) in Framework. In Framework, "Limited Commercial areas are smaller nodes of commercial development that provide goods and services to and within walking distance of surrounding neighborhoods. They generally exist near prominent intersections within a neighborhood or at its edge, and may serve as a transition between a more intense Corridor Commercial and a residential area. These centers may include mixed-use, live-work, or multi-family residential uses that are compatible in scale to nearby neighborhoods." (p. 30).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For NC, building blocks include (p. 30):

- Height range: 1-2 stories (generally up to 35 feet).
- Building form: Predominantly single story, but may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: 15-30 feet.
- Streets: Small, grid-like blocks with a streetscape designed to encourage pedestrian activity.
- Transportation: Walking, biking, automobile, supportive of transit opportunities.
- Parking: On-street or shared surface parking located to the side or rear of buildings.
- Open Space: Increased landscaping and "green infrastructure" elements per site and integrated in streetscape. Plazas, parks and trail connections as amenities.

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 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 NC area outlined on pg. 30 is as follows:

- Accommodate limited commercial services by-right compared to Corridor Commercial; allow other uses (such as drive-throughs, etc.) under some conditions.
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.).

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- Support some residential use that is compatible with the surrounding neighborhood character.
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings and accommodate on-street parking.
- Improve/provide public realm features such as signs, sidewalks, lighting, landscaping, 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	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								S	S	P						A	A	e.2.i

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	RESIDENTIAL															INST	BUSINESS								INDUS.	PD	Use Specific Standards (Sec. 25-5.2.3.)						
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
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		



5921 New Watermelon

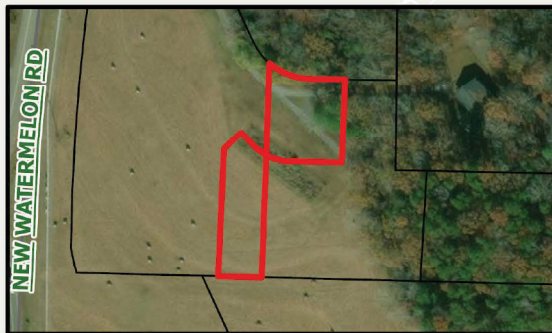
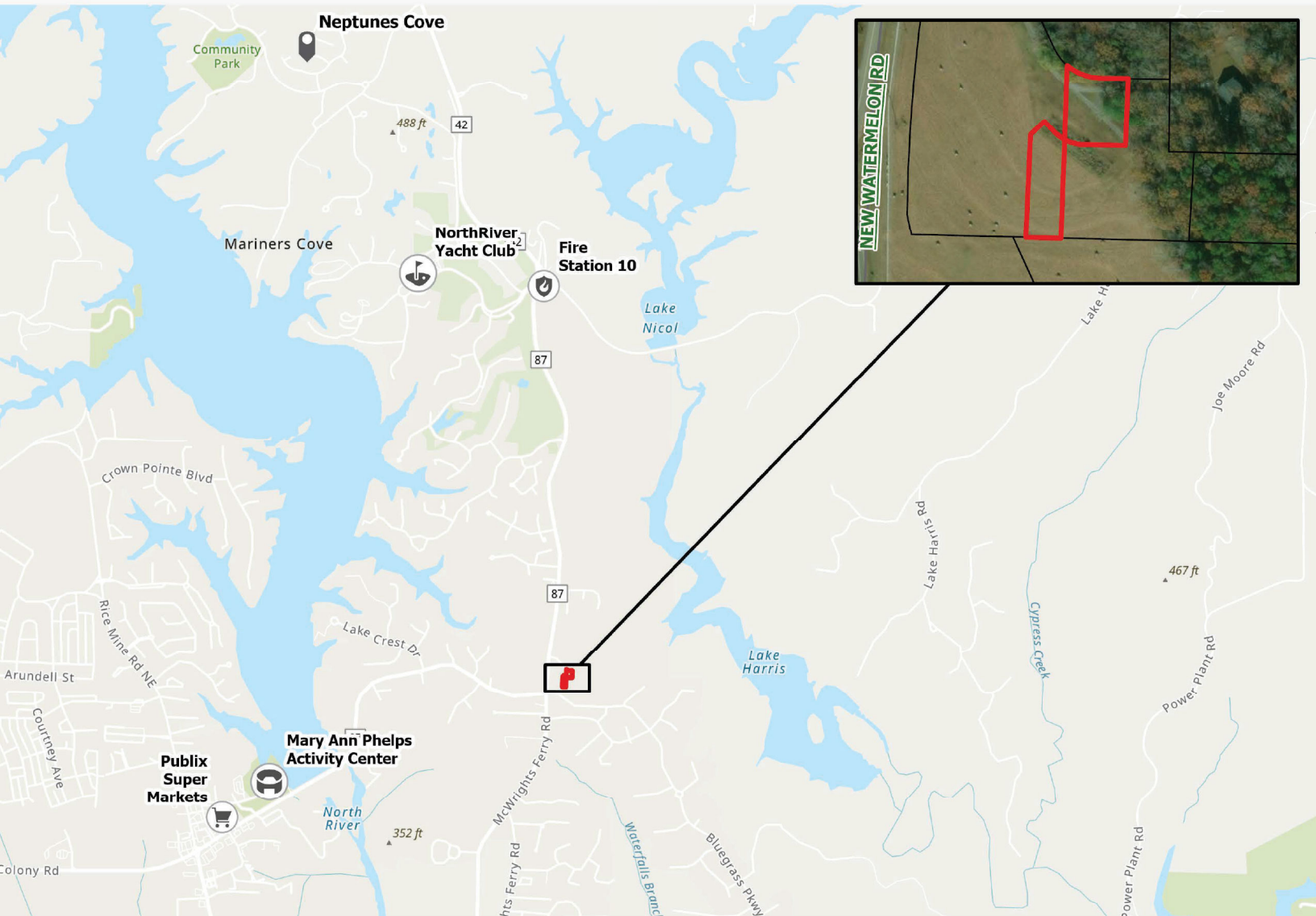
1 inch = 200 feet
0 100 200 300 400 Feet





5921 New Watermelon

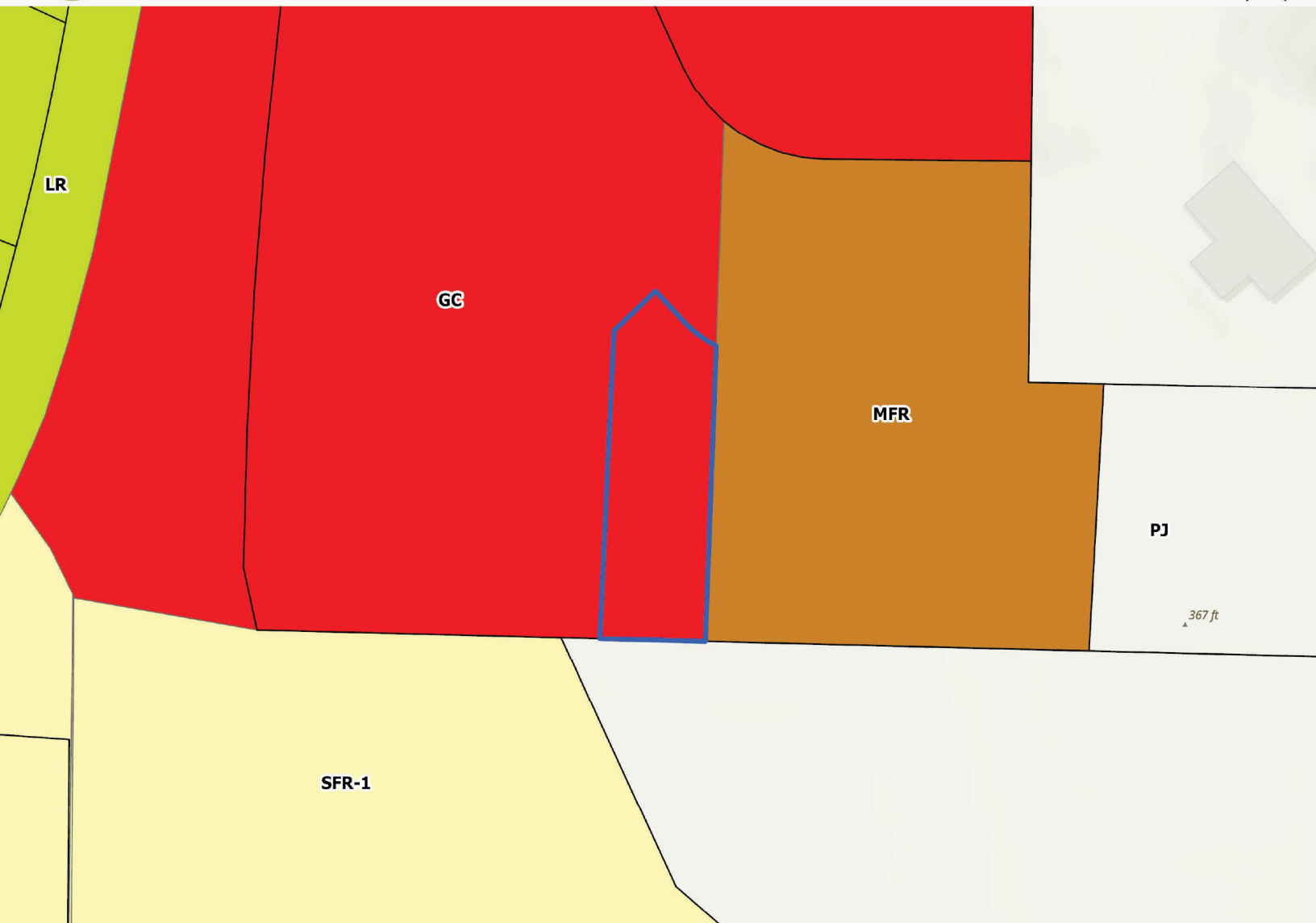
1 inch = 2,500 feet
0 0.25 0.5 0.75 1 Miles





1 inch = 83 feet

0 50 100 150 200 Feet



LR

GC

MFR

PJ

SFR-1

367 ft

Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

8/29/2024

Property Information:

Site Address:

McWrights Ferry Road & New Watermelon Road Intersection, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-08-28-3-001-003.007

Total Acres:

1

Number of Existing Lots:

1

Number of Proposed Lots:

4

Current Zoning:

General Commercial (GC)

Proposed Zoning:

Multifamily Residential (MFR)

Current Land Use:

Vacant

Proposed Land Use:

Residential

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

Reconfigure lot boundaries to align with revised Site Plan.

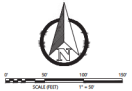
Applicant Information:

Applicant Name:

McWrights Ferry Land, LLC



SYMBOLS LEGEND	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED LOT OR PARCEL BOUNDARIES
[Symbol]	PROPOSED DRIVE AND DRIVE
[Symbol]	PROPOSED DRIVEWAY SURFACE
[Symbol]	PROPOSED ASPHALT SURFACE
[Symbol]	PROPOSED UNDEVELOPED
[Symbol]	PROPOSED LANDSCAPE TREE



PP2

SCHEMATIC
SITE PLAN

DATE: 11/18/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

ROSEWOOD
PHASE ONE

PART OF THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 35S, RANGE 12E, COUNTY OF [County],
STATE OF [State]

DC DUNCAN & COKER
ASSOCIATES

CIVIL ENGINEERING & SURVEYING & PLANNING
3011 CONNORVILLE BOULEVARD
INDIANAPOLIS, IN 46254-1500
WWW.DUNCANANDCOKER.COM



