

# 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:**

1/12/2026

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

CHANNING PARK NO.2 SUBDIVISION

**Site Address:**

5851 31ST ST, TUSCALOOSA, Alabama 35401

**Parcel ID:**

63 31 09 32 2 004 002.000

**Total Acres to be Subdivided:**

7.17

**Total Acreage Controlled by Owner:**

7.17

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

6

**Number of Existing Structures:**

0

**Number of Proposed Structures:**

6

**Water Authority:**

City of Tuscaloosa

**Adjacent to Lake Tuscaloosa:**

No

**Within Tuscaloosa City Limis:**

Yes

**Existing Septic Tanks/Field Lines:**

Yes

**Connecting to City Sewer:**

Yes

**Proposed Zoning:**

Single Family Residential 2 (SFR-2)

**Current Zoning:**

Single Family Residential 2 (SFR-2)

**Proposed Land Use:**

Residential

**Current Land Use:**

Vacant

**Reason for Subdivision:**

Dividing into 6 lots for single family homes.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Sentell Engineering Inc.

**Surveyor or Engineer Name:**

Chris Sentell

## **Applicant Information:**

**Applicant Name:**

Beautiful Homes LLC

## **Property Owner Information:**

**Owner 1**

**Property Owner Name:**

Beautiful Homes Investment LLC

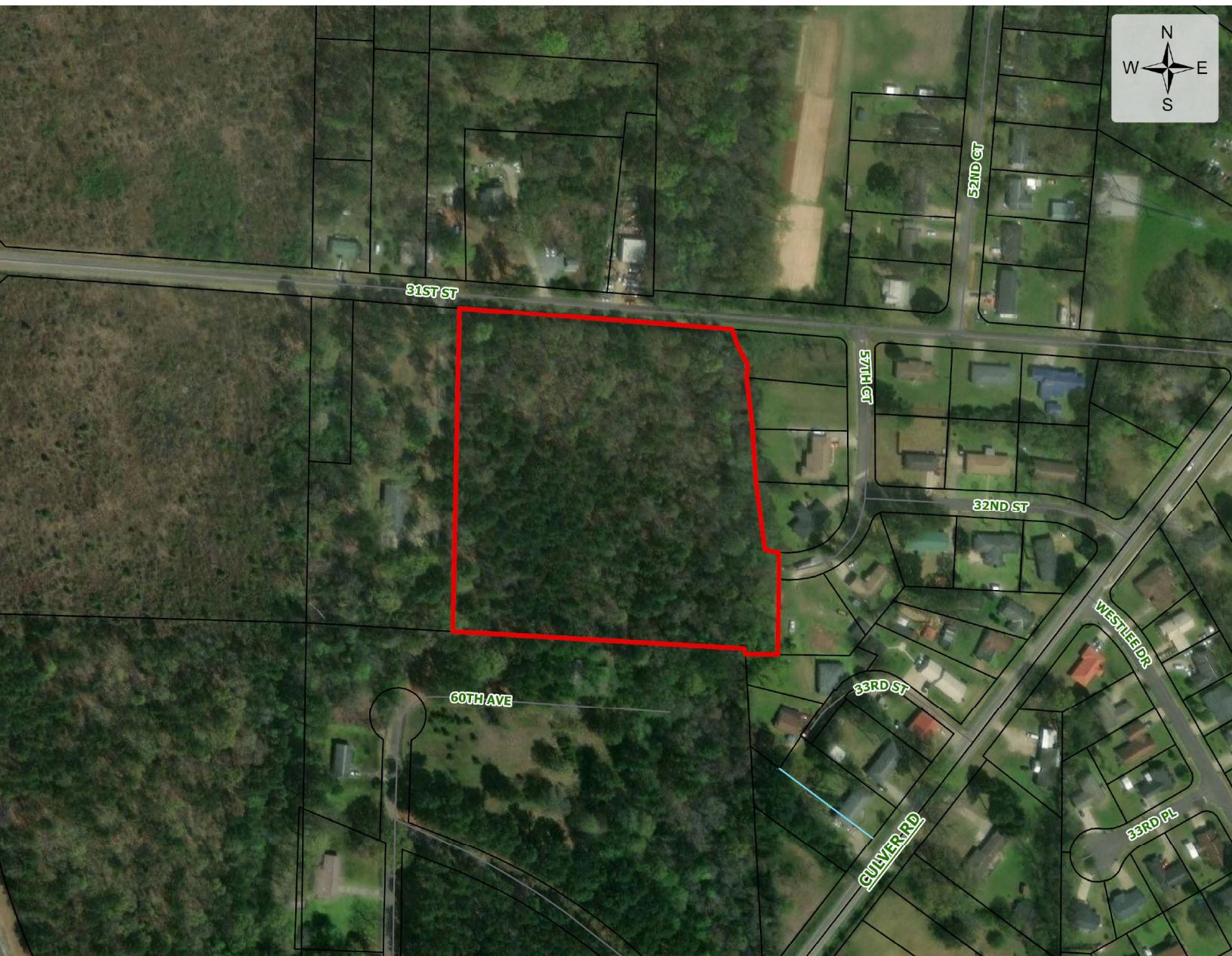
## **Preliminary Plat Checklist:**

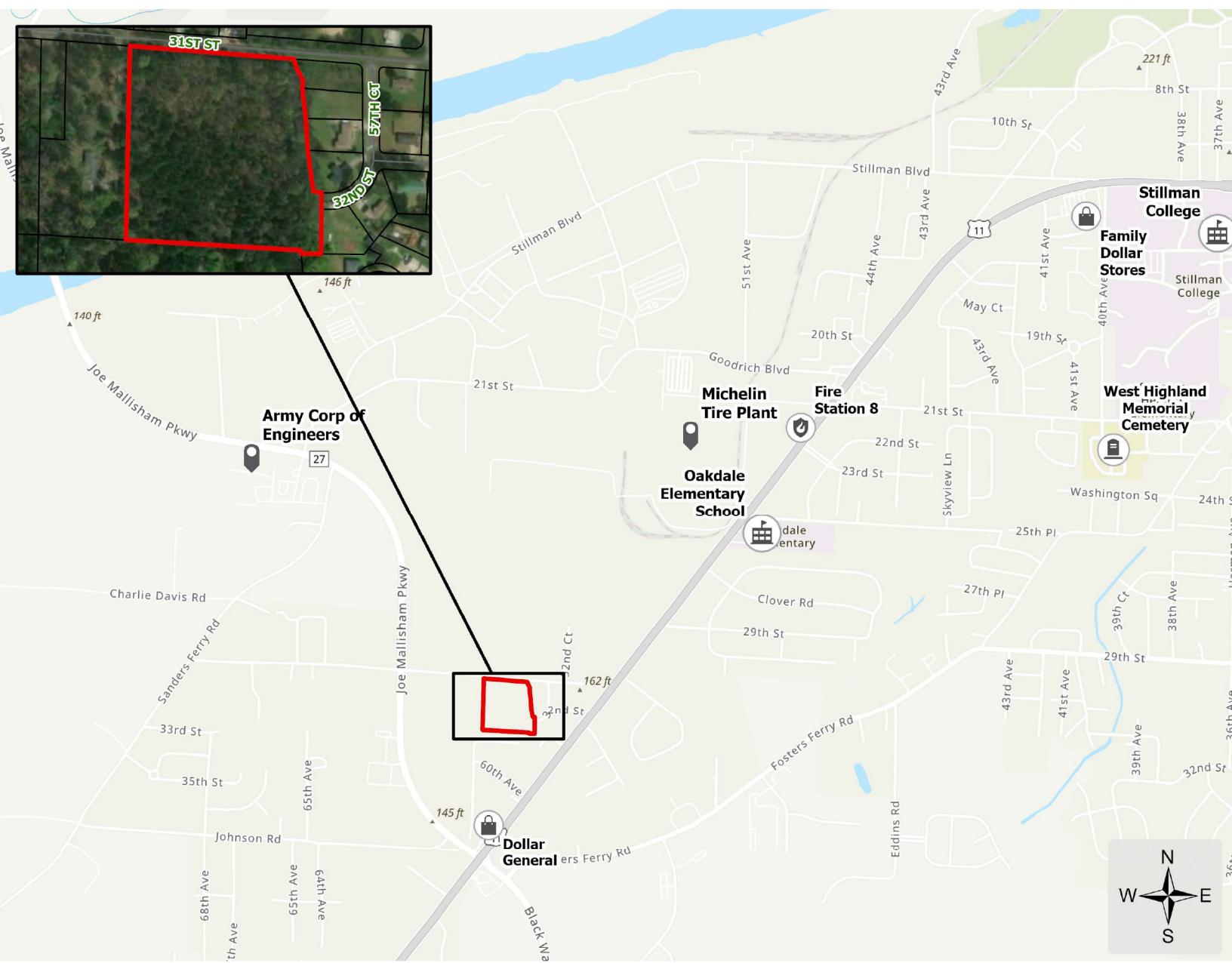
**Preliminary Plat Checklist**

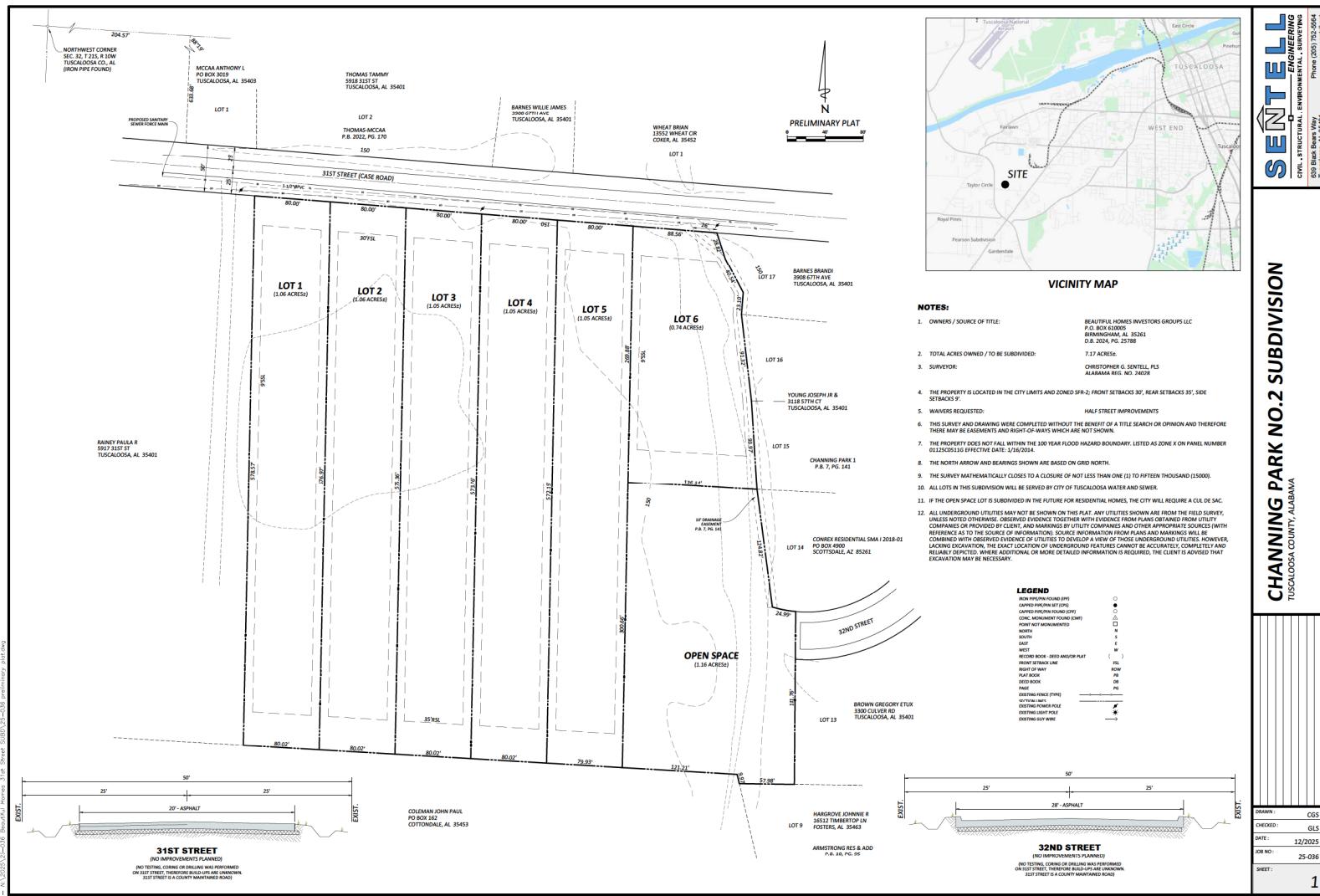
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

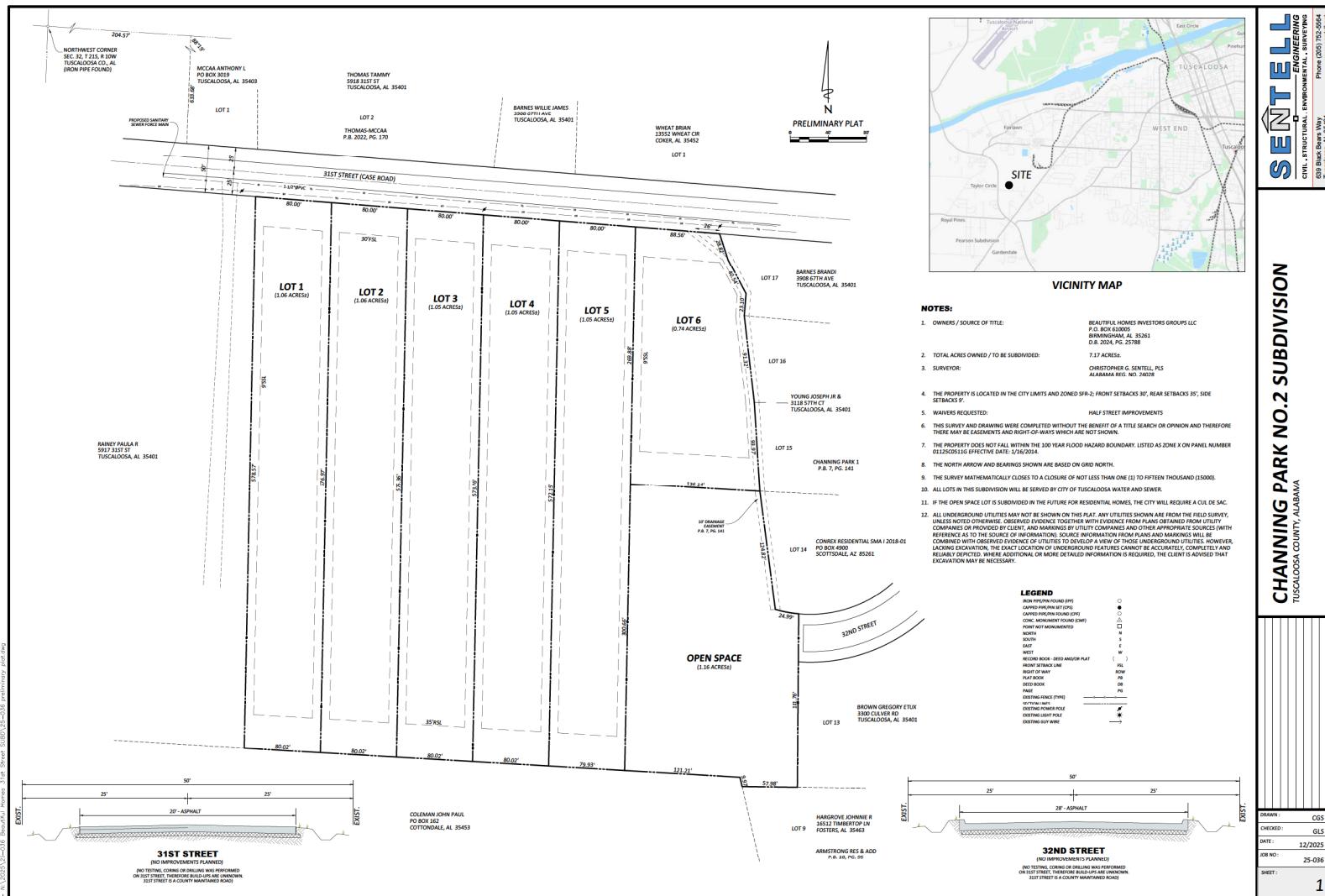
I have reviewed the checklist and have provided all required information for a complete application.  
Yes

**Additional Information Regarding Request:**











639 BLACK BEARS WAY  
TUSCALOOSA, AL 35401  
OFFICE (205) 752-5564  
FAX (205) 752-5569

January 29th, 2026

Director of Planning  
City of Tuscaloosa  
Planning and Development Services  
2201 University Blvd,  
Tuscaloosa, Alabama 35401

Re: Variance Request for Channing Park 2

Dear Sir/Madam:

We are requesting on behalf of Beautiful Homes the following variances:

- ***Half-Street Improvements:***

The property is adjacent to the Culver Road Sewer project and the installation of a sewer force main running along the south side of 31st Street at approximately 3 feet from the current edge of pavement was completed in December 2025. This would need to be re-located and re-designed with half street improvements. In addition to the force main, the existing utilities would need to be re-located. Also, adding curbing to the road would force storm water to the adjoining as no portion of 31st Street has existing curbing.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

**SENTELL ENGINEERING INC.**



Christopher G. Sentell, PLS  
Vice-President