

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

11/21/2024

Property Information:

Preliminary Plat Title (this can be abbreviated):

Brixton Village Preliminary Plat

Site Address:

Ol' Colony Road and Forest Oaks Lane, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-31-3-001-001.000 & 63-21-09-31-2-001-005.000

Total Acres to be Subdivided:

58.8

Total Acreage Controlled by Owner:

58.8

Number of Existing Lots:

0

Number of Proposed Lots:

168

Number of Existing Structures:

0

Number of Proposed Structures:

0

Water Authority:

Within Tuscaloosa City Limis:

No

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Not in City Limits

Proposed Zoning:

General Planned Development (GPD)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Subdivision for Brixton Village General Planned Development Preliminary Plat

Surveyor or Engineer Information:

Survey or Engineer Company:

Longleaf Engineering

Surveyor or Engineer Name:
Tom Sims

Is the surveyor/engineer also the applicant?

No

Applicant Information:

Applicant Name:
Chloe Kelly

Property Owner Information:

Owner 1

Property Owner Name:
Stipe Properties LLC

Owner 2

Property Owner Name:
Killingsworth Properties, LLC

with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Additional Information Regarding Request:

12/17/2025

City of Tuscaloosa Planning Department
Tuscaloosa Planning Commission
Tuscaloosa City Council
2230 7th Street
Tuscaloosa, AL 35401

Re: Resubmittal of Previously Approved Application – Brixton

To Whom It May Concern:

On behalf of the Developer, we respectfully submit the enclosed application package for the proposed Brixton Subdivision, consisting of approximately 57 acres located at 580 Old Colony Road, which is identical to the application originally submitted on January 27, 2025, for the proposed subdivision referenced in the attached cover letter.

As a matter of record:

- The application was **unanimously recommended for approval** by the Planning Commission on **February 17, 2025**.
- The application was subsequently **unanimously approved by the Tuscaloosa City Council on April 8, 2025**.
- The following variances pursuant to City of Tuscaloosa Subdivision Regulations were granted as a part of the GPD approval:
Lot Configuration and Maximum Cul-de-sac Length
- Following these approvals, the Developer proceeded in good faith and received an Army Corp of Engineers Nationwide Permit Number SAM-2025-00731 for the proposed project and submitted construction plans to the City on November 18, 2025, for review and processing, which as of 12/16 the City staff has reviewed and provided comments on.

It has since come to our attention that, due to an administrative error, the annexation of the subject property was not completed properly. In order to comply with Alabama Statute §11-52-85, the Developer is required to resubmit the previously approved development application.

Please note the following important clarification:

There are no **changes, revisions, or iterations whatsoever** from the application and Development Agreement that was previously reviewed, recommended for approval, and approved. The submittal remains exactly as originally endorsed by both the Planning Commission and the City Council.

We respectfully request that the Planning Department, Planning Commission, and City Council accept this resubmittal as a procedural requirement necessary to correct the annexation error and allow the project to proceed in accordance with all applicable statutory requirements.

Thank you for your time and assistance. Please do not hesitate to contact us should any additional documentation or clarification be needed.

Sincerely,



Chloe Kelly
Director of Operations, Single Family Residential

Will Lowery
Managing Director, Single Family Residential



North of Old Colony Road

1 inch = 500 feet

0 300 600 900 1,200 Feet

N

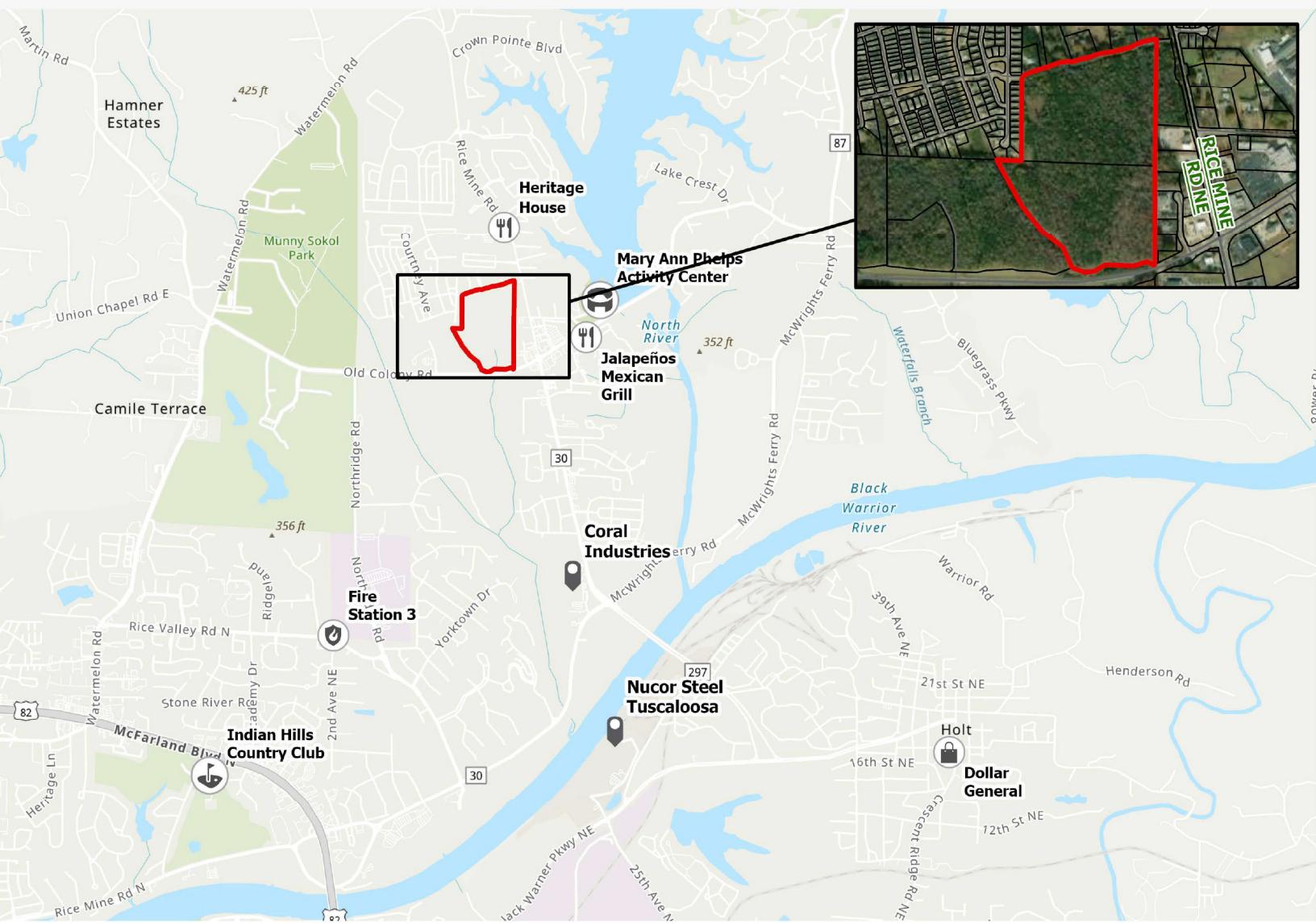


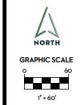


North of Old Colony Road

1 inch = 3,000 feet

0 0.25 0.5 0.75 1 Miles





GRAPHIC SCALE
0 60
1" = 60'

0 600'

0 1200'

0 1800'

0 2400'

0 3000'

0 3600'

0 4200'

0 4800'

0 5400'

0 6000'

0 6600'

0 7200'

0 7800'

0 8400'

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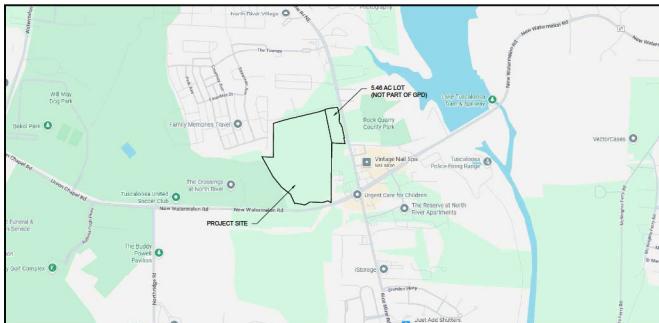
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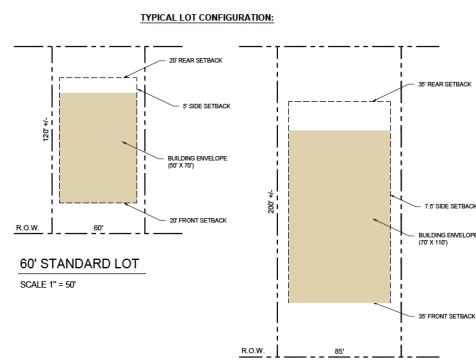
0 169800'

0 170400



VICINITY MAP

NOT TO SCALE



60' STANDARD LOT

SCALE 1" = 50'

ESTATE STANDARD LOT

SCALE 1" = 50'

OWNERS:
B8 VENTURES, LLC
2007 Old Colony Lane, Suite A
Daphne, AL 36525

APPLICANT & DEVELOPER:
B8 VENTURES, LLC
2007 Old Colony Lane, Suite A
Daphne, AL 36525

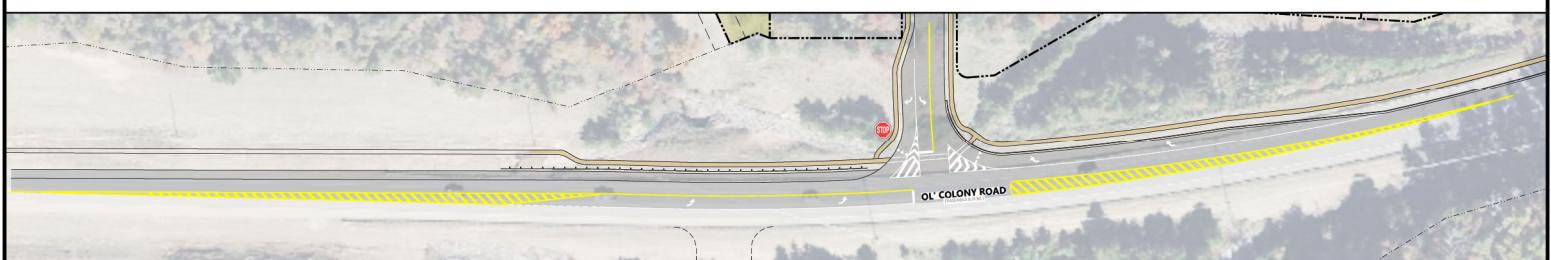
NOTES:

- PROPERTY TO BE SUBDIVIDED = 57.00 AC +/-
- TOTAL PROPERTY UNDER CONSIDERATION = 47.00 AC +/-
- THE PROPOSED SUBDIVISION WILL NOT BE SUBDIVIDED AND WILL BE ANNECTED INTO THE CITY OF TUSCALOOSA, REZONED FROM SPR-1 TO GPD, AND DEVELOPED AS A GENERAL PLANNED DEVELOPMENT.
- PROPERTY TO BE SERVED BY THE CITY OF TUSCALOOSA WATER AND SEWER
- PART OF THE PROPOSED SUBDIVISION LIES WITHIN A SPECIAL FLOOD AREA AS PER FEMA MAP 0125202405, EFFECTIVE DATE 1/1/2014.
- THE PROPOSED SUBDIVISION LIES WITHIN THE CITY OF TUSCALOOSA TAX ASSESSOR DATA AND IS NOT BASED ON FIELD-RUN DATA.
- EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF TUSCALOOSA 2009 MAP.
- THE SUBJECT PROPERTY IS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 9 WEST.
- SOURCE OF TITLE DEED BOOK 2009 PAGE 2322
- STORM DRAINAGE EASEMENTS AND STORMWATER DETENTION AREAS SHALL BE PRIVATELY MAINTAINED BY THE OWNER.
- NO PUBLIC SIDEWALK DIRECT ACCESS TO OLD COLONY ROAD OR FOREST OAKS LANE.
- ALL PROPOSED STREETS WILL BE CITY OF TUSCALOOSA PUBLIC STREETS.
- ALL LOTS SHALL HAVE MINIMUM TWO OFF-STREET PARKING SPACES.
- DENSITY = 2.5 UNITS PER ACRE = EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD.
- OPEN SPACE = 19.2 ACRES = 33 % OF GPD - EXCLUDES 5.46 ACRES ALONG RICE MINE ROAD.
- THE PROPOSED ANNEXATION WILL INCLUDE ALL OF THE FOREST OAKS LANE RIGHT OF WAY.

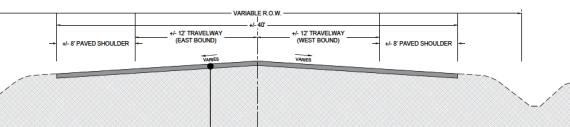
VARIANCE REQUESTS:

LOT CONFIGURATION: THE APPLICANT REQUESTS A VARIANCE FROM THE LOT CONFIGURATION REQUIREMENTS FOR ALL OPEN SPACE AND COMMON AREA LOTS IN ORDER TO MAXIMIZE THE OPEN SPACE AREA FOR THE PROPOSED SUBDIVISION. THE NAVIGATION FEATURES, FEATURES AND VEGETATION, ABNORMAL LOT CONFIGURATIONS AND OTHER REQUIREMENTS ARE NOT BEING REQUESTED.

MAXIMUM CUL-DE-SAC LENGTH: THE APPLICANT REQUESTS A VARIANCE TO THE MAXIMUM CUL-DE-SAC LENGTH REQUIREMENT TO CONSTRUCT A CUL-DE-SAC IN EXCESS OF 100'. THE PROPOSED CUL-DE-SAC AT THE PROPOSED SUBDIVISION WILL NOT EXCEED 100' DUE TO THE STEEP TOPOGRAPHY AND LOCATION OF JURISDICTIONAL BOUNDARY. THE PROPOSED CUL-DE-SAC WILL NOT EXCEED 100' DUE TO CUL-DE-SAC CANNOT BE CONNECTED TO OTHER ROADS/WAYS WITHIN THE PROPOSED SUBDIVISION.

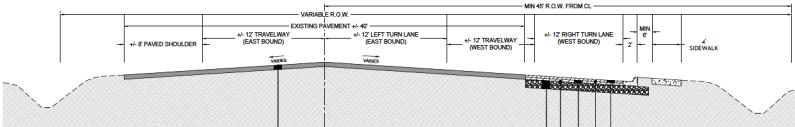


EXISTING ROADWAY CROSS-SECTIONS:

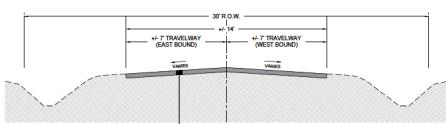


EXISTING STREET SECTION - OLD COLONY ROAD
N.T.S.

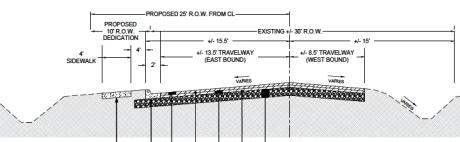
PROPOSED ROADWAY CROSS-SECTIONS:



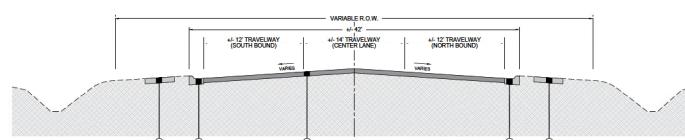
PROPOSED SECTION - OLD COLONY ROAD
N.T.S.



EXISTING STREET SECTION - FOREST OAKS LANE
N.T.S.



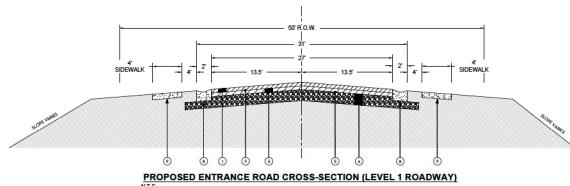
HALF STREET IMPROVEMENTS - FOREST OAKS LANE
N.T.S.



EXISTING STREET SECTION - RICE MINE ROAD NE
N.T.S.

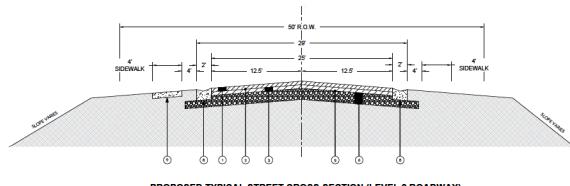
*NO IMPROVEMENTS PROPOSED

- Ⓐ IN PLACE: EXISTING ASPHALT ROADWAY
- Ⓑ IN PLACE: CURB AND GUTTER
- Ⓒ IN PLACE: EXISTING SIDEWALK
- Ⓓ IN PLACE: EXISTING UNPAVED SURFACE (UNWELDED CRUSHED AGGREGATE)
- Ⓔ SUPERFACED STURMUS CONCRETE WHEELARING SURFACE
12" WHEELARING, 1/2" SUPERFACED THICKNESS
- Ⓕ TACK COAT (1/4" #50)
- Ⓖ SUPERFACED STURMUS SURFACE
12" WHEELARING, 1/2" SUPERFACED THICKNESS
- Ⓗ SUPERFACED STURMUS SURFACE
12" WHEELARING, 1/2" SUPERFACED THICKNESS
- Ⓘ PRIME COAT (1/4" #50)
- Ⓛ CRUSHED AGGREGATE BASE, 1/2" #50 (1/2" COMPACTED THICKNESS)
- Ⓜ 2" CURB AND GUTTER
- Ⓝ 2" VALLEY GUTTER
- Ⓞ CONCRETE SIDEWALK



NOTE: INCLUDES ENTRANCE ROAD OFF OLD COLONY

ROAD AND FOREST OAKS LANE



NOTE: INCLUDES ENTRANCE ROAD OFF OLD COLONY

ROAD AND FOREST OAKS LANE

No.	Date	Description
1	7/14/2008	Revised per City of Tuscaloosa Staff Comments
2	7/14/2008	Revised per City of Tuscaloosa Staff Comments
3	7/14/2008	Revised per City of Tuscaloosa Staff Comments
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VARIANCE REQUESTS

Project: Brixton

Date: January 7, 2025 (Resubmitted 12.19.25)

The following variance requests are requested pursuant to the City of Tuscaloosa Subdivision Regulations:

- 1. Lot Configuration:** The applicant requests a variance from the lot configuration requirements for all open space and common area lots. In order to maximize the open space areas and preserve the natural topography, drainage features and vegetation, abnormal lot configurations are required for these areas.
- 2. Maximum Cul-de-sac Length:** The applicant requests a variance to Sec. 4.3 of the subdivision regulations to construct a cul-de-sac in excess of 600'. The proposed cul-de-sac at the Southwest corner of the project will be +/- 830' due to the steep topography and location of jurisdictional streams and wetlands. To preserve these areas, the cul-de-sac cannot be connected to other roadways within the development.