

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:

12/17/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

Cambridge Creek

Site Address:

1927 7th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63 21 09 31 3 001 001.003

Total Acres to be Subdivided:

81

Total Acreage Controlled by Owner:

81

Number of Existing Lots:

1

Number of Proposed Lots:

152

Number of Existing Structures:

0

Number of Proposed Structures:

151

Water Authority:

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

General Planned Development (GPD)

Proposed Zoning:

General Planned Development (GPD)

Current Land Use:

Vacant

Proposed Land Use:

Mixed-use

Reason for Subdivision:

GPD Revision of Cambridge Creek (formerly North Village). Revisions include former residential lots 58-65 converting into proposed commercial lot 4 & former lot 158 being further subdivided into proposed lot 151 and proposed commercial lot 152.

A supplementary current Cambridge Creek layout has been provided to outline the already approved plan,

with administratively approved changes. The preliminary plat outlines the proposed revisions.

Surveyor or Engineer Information:

Survey or Engineer Company:
Longleaf Engineering

Surveyor or Engineer Name:
Tom Sims

Property Owner Information:

Owner 1

Property Owner Name:
NVJV LLC

Preliminary Plat Checklist:

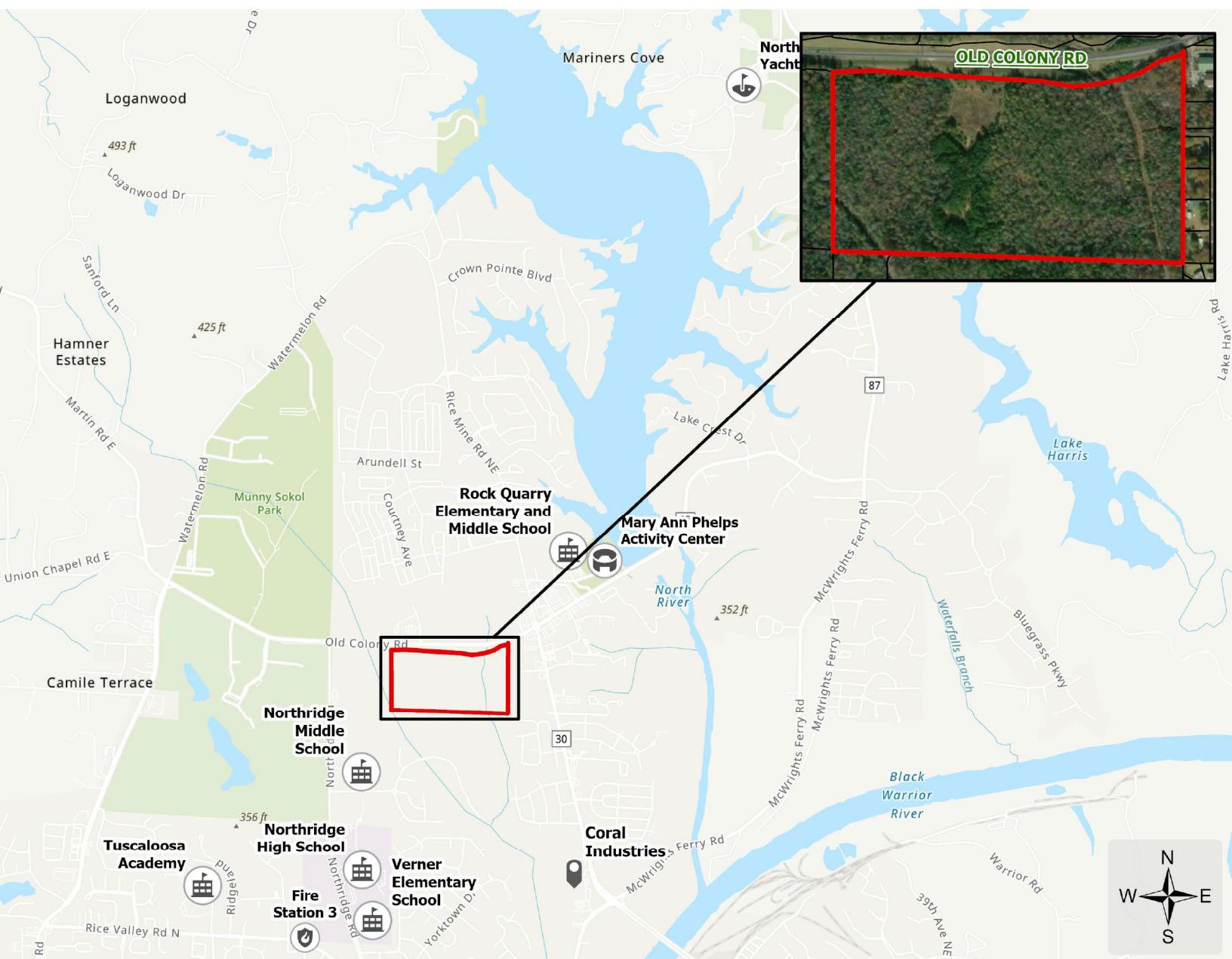
Preliminary Plat Checklist

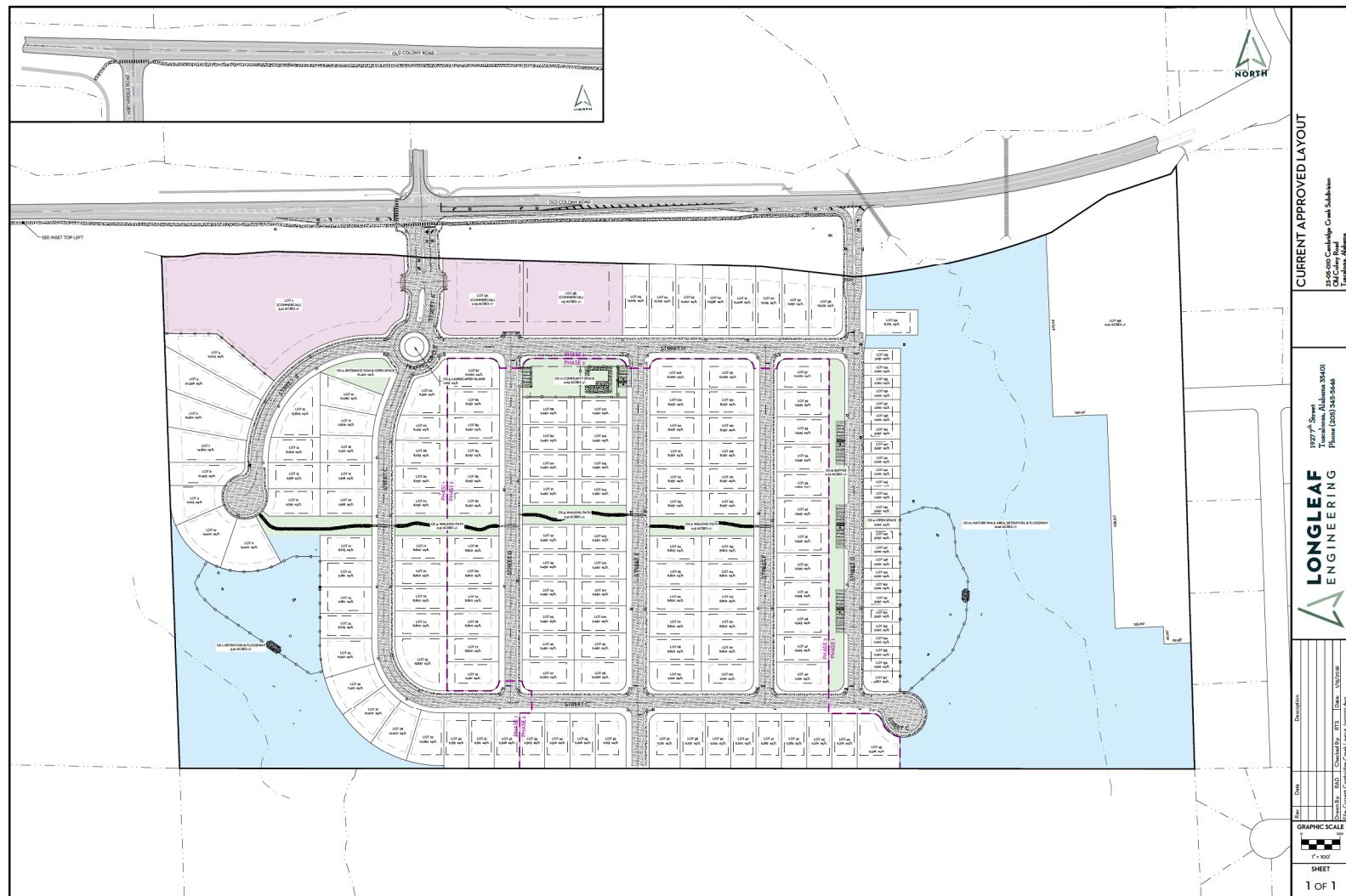
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

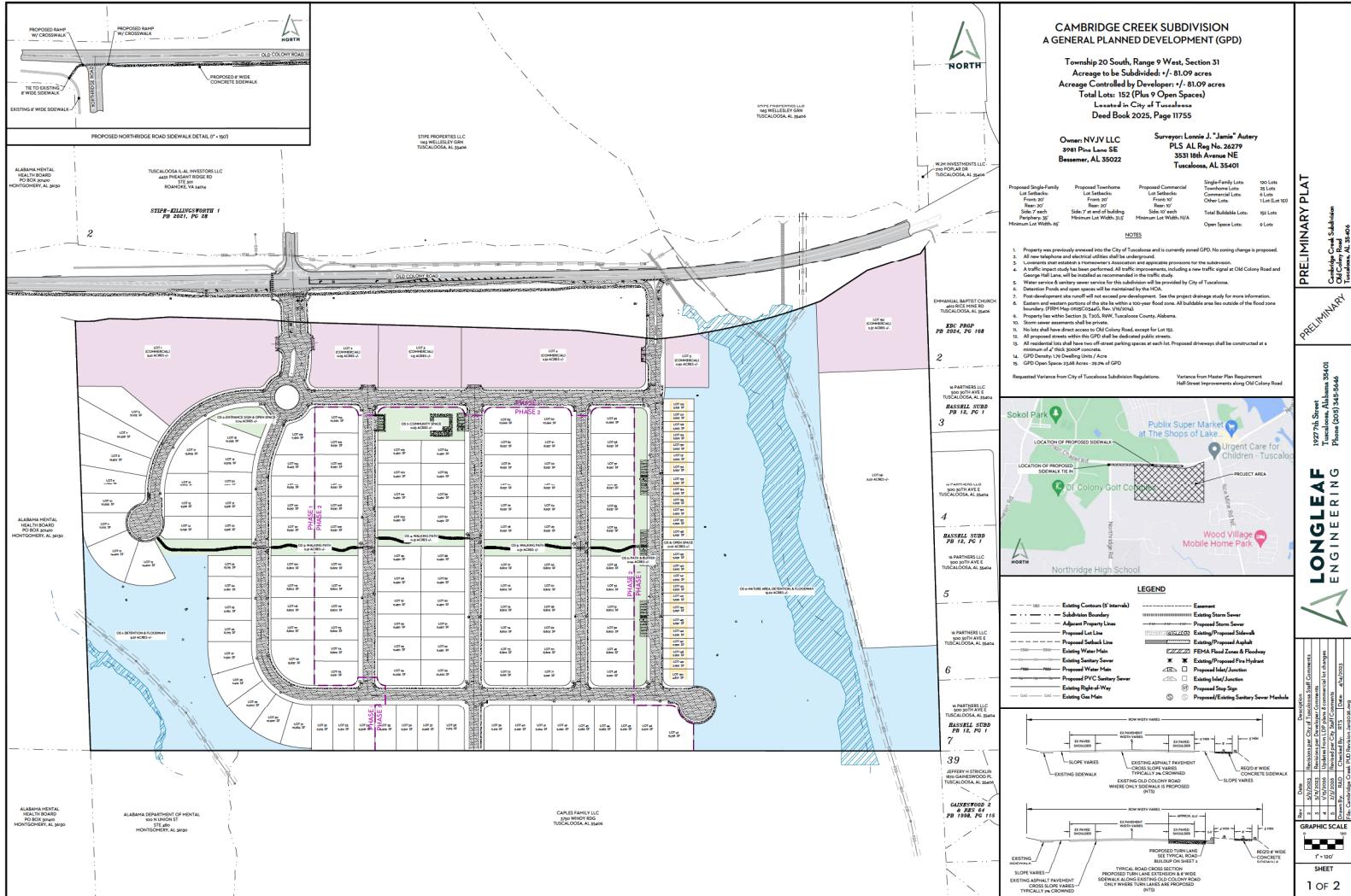
I have reviewed the checklist and have provided all required information for a complete application.
Yes

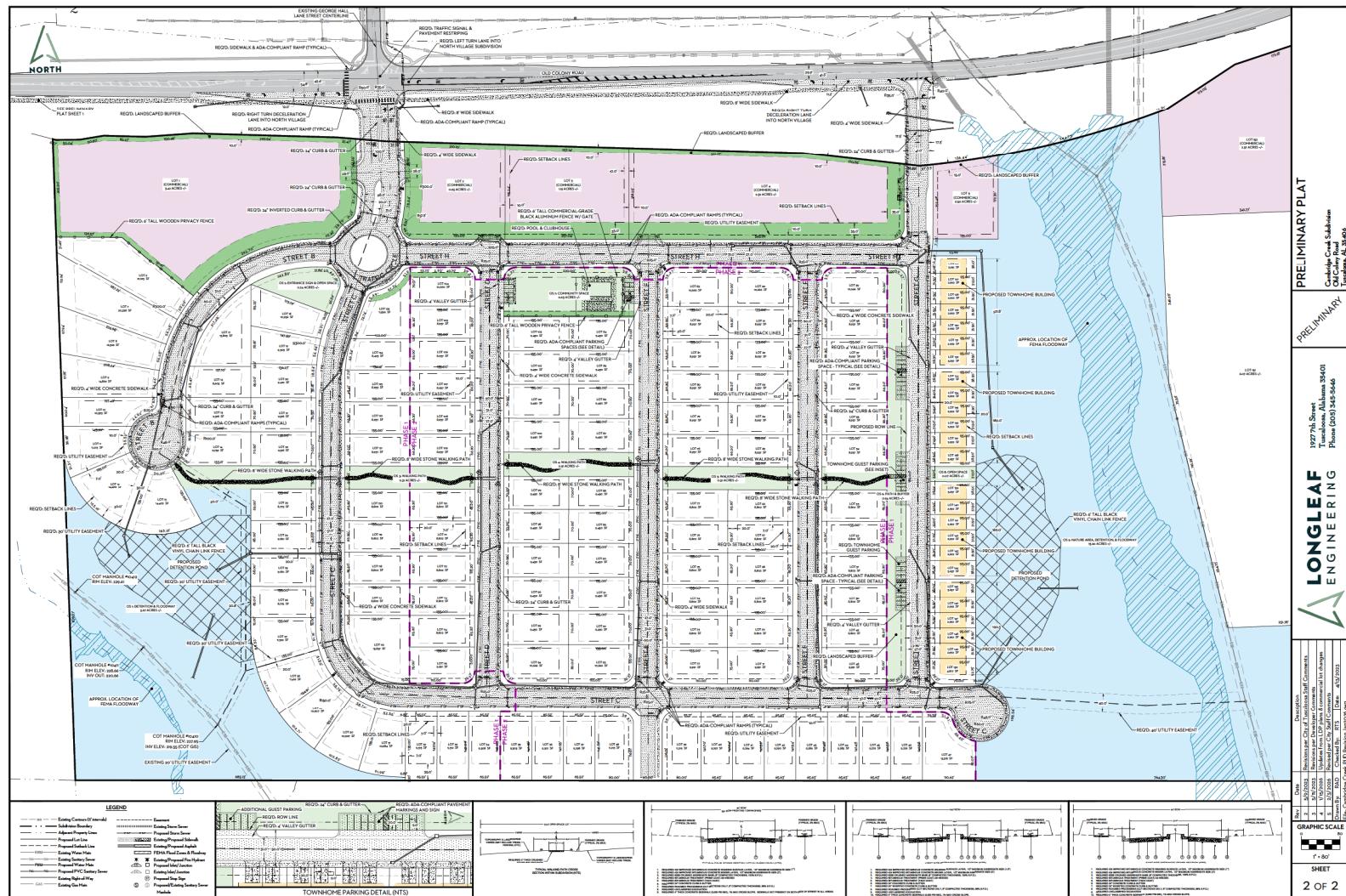
Additional Information Regarding Request:

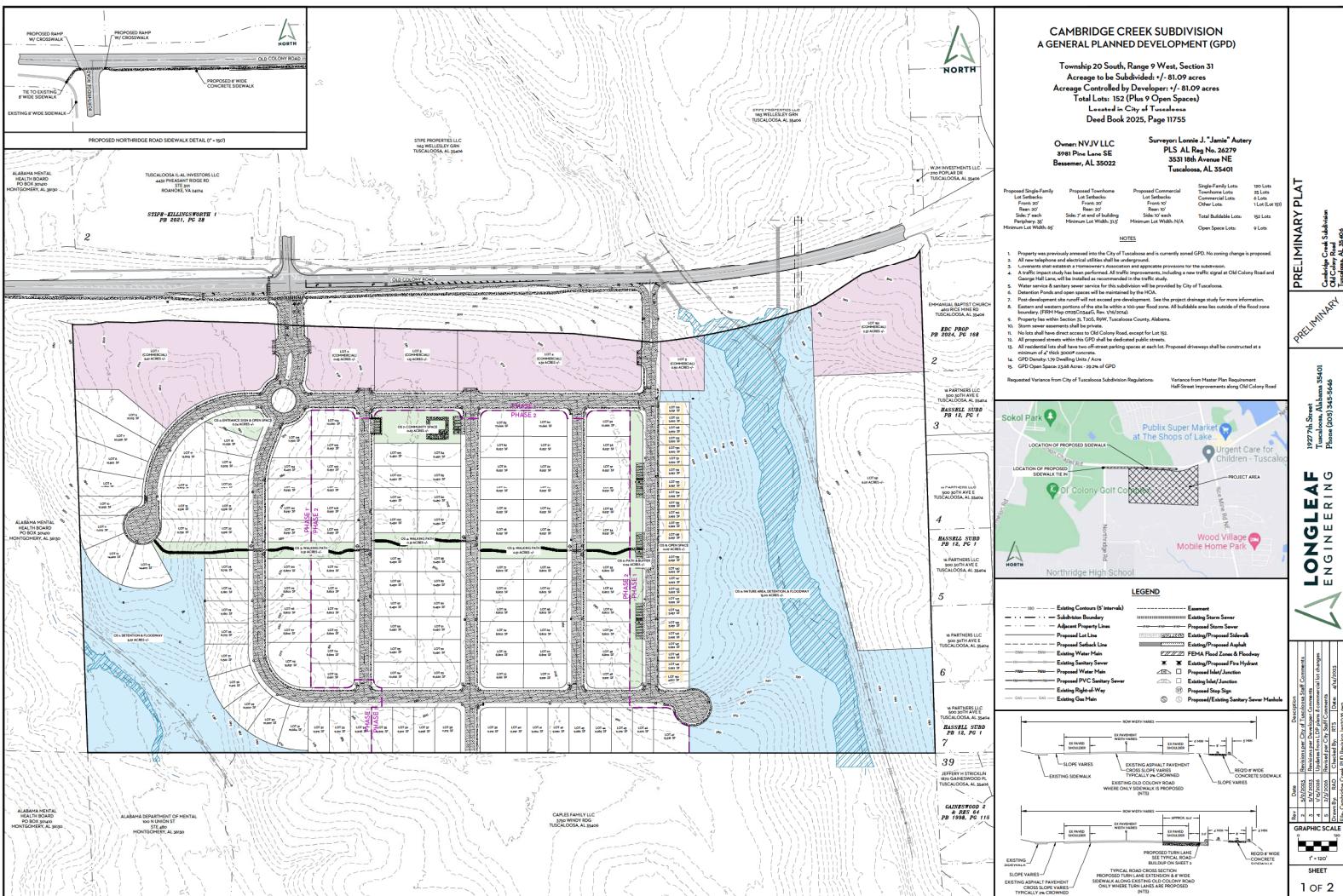


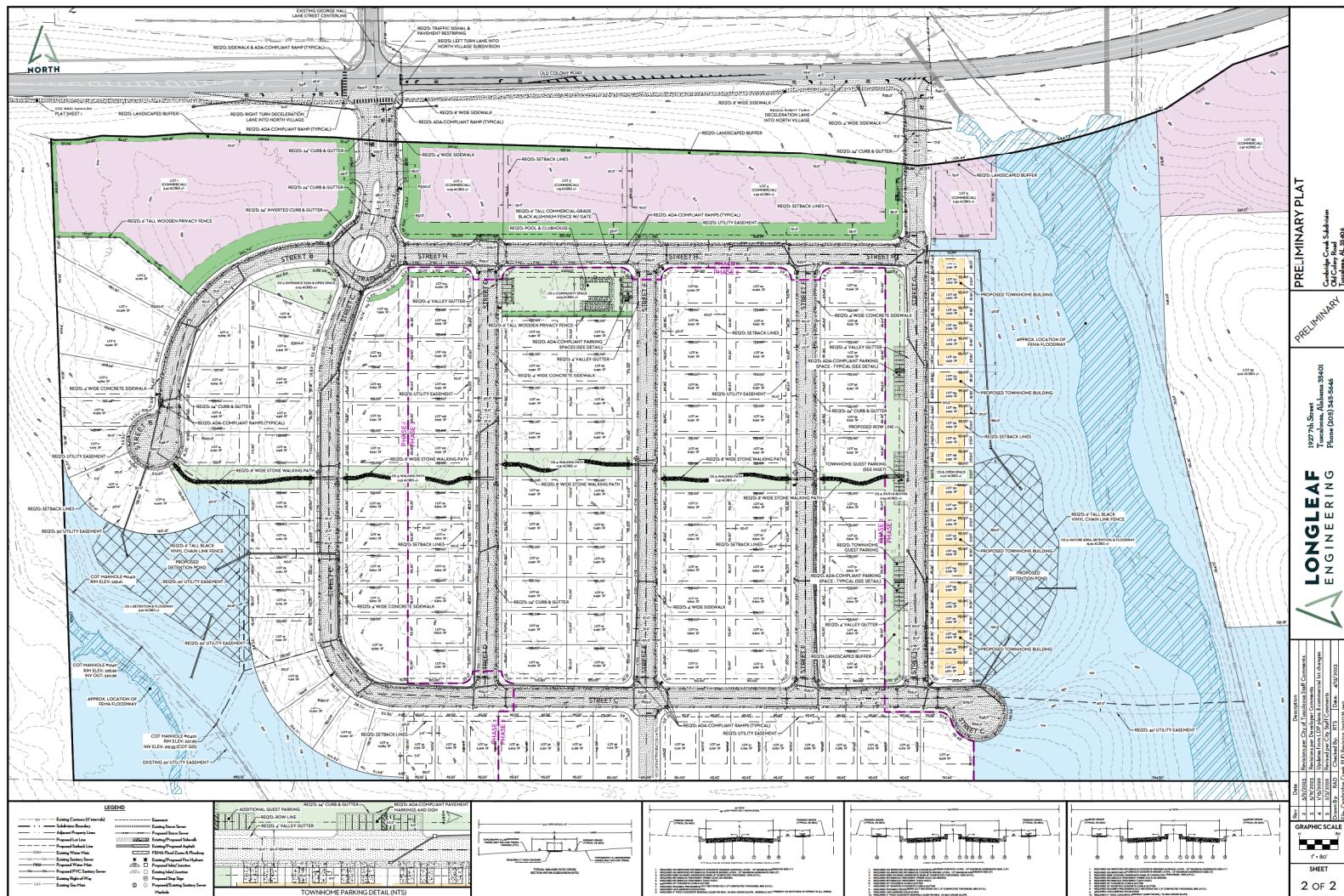














1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

February 2, 2026

City of Tuscaloosa
Planning and Zoning Commission
2201 University Boulevard
Tuscaloosa, AL 35401

Re: *Variance Request Letter*
Cambridge Creek Subdivision

Planning and Zoning Commission,

This letter is to accompany the preliminary plat submission for the Cambridge Creek Subdivision.

The developer is requesting a partial waiver from the subdivision regulations for the following:
- *Half-Street Improvements Along Old Colony Road*

The developer is proposing new deceleration lanes, curb & gutter, and storm infrastructure at both site entrances as well as widening the pavement between the two entrances. This mirrors what was installed across the street at the Crossings at North River entrance. Rather than installing curb & gutter, the existing paved shoulder will be retained. In order to maintain the current drainage pattern, curb & gutter is not proposed outside of these new lanes. Existing roadside ditches will be utilized for stormwater management.

Please let us know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC