

PLANNING COMMISSION STAFF REPORT

January 21, 2026

Z-01-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

N/A; City of Tuscaloosa

Requested Action and Purpose

Rezone from SFR-4 to SFR-1. Zoning change is a, "Request by Councilmember due to community concerns."

Location and Existing Zoning

914-920 14th Ave East and 2-37 Beverly Heights – Zoned SFR-4

Size and Existing Land Use

11 acres total; Residential

Surrounding Land Use and Zoning

North – Institutional & Commercial, Zoned IP & NC

East – Residential, Zoned SFR-4

South – Railroad Right of Way, Zoned IH

West – Residential, Zoned SFR-1

Applicable Regulations

Sec. 25-62. – Purpose.

The purpose of the single family residential 1 (SFR-1) district is to provide lands for medium- and large-lot suburban neighborhoods that accommodate single-family detached homes. The district is intended to support a low-density residential environment that may include compatible public, civic, and institutional uses.

See end of report for details of permitted uses in the SFR-1 zone.

Transportation

University Boulevard East, a Minor Arterial

14th Avenue East, a Local street

Beverly Heights, a Local street

Physical Characteristics

11 acres to be rezoned. The property is currently residential, with institutional and commercial to the north, railroad right of way to the south, and residential to the east and 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) (p. 22).

TN2 areas include “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.

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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 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.

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

Use Classification/ Use Category/ Use	RESIDENTIAL												INST	BUSINESS						INDUS.	PD	Use Specific Standards (Sec. 25- 5.2.3.)									
	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2		MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD
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										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										A	e.1.v	
Dwelling, U-Triplex																	P	P												e.1.iii	
Dwelling, Quadplex	P																P	P	P										A	e.1.v	
Dwelling, Multifamily	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										A	e.1.ix	
Group Living																															
Assisted Living Facility																	S	S	P										A		
Fraternity or Sorority House																			P	P	P										
Group Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												A	A	e.2.i	

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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

Use Classification/ Use Category/ Use	RESIDENTIAL												INST	BUSINESS						INDUS.	PD	Use Specific Standards (Sec. 25- 5.2.3.)								
	OS	CN	SFR-E	LR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2		MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH
Group Housing, Supportive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P													A	
Rehabilitation Facility																	P					P		P			A			



914-920 14th Ave East, 2-37 Beverly Heights

1 inch = 171 feet

0 130 260 390 520 Feet

N



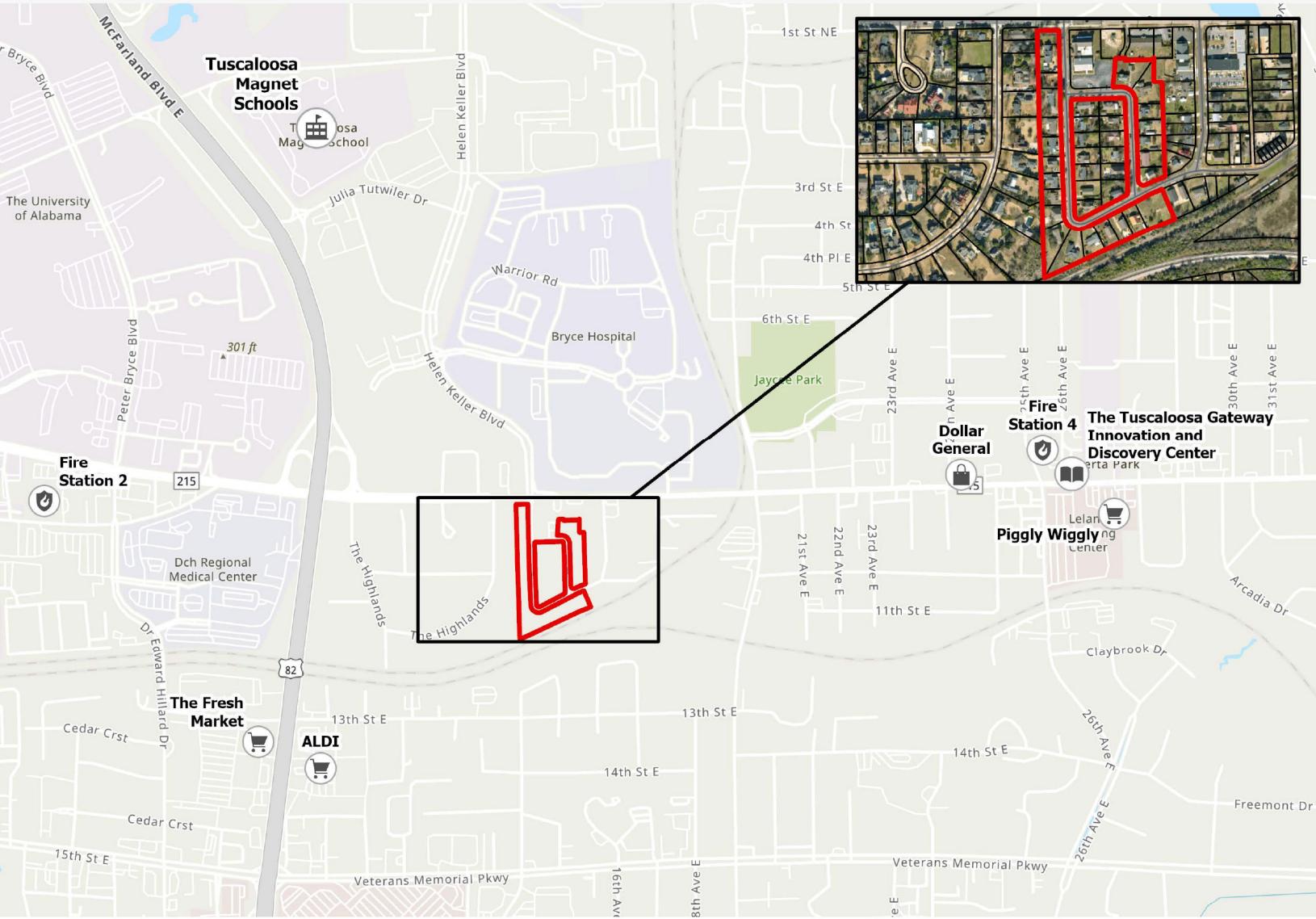


914-920 14th Ave East and 2-37 Beverly Heights

1 inch = 1,032 feet

0 510 1,020 1,530 2,040 Feet

N



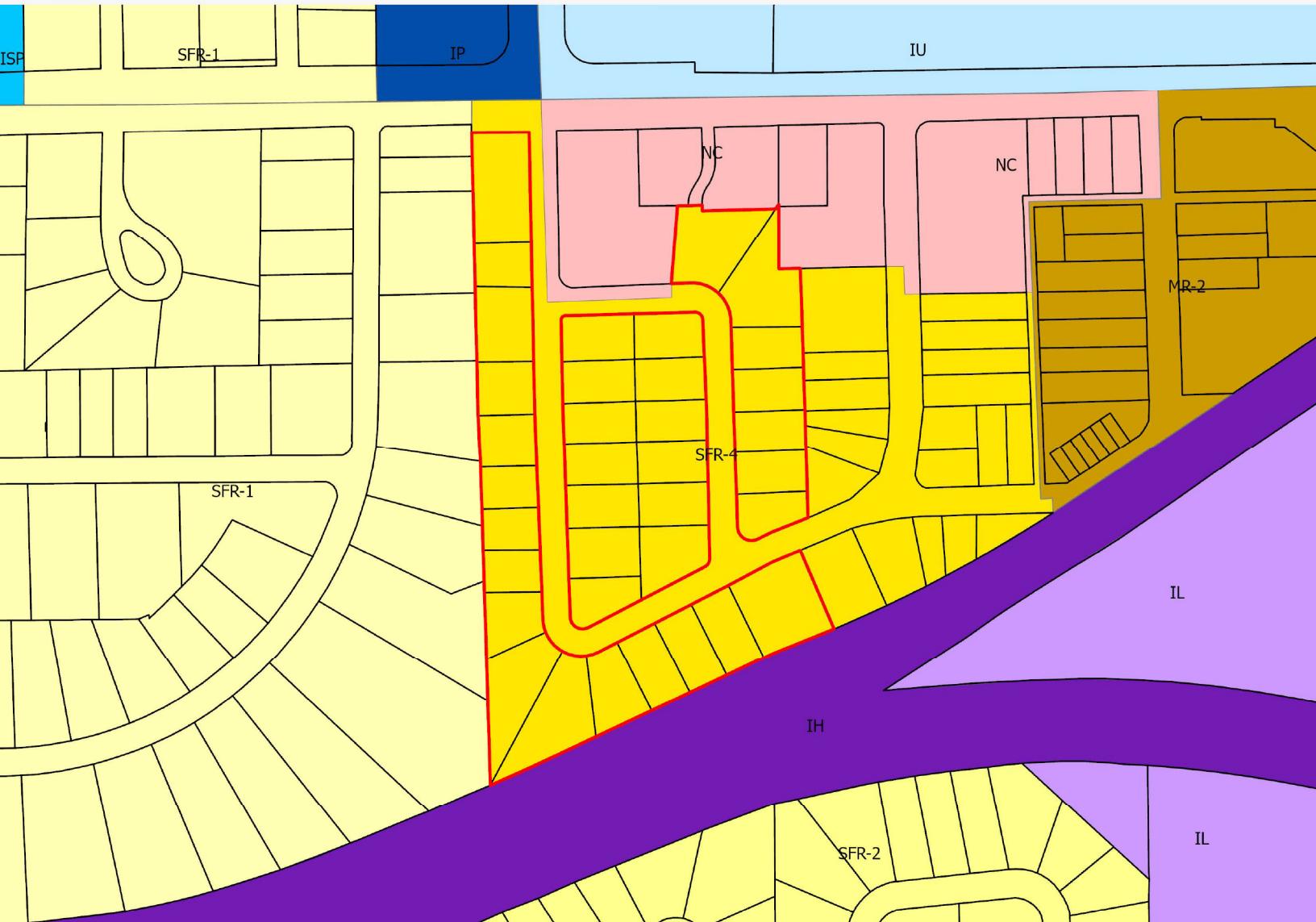


914-920 14th Ave East and 2-37 Beverly Heights

1 inch = 213 feet

0 140 280 420 560 Feet

N



Rezoning Application

Have you had a pre-application conference?
Yes

Pre-Application Conference Date:
12/19/2025

Property Information:

Site Address:
914-920 14th Ave East and 2-37 Beverly Heights, Tuscaloosa, Alabama 35404

Parcel ID:

Total Acres: 11	Number of Existing Lots: 36	Number of Proposed Lots: 36
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Current Zoning: Single Family Residential 4 (SFR-4)	Proposed Zoning: Single Family Residential 1 (SFR-1)
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Current Land Use: Residential	Proposed Land Use: Residential
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Detailed Description of the Proposed Request, Including Reason for Rezoning:
Request by Councilmember due to community concerns.

Applicant Information:

Applicant Name:
City of Tuscaloosa City of Tuscaloosa

Applicant Address:
2201 University Blvd, Tuscaloosa, Alabama 35401

Is the applicant also the property owner?
No

Property Owner Information:

Property Owner Name:
Several Owners within Beverly Heights Subdivision