

ZONING BOARD OF ADJUSTMENT STAFF REPORT

December 17, 2025

ZBA-119-25

GENERAL INFORMATION

Petitioner

Robin Marty

Requested Action and Purpose

Petition for a special exception to operate a medical clinic.

Location and Existing Zoning

3073 Palisades Court. Zoned NC. (Council District 6)

Size and Existing Land Use

Approximately 1.90 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, NC

East: Commercial, GC

South: Commercial, HC

West: Residential, SFR-1

Applicable Regulations

Sec. 25-39.d Special Exception Use Permit

d. Decision-Making Standards for Special Exception Use Permit

The Zoning Board of Adjustment may approve a special exception use permit application only upon finding the proposed special exception use:

1. Complies with all applicable district-specific standards in Article IV :Zoning Districts;
2. Complies with all applicable standards in Article V : Use Regulations;
3. Complies with all relevant subdivision standards in the Subdivision Regulations;
4. Will not have a substantial adverse impact on vehicular and pedestrian safety;
5. Will not have a substantial adverse impact on vehicular traffic;
6. Is compatible with the character of surrounding development and the neighborhood;
7. Will not have a substantial adverse impact on adjoining properties in terms of noise, lights, glare, vibrations, fumes, odors, litter, or obstruction of air or light;
8. Will not have a substantial adverse impact on the aesthetic character of the area where it is proposed to be located; and
9. Will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public.

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SUMMARY

The petitioner is requesting a special exception to operate a birthing suite in an existing medical office. The suite will accommodate one patient at a time and will be staffed with two to three employees including a licensed midwife, a DONA certified doula, and a midwife in training or medical assistant. No epidural or pain relief will be administered and any patient requiring more than six hours of monitoring or medical intervention will be transferred to a hospital.

Office of Urban Development, Planning Division: No comment

Office of Urban Development, Code Enforcement: No violations found or complaints received

Office of Urban Development, Building and Inspections Division: No comment.

Infrastructure and Public Services, Engineering Division: No comment

Fire and Rescue Department, Fire Administration: No comment

Special Exception Use Application

Property Information:

Site Address:

3073 Palisades Court, Tuscaloosa, Alabama 35405

Total Acres:

2

Number of Existing Structures:

2

Current Zoning:

Neighborhood Commercial (NC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

Applicant Information:

Applicant Name:

Robin Marty

Is the applicant also the property owner?

Yes

Detailed Description of the Proposed Request:

WAWC Healthcare recently purchased the property at 3073 Palisades Court with the intention of running it as a full service reproductive, maternal and sexual health center. WAWC would like to request a special variance to allow medical services at the site in order to operate a birthing suite for qualified expecting patients who have uncomplicated pregnancies, will not be requiring medications and have no history of previous c-section. Patients will be supported by on site doulas and deliver with the assistance of trained and credentialed midwives with Certified Professional Midwife and/or Certified Nurse Midwife licensure. This suite will operate on the second floor in the documented space marked "apartment" on the building floor plan. The second floor is accessible by both stairs and an elevator.

Supporting Documents:

Documents:

floor 2 birth.png

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



3073 Palisades Court

1 inch = 83 feet
0 50 100 150 200 Feet





3073 Palisades Court

0 1,000 2,000 3,000 4,000 Feet







