

PLANNING COMMISSION STAFF REPORT

February 16th, 2026

Z-02-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Build Art LLC

Requested Action and Purpose

Rezone from MR-1 to MR-2. Zoning change is because, “We are proposing 2 duplex units.”

Location and Existing Zoning

1209 & 1211 18th Street – Zoned MR-1

Size and Existing Land Use

0.35 acres total; Residential

Surrounding Land Use and Zoning

North –Residential & Industrial, Zoned MR-1 & IL

East – Residential, Zoned MR-1

South – Residential, Zoned MR-1

West – Residential, Zoned MR-1

Applicable Regulations

Sec. 25-68. – Purpose.

The purpose of the mixed residential 2 (MR-2) district is to provide lands for neighborhoods that accommodate a mix of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments. The district is intended to support a medium-density residential environment that may include neighborhood-oriented community and educational development.

See end of report for details of permitted uses in the MR-2 zone.

Transportation

18th Street, a Local street

Short 18th Street, a Local street

Physical Characteristics

0.35 acres to be rezoned. The property is currently residential, residential zoning on all sides and industrial zoning to the north.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Core (TN) (p. 22).

TN areas include “Residential areas encompassing Tuscaloosa’s early historic neighborhoods and modern “neo traditional” neighborhood developments (TNDs). These areas are appropriate for a mix of compact housing ranging from small-lot single family, to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares.” (p. 33).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN, building blocks include (p. 33):

- 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: 0-20 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets generally form a grid system within the neighborhood; alleys are common.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street and private off-street.
- Open Space: Preserved passive open space, neighborhood / community parks, pocket parks, private yards, connections to school 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 TN area outlined on pg. 33 is as follows:

- Encourage neighborhood-scale commercial centers located at the edges of a neighborhood.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.
- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Encourage integrated neighborhoods through shared open space amenities and vehicular and pedestrian connectivity, where feasible.

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

P = Permitted by right

C = Conditional use permit required

S = Special exception use permit required

A = Allowed in PD district

blank cell = Prohibited use

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

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February 16th, 2026

Table V-1: Principal Use Table for Agricultural and Residential Uses

P = Permitted by right

C = Conditional use permit required

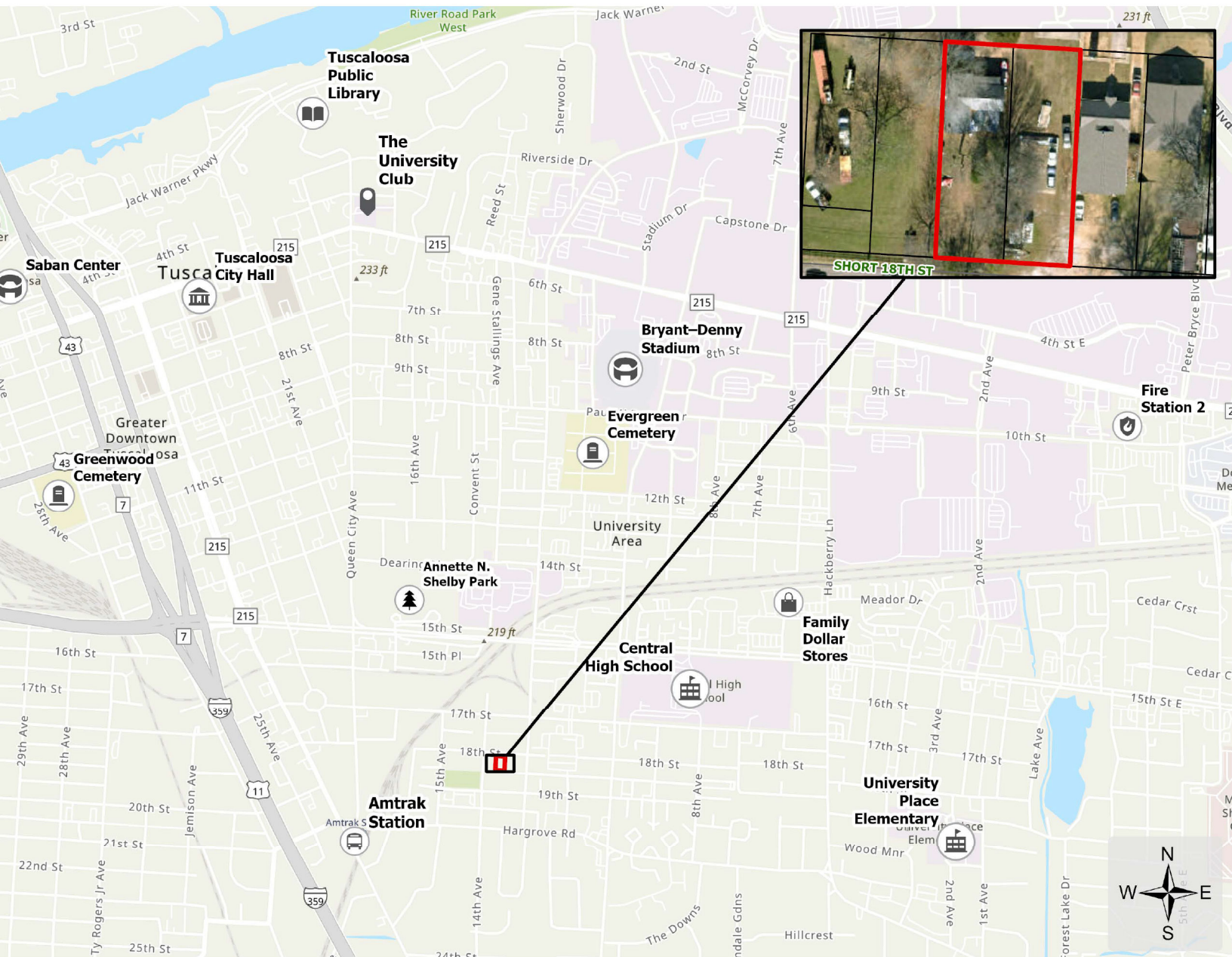
S = Special exception use permit required

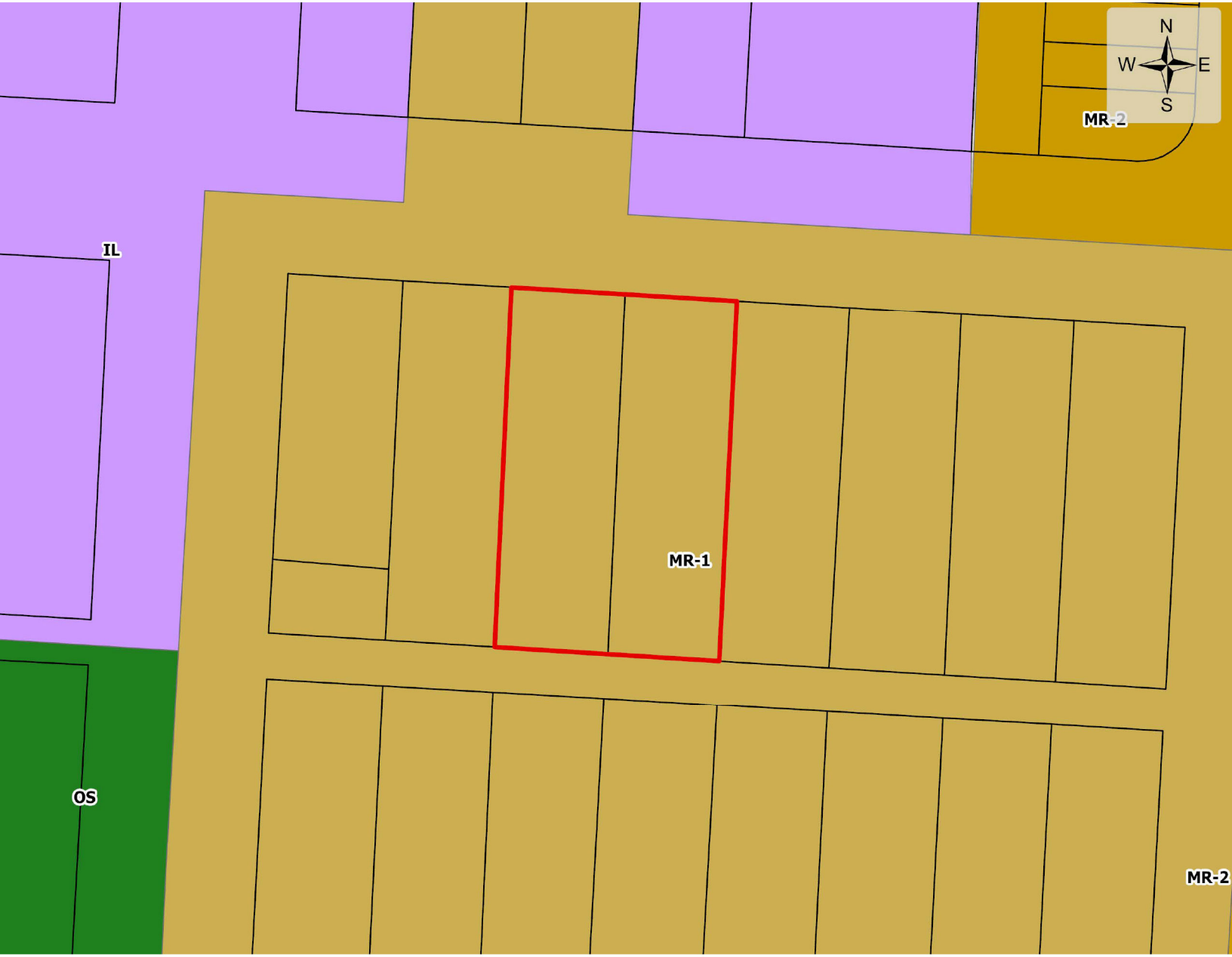
A = Allowed in PD district

blank cell = Prohibited use

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







Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

1/5/2026

Property Information:

Site Address:

1209 and 1211 18th Street, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 07 26 2 025 005.000 and 004.000

Total Acres:

0.35

Number of Existing Lots:

2

Number of Proposed Lots:

2

Current Zoning:

Mixed Residential 1 (MR-1)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Detailed Description of the Proposed Request, Including Reason for Rezoning:

We are proposing 2 duplex units.

Applicant Information:

Applicant Name:

Build Art LLC



A 2-STORY STACKED
DUPLEX PROJECT
FOR
**MARCUS
MINGES**
18TH STREET
TUSCALOOSA, ALABAMA

PROJECT DESCRIPTION

THE BASIC PROJECT CONSIST OF, BUT IS NOT LIMITED TO :
(2) BUILDINGS ON (2) ADJACENT LOTS, ONE ON EACH. EACH STRUCTURE IS TO BE A 2-STORY STACKED DUPLEX WITH AN OPEN-AIR ACCESSIBLE ROOF DECK ON TOP. EACH STRUCTURE WILL HOUSE
(4) ONE BEDROOM SUITES, WITH SHARED KITCHEN, LIVING, AND LAUNDRY FACILITIES ON EACH FLOOR. EACH FLOOR WILL HAVE 14'0" HIGH CEILINGS THROUGHOUT. REFER TO FLOOR PLANS FOR MORE DETAILED INFORMATION.

AREA CALCULATIONS

FIRST FLOOR CONDITIONED AREA	2,087 sf
SECOND FLOOR CONDITIONED AREA	2,087 sf
TOTAL CONDITIONED AREA PER BUILDING	4,174 sf
FIRST FLOOR COVERED FRONT PORCH AREA	122 sf
FIRST FLOOR REAR COVERED ENTRY AREA	40 sf
SECOND FLOOR COVERED FRONT PORCH AREA	122 sf
TOTAL COVERED PORCH AREA PER BUILDING	304 sf
TOTAL AREA UNDER ROOF PER BUILDING (NOT INCLUDING FULL ROOF DECK OF 2,087 SF)	4,482 sf

GENERAL NOTES

- THESE DRAWINGS ARE THE PROPERTY OF LEONARD DESIGN P.C. AND ARE NOT TO BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LEONARD DESIGN P.C. AND ARE TO BE USED ONLY FOR THE PROJECT SPECIFICALLY IDENTIFIED.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE DESIGN DEVELOPMENT INFORMATION FOR THE CONSTRUCTION OF THIS PROJECT ACCORDING TO STANDARDS SET FORTH IN THESE DOCUMENTS AND GOOD CONSTRUCTION PRACTICE STANDARDS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE AND THOROUGHLY EXAMINING THE SITE PRIOR TO SUBMITTING A BID FOR THIS PROJECT.
- PRIOR TO COMMENCEMENT, THE GENERAL CONTRACTOR MUST VERIFY ALL SITE CONDITIONS AS WELL AS EXISTING UTILITIES TO DETERMINE ALL REQUIREMENTS FOR DISCONNECTING, CAPPING, OR PROTECTING. ALL SUCH WORK IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY AND THE OWNER.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
- DO NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, GC SHALL CONTACT DESIGNER FOR RESOLUTION.
- BEFORE ORDERING MATERIALS OR PERFORMING ANY WORK AT THE SITE, GC SHALL VERIFY CONDITIONS AFFECTING MATERIAL TO BE ORDERED OR WORK TO BE DONE, TO ENSURE THAT DIMENSIONS INDICATED ON THESE CONSTRUCTION DOCUMENTS ACCURATELY REFLECT ACTUAL DIMENSIONS.
- THE DESIGNER WILL PERFORM CONSTRUCTION ADMINISTRATION AS WELL AS SITE OBSERVATIONS DURING THE CONSTRUCTION FOR THIS PROJECT.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS, INCLUDING AMENDMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION SAFETY AND SHALL HOLD THE OWNER &/OR DESIGNER HARMLESS FROM ANY & ALL CLAIMS.
- ANY AND ALL WORK THAT SHOULD BE, OR IS REQUIRED TO BE, ENGINEERED, INCLUDING CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL IS THE RESPONSIBILITY OF THE OWNER.
- THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIALS WITHIN THE LIMITS OF THIS PROJECT. THE DESIGNER WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE IDENTIFICATION AND/OR REMOVAL OF ANY HAZARDOUS MATERIALS OR ANY EFFECTS FROM ITS PRESENCE ON THIS JOB.
- ANY VARIANCES FROM THESE DOCUMENTS SHALL BE APPROVED BY THE ARCHITECT/DESIGNER OR OWNER PRIOR TO PROCEEDING. WITH &NO VARIANCES, CHANGES MADE IN THE FIELD WITHOUT ARCHITECT OR DESIGNER APPROVAL MAY RESULT IN NON-CODE COMPLIANT CONSTRUCTION AS WELL AS ADDITIONAL COSTS.

INDEX OF DRAWINGS

T 01.0	TITLE SHEET, INDEX OF DRAWINGS, & NOTES
A00.0	ARCHITECTURAL SITE PLAN & NOTES
A01.0	1ST FLOOR PLAN / 2ND FLOOR PLAN
A02.0	ROOF DECK PLAN / ROOF PLAN
A03.0	EXTERIOR ELEVATIONS
A04.0	EXTERIOR ELEVATIONS
A05.0	EXTERIOR 3D VIEWS

PROJECT NAME
A 2-STORY STACKED
DUPLEX PROJECT
FOR

**MARCUS
MINGES**
18TH STREET
TUSCALOOSA, ALABAMA

PROJECT NUMBER
202532

LeonardDesign, PC
111 Second Avenue NE
Cullman, Alabama 35055
Telephone 256.739.8020
Facsimile 256.739.8029

DATE	DESCRIPTION	BY
11/14/2024	ISSUED FOR PERMIT REVIEW	ME

REALIZATIONS

DESCRIPTION

TITLE SHEET

SHEET NUMBER

T01.0

REVISION NUMBER: 001 - 0010

THESE DRAWINGS HAVE NOT BEEN REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF LEONARD DESIGN P.C.

SITE NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND ADHERE TO ALL LOCAL, STATE & FEDERAL CODES & GUIDELINES AS WELL AS ANY SUBDIVISION REQUIREMENTS AS APPLICABLE.
- ALL FLOOR PLAN DIMENSIONS ARE TO FACE-OF-STUD OR FACE-OF-MASONRY, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE ACCESS TO ALL CRAWL SPACES & ATTIC SPACES AS REQUIRED BY CODE. VERIFY ACCESS LOCATIONS & DOOR TYPES WITH OWNER PRIOR TO PROCEEDING WITH THEIR INSTALLATION.
- GC TO VERIFY EXACT BUILDING LOCATIONS ON SITE WITH OWNER AND COORDINATE FINAL LOCATIONS WITH REQUIRED SETBACKS.
- GC/OWNER TO VERIFY FINAL BUILDING ELEVATION IS WITHIN GUIDELINES DETERMINED BY CITY OF TUSCALOOSA.

PROJECT NAME
A 2-STORY STACKED
DUPLEX PROJECT
FOR

**MARCUS
MINGES**

18TH STREET
TUSCALOOSA, ALABAMA

PROJECT NUMBER
202049

LeonardDesign, PC
115 Second Avenue NE
Cullman, Alabama 35055
Telephone 256.739.8020
Facsimile 256.739.8029

DATE	DESCRIPTION	BY
11/15/2020	ISSUED FOR PERMIT	MM

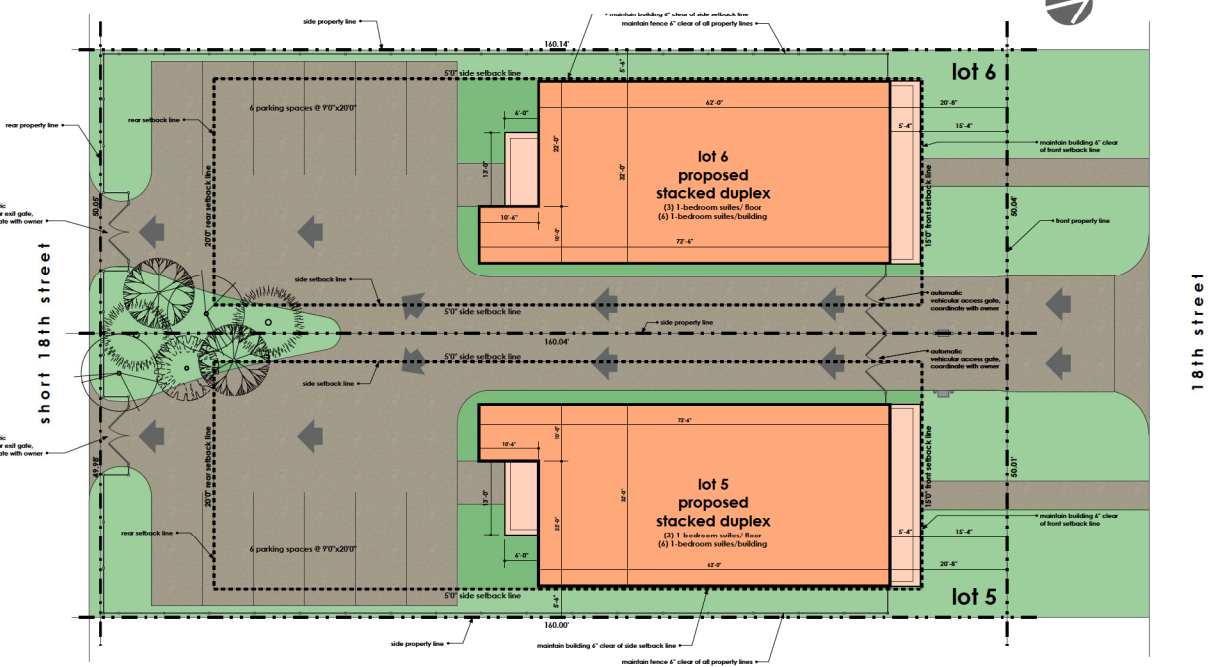
REAL/DATE

DESCRIPTION
**ARCHITECTURAL
SITE PLAN**

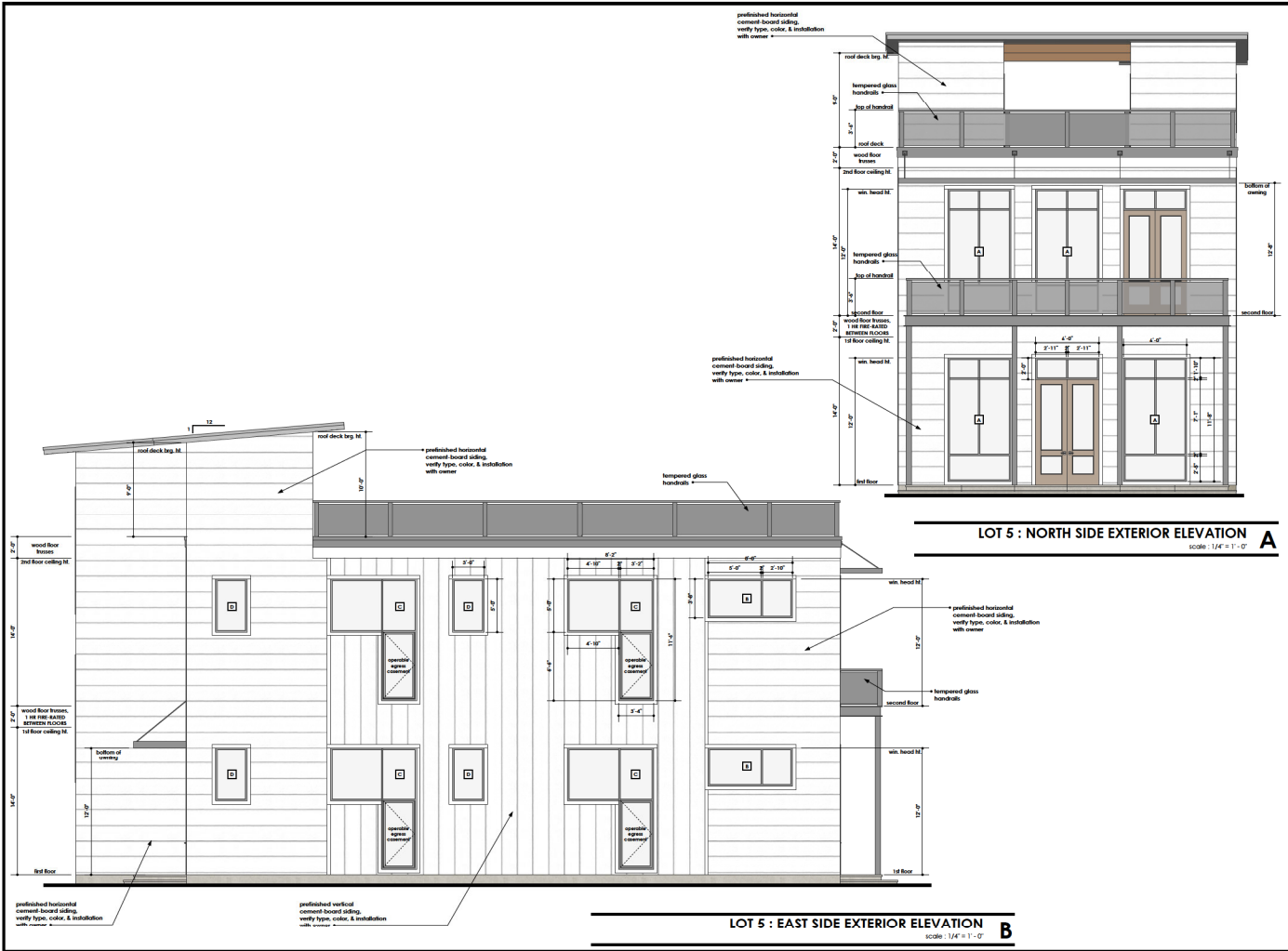
SHEET NUMBER

A00.0

REVISIONS
12/01/2020 03.00 001
PROJECTIONS MAY NOT BE REPRODUCED OR
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PERMISSION OF LEONARD DESIGN, PC



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



PROJECT NAME
A 2-STORY STACKED DUPLEX PROJECT FOR

MARCUS MINGES
18TH STREET
TUSCALOOSA, ALABAMA

PROJECT NUMBER
202049

LeonardDesign, PC
111 Second Avenue NE
Cullman, Alabama 35055
Telephone 256.739.8020
Facsimile 256.739.8029

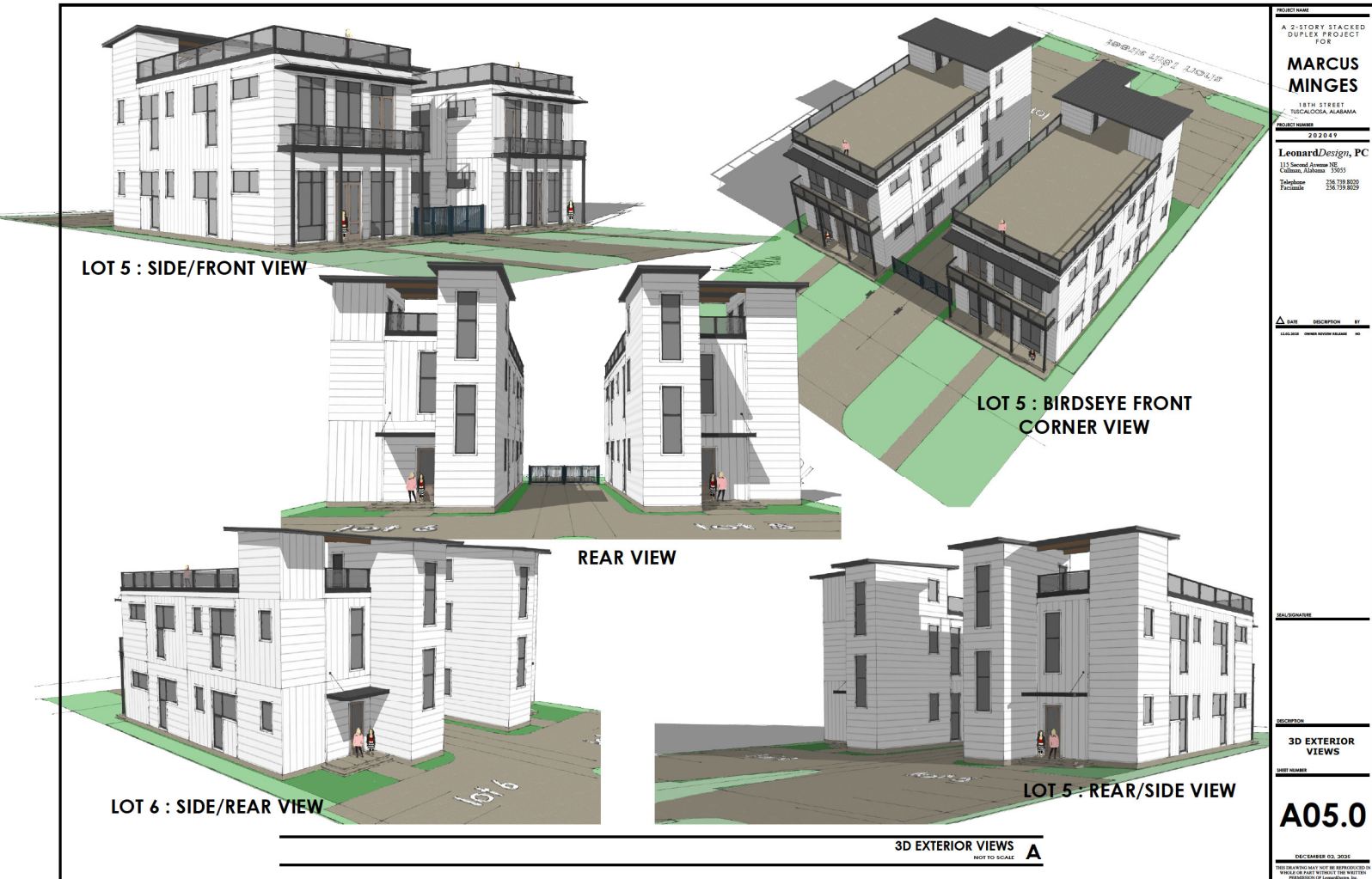
DATE	DESCRIPTION	BY
10/10/2020	ISSUED FOR PERMIT	MM

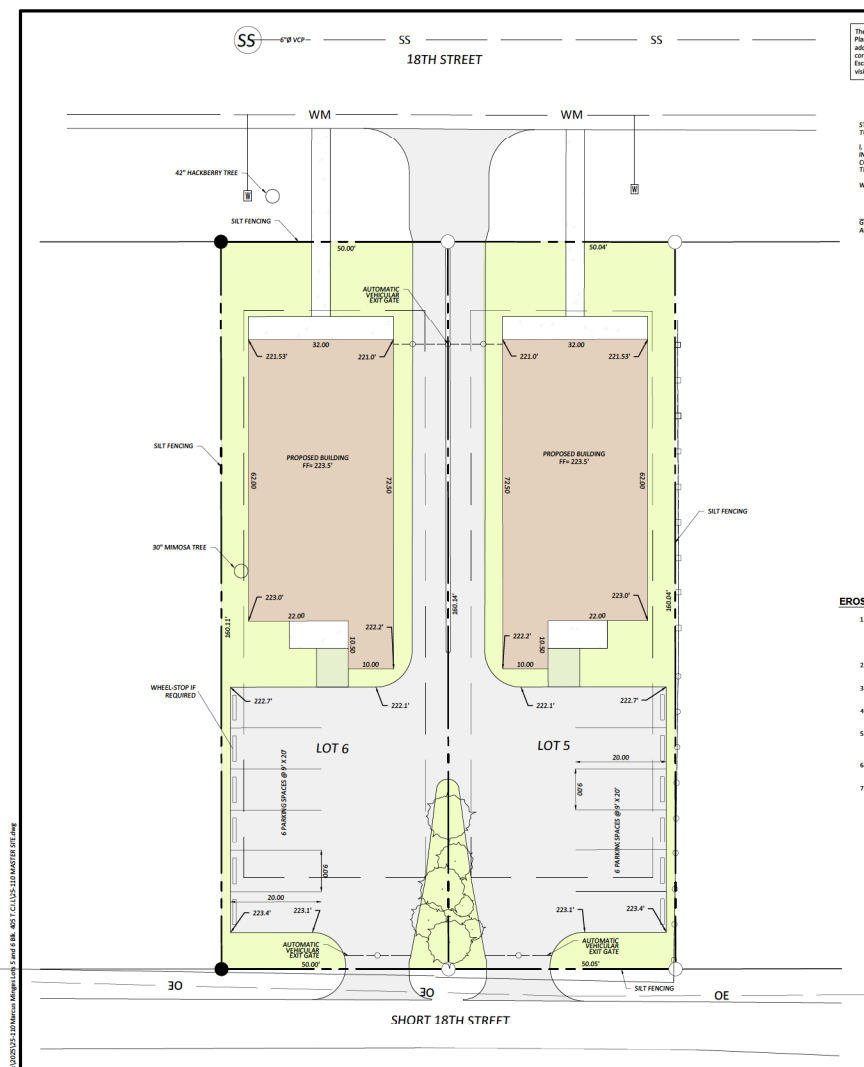
REVISIONS

REVISION	DESCRIPTION
1	EXTERIOR ELEVATIONS

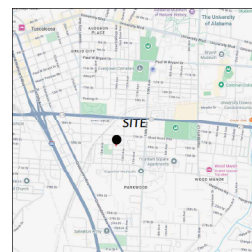
SHEET NUMBER
A03.0

10/10/2020 03:00:00
THIS DRAWING MAY NOT BE REPRODUCED OR
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PERMISSION OF LEONARDDESIGN, PC






The City of Tuscaloosa will perform monthly site inspections to monitor compliance with the proposed CBMP Plan. If deficiencies are noted, an inspection report will be sent documenting the CBMP that needs to be addressed. A follow up inspection will be performed 7 days following the initial inspection to document corrected BMPs. At this time, if issues on-site have not been addressed, the City of Tuscaloosa will initiate its Escalating Enforcement Procedure. For more information on the Escalating Enforcement Procedure, you may visit: <https://www.tuscaloosa.com/stormwater/inspections>




STATE OF ALABAMA
TUSCALOOSA COUNTY

I, GILBERT L. SENTELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE FIRM OF SENTELL ENGINEERING, INC., TUSCALOOSA, ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPILED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND STANDARDS FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND ON THIS THE 22ND DAY OF DECEMBER, 2022.



GILBERT L. SENTELL, P.L.S.
ALABAMA REG. NO. 10503



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- [illegible]

EROSION CONTROL NOTES

- 1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL THROUGHOUT
2 CONSTRUCTION. AN EROSION CONTROL PLAN IS PROVIDED AS A MINIMUM GUIDE FOR PROVIDING STRUCTURAL BMPs, PHASING, TEMPORARY GRADING,
3 AND EROSION CONTROL AT PROJECT SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING EROSION CONTROL MEASURES
4 SHALL BE UTILIZED TO MINIMIZE EROSION. NO EXTRA COMPENSATION SHALL BE GIVEN TO THE CONTRACTOR FOR MAINTAINING EROSION CONTROL. TEST
5 RESULTS SHALL BE PROVIDED TO THE OWNER AND THE EROSION CONTROL SPECIALIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES
6 ANY FINES INCURRED DUE TO FAILURE TO MAINTAIN EROSION CONTROL MEASURES SHALL BE PAID FOR BY THE CONTRACTOR. ANY ADDITIONAL WORK
7 AND MATERIALS REQUIRED TO COMPLY WITH THE EROSION CONTROL MEASURES SHALL BE THE CONTRACTOR'S EXPENSE.
8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING ALL EROSION CONTROL STRUCTURES CLEAR AND OPERATIONAL. EROSION CONTROL SHALL BE
9 ACCEPTED AS COMPLETE BY EROSION AND SEDIMENTATION BY THE CONTRACTOR.
10 SILT FENCES SHALL HAVE SEDIMENT DEPOSITS REMOVED IF THEY REACH A DEPTH OF FIFTEEN INCHES (15 INCHES) OR HALF THE HEIGHT OF THE FENCE.
11 SEDIMENT FENCES FROM THE PROJECT AREA SHALL BE REMOVED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
12 THE PROJECT AREA SHALL REMAIN CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE WHATSOEVER MEANS NECESSARY TO KEEP THE PROJECT AREA CLEAN
13 INCLUDING MOTORIZED STREET SWEEPERS, WATER AND VACUUM TRUCKS, HAND SWEEPING AND SHOVELING, ETC. IF THE CONTRACTOR
14 FAILS TO ADDRESS THIS REQUIREMENT, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE REQUIRED CLEANING.
15 THE CONTRACTOR SHALL INSTALL STONE AND/OR STABILIZING RODS, SODIUM CYANIDE, ETC. IN AREAS OF CONSTRUCTION AS NECESSARY, ALL STORES
16 OF CONSTRUCTION ARE CONSIDERED INOPERATIONAL, REGARDLESS OF THE NUMBER OF TONS OF FRESH STONE IS REQUIRED FOR EROSION CONTROL MEASURES.
17 WHEN INSTALLING SILT FENCES THE CONTRACTOR SHALL PROPERLY PLAN THE LOCATION OF THE FENCES, WASTEWATER AND/OR POOL PLANNED
18 SHALL NOT BE RELOCATED TO ANY OTHER LOCATION.
19

Utility Company Contact

Power
Alabama Power Company
915 Queen City Avenue
Tuscaloosa, AL 35401
(800) 888-2726

Power Transmission
Alabama Power Company
915 Queen City Avenue
(205) 349-6803

Cable
Comcast Cable

Tuscaloosa, AL 35405
Office: (855) 564-1056
Phone:

AT&T
(844) 923-0729

Gas
SPIRE
Contact: Mr. John Price
St. Louis, MO

(800) 292-4008 (After 1

City of Tuscaloosa Contacts

Michael Gardiner
Office of City Engineer
2201 University Blvd.
Tuscaloosa, AL 35401
(205) -268-5367

mgardner@tuscaloosa.com

Holidays)

LEGEND

- IRON PIPE/PIN FOUND (IPF)
CAPPED PIPE/PIN SET (CPS)
CAPPED PIPE/PIN FOUND (CPF)
CONC. MONUMENT FOUND (CMF)
POINT NOT MONUMENTED
NORTH
SOUTH
EAST
WEST
RECORD BOOK - DEED AND/OR PL.
FRONT SETBACK LINE
RIGHT OF WAY
PLAT BOOK
DEED BOOK
PAGE
EXISTING FENCE (TYPE)
SECTION LINES
EXISTING POWER POLE
EXISTING LIGHT POLE

