

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.

PLANNING COMMISSION STAFF REPORT

February 16th, 2026



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.

PLANNING COMMISSION STAFF REPORT

February 16th, 2026

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.

PLANNING COMMISSION STAFF REPORT

February 16th, 2026

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	MRU	MFRU	MFR	MHR	IP	ISP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD
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		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	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	P	P		P	P									A	A	e.1.v		
Dwelling, U-Duplex																		P	P												e.1.iii	
Dwelling, Triplex	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									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									A		
Fraternity or Sorority House																																
Group Home	S	S	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	P	P												A				

PLANNING COMMISSION STAFF REPORT

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

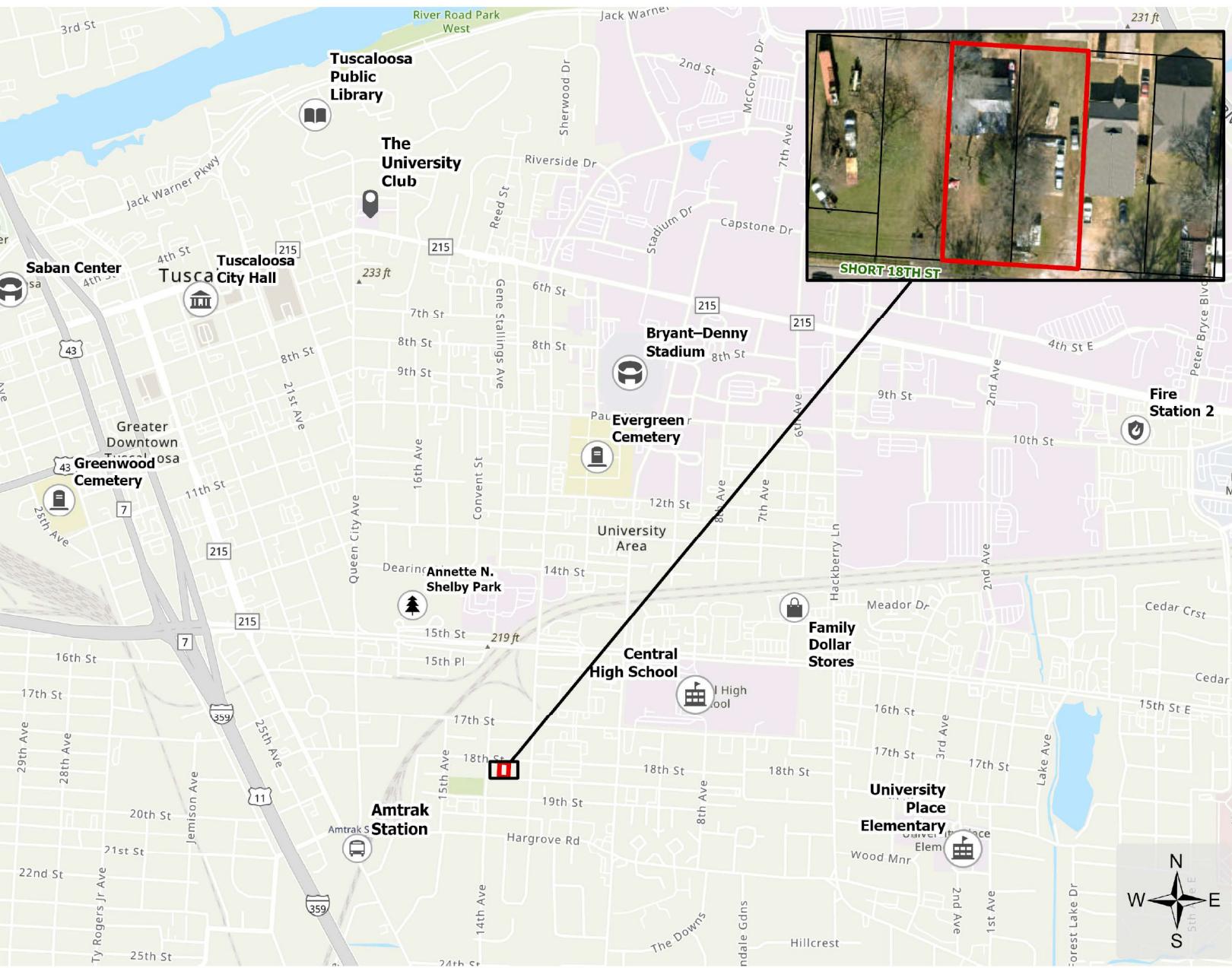
A = Allowed in PD district

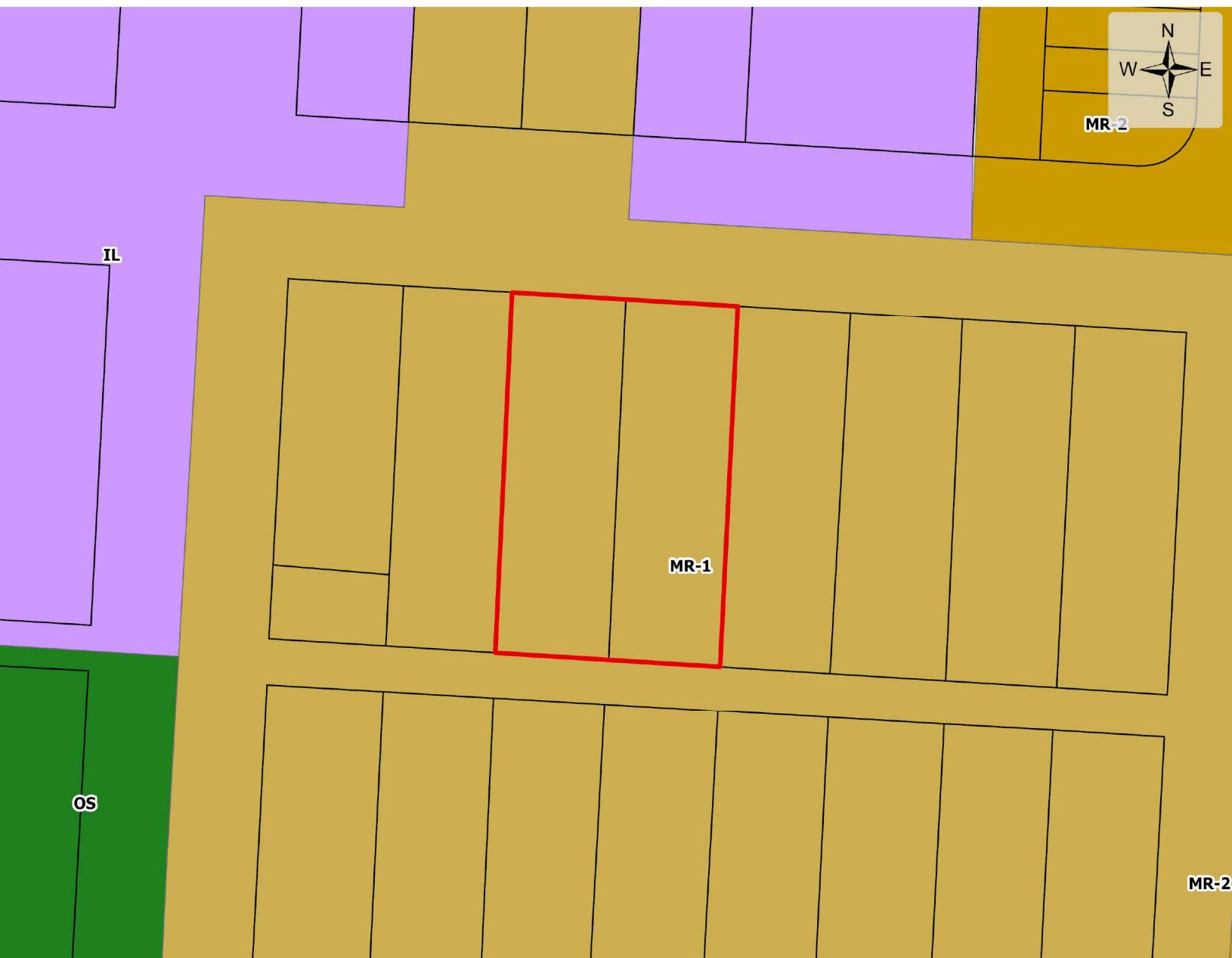
blank cell = Prohibited use

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

Use
Specific
Standards
(Sec. 25-
5.2.3.)







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
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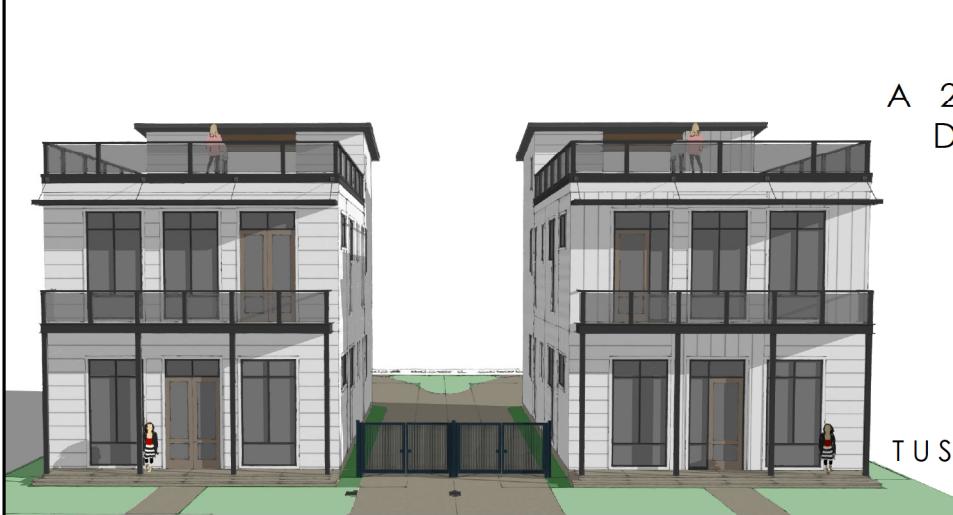
Current Zoning: Mixed Residential 1 (MR-1)	Proposed Zoning: Mixed Residential 2 (MR-2)
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Current Land Use: Residential	Proposed Land Use: Residential
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Detailed Description of the Proposed Request, Including Reason for Rezoning:
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 NAME
A 2-STORY STACKED DUPLEX PROJECT FOR
MARCUS MINGES
18TH STREET
TUSCALOOSA, ALABAMA
PROJECT NUMBER
202532
LeonardDesign, PC
115 Second Avenue NE
Cullman, Alabama 35053
Telephone 205.739.8020
Facsimile 205.739.8029

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. DETAILED INFORMATION.

GENERAL NOTES

01. THESE DRAWINGS ARE THE PROPERTY OF LEONARD DESIGN P.C. AND ARE NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART, WHETHER IN PAPER OR ELECTRONIC FORM, WITHOUT THE WRITTEN PERMISSION OF LEONARD DESIGN P.C. AND ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE SPECIFICALLY IDENTIFIED.
02. 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.
03. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE AND THROUGHLY INSPECTING THE SITE FOR EXISTING CONDITIONS, EXISTING UTILITIES, AND OTHER CONDITIONS.
04. 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.
05. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
06. DO NOT SCALE THESE DRAWINGS; IF DIMENSIONS ARE IN QUESTION, GC SHALL CONTACT DESIGNER.
07. THE GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS OR PERFORMANCE AND VENUE 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.
08. THE DESIGNER WILL PERFORM CONSTRUCTION ADMINISTRATION AS WELL AS SITE OBSERVATIONS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
09. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES, ORDINANCES, AND REGULATIONS, INCLUDING AMENDMENTS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION SAFETY AND SHALL HOLD THE OWNER &/OR DESIGNER HARMLESS FROM ANY & ALL CLAIMS.
11. 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.
12. THE DESIGNER HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIALS OR CONDITIONS ON THE SITE OR IN THE ENVIRONMENT OF THIS PROJECT. THE DESIGNER WILL NOT ACCEPT ANY LIABILITY FOR THE IDENTIFICATION AND REMOVAL OF ANY HAZARDOUS MATERIALS OR ANY EFFECTS FROM ITS PRESENCE ON THE JOB.
13. ANY VARANCES FROM THESE DOCUMENTS SHALL BE APPROVED BY THE ARCHITECT/DESIGNER OR OWNER PRIOR TO BEING BILLED. ANY AND ALL VARANCES, 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

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

REVISION NUMBER
SIGNATURE

DESCRIPTION
TITLE SHEET
DRAWING NUMBER

T01.0

DECEMBER 01, 2025
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