

# PLANNING COMMISSION STAFF REPORT

February 16<sup>th</sup>, 2026

## Z-03-26

### GENERAL INFORMATION

#### Property Owner (X) Petitioner (x)

Abdulhai Muthana

#### Requested Action and Purpose

Rezone from SFR-5 to NC. Zoning change is because, “We would like to renovate the current commercial building. It has been used as commercial as long as there has been zoning in Tuscaloosa.”

#### Location and Existing Zoning

2101 & 2107 Jemison Avenue – Zoned SFR-5

#### Size and Existing Land Use

0.15 acres total; Vacant

#### Surrounding Land Use and Zoning

North –Residential & Railroad Right of Way, Zoned MR-1 & IH

East –Railroad Right of Way, Zoned IH

South – Residential, Zoned SFR-5

West – Residential, Zoned MR-1

#### Applicable Regulations

Sec. 25-85. – Purpose.

*The purpose of the neighborhood commercial (NC) district is to provide lands for a limited range of small-scale commercial uses within or at the edge of residential neighborhoods and along roadways. The district may apply to portions of a block, consisting of a few storefronts with limited on-site parking, and is intended for neighborhood-serving uses that are primarily pedestrian-oriented. The district regulations are intended to ensure that uses, development intensities, and development forms are consistent with this pedestrian-friendly and neighborhood scale. Second-floor residential development over ground floor commercial uses is also permitted at a scale and form that is consistent with district character.*

*See end of report for details of permitted uses in the NC zone.*

#### Transportation

21<sup>st</sup> Street – a Major Collector

Jemison Avenue, a Local street

#### Physical Characteristics

0.15 acres to be rezoned. The property is currently vacant, with residential zoning to the north, south, and west and railroad right of way to the north and east.

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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. 25-101. – Commercial Principal Use Table.

Table V-3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial 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 subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V-3 and are located in subsection c below.

**Table V-1: Principal Use Table for Commercial 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	LFR	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. 25-5.2.5. __)	
Animal Care																																		
Kennel																								P	S	P	P	P		A		c.1.i		
Pet Grooming																			S				S	P	S	P	P	P		A				
Veterinary Clinic																			S					P	S	S	S	P	P		A		c.1.ii	
Business Services																																		
Broadcasting Studio																		P	P	P	P	P	S		P	P	P	P	P	P	A	A		
Catering																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Conference or Training Center																		P	P	P	P	P	P	P	P			P	P			A	A	
Contractor Office																				P	P			P		S	P	P	P	P	A		c.2.i	
Data Center																								P				P	P	P	P			
Office																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Research and Development																		P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and Beverage Services																																		
Bar: Club																				C					C	C							c.3.i(a) & c.3.i(b)	
Bar: Restaurant																				C	C		C	C	C	C		C			C	C	c.3.i(a) & c.3.i(c)	
Bar: Tavern																				C	C		C	C	C	C	C	C			C	C	c.3.i(a) & c.3.i(d)	
Brewpub																				P	P	S	P	P	P	P	S		P			A	A	
Cigar Bar																				P	S	S	P	P	P	P	P	P				A	A	
Coffee House																				P	P	P	P	P	P	P	P	P	P			A	A	
Restaurant, Quick-service																				P	P	P	P	P	P	P	P	P				A		c.3.ii
Restaurant, Sit-down																		P	P	P	P	P	P	P	P	P	P	P	P			A	A	
Wine Bar																				P	S	S	P	P	P	P	P	P				A	A	
Lodging																																		
Bed and Breakfast			S	S		S	S	S	S	S											P	P		S										c.4.i
Hotel																				P	P	P	P	P	P	P		P				A	A	c.4.ii
Recreational Vehicle (RV) Park																S											S							c.4.iii



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	RESIDENTIAL														INST		BUSINESS								INDUS.		PD							
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	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- 5.2.5. __)	
Short-Term Rental	See use-specific standards for use permissions																													A	A	c.4.iv		
Recreation and Entertainment																																		
Casino/Gambling Hall																											C			C		c.5.i		
Marina				S																		P	P								A	A	c.5.ii	
Private Event Space	S																P	P	P	P	P	P	S	P	P	S	P	S			A	A		
Recreation, Indoor	P																P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Recreation, Outdoor	P																P	P	S	S	S	S	P	P	P	S	S	S			A	A		
Theater or Auditorium																	P	P	P	P	P	P	P	P	P		P	S			A	A		
Theater, Drive-in																								P			P				A			
Retail Sales and Services																																		
Check Cashing																											P				A		c.6.i	
Convenience Store																				P	P	P	P	P	P	P	P	P	P		A	A		
Financial Institution																				P	P	P	P	P	P	P	P	P	P		A	A		
Funeral Home																				S				P		S	P				A		c.6.ii	
Laundromat																	P							P	P	P	P				A			
Laundry and Dry-cleaning Retail Facility																			S	P	P			P	P	P	P				A		c.6.iii	
Liquor Store																			S	S		P	P	P	S	S	P				A	A	c.6.iv	
Personal Services																			P	P	P	P	P	P	P	P	P	P			A	A		
Pharmacy																	P	P	P	P	P	P	P	P	P	P	P	P			A	A		
Plant Nursery/ Greenhouse																				P	P		S	P	P	S	P	P			A		c.6.v	
Retail Sales, Large																								P			P				A		c.6.vi	
Retail Sales, Medium																			P	P	P	P		P	P		P				A	A	c.6.vi	
Retail Sales, Small																			P	P	P	P	P	P	P	P	P	P			A	A	c.6.vi	
Self-Service Storage																								P			P	P	P			A		c.6.vii
Sexually-oriented Business																									S		S	S	P				c.6.viii	
Tattoo Establishment																								P			P	S	S			A		c.6.ix
Tobacco or Vape Shop																								P			P	S				A		c.6.x
Vehicle-Mounted or Tent- Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi	
Vehicle Sales and Service																																		
Automobile Wash																								P			P	P			A			

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**Table V-1: Principal Use Table for Commercial Uses**

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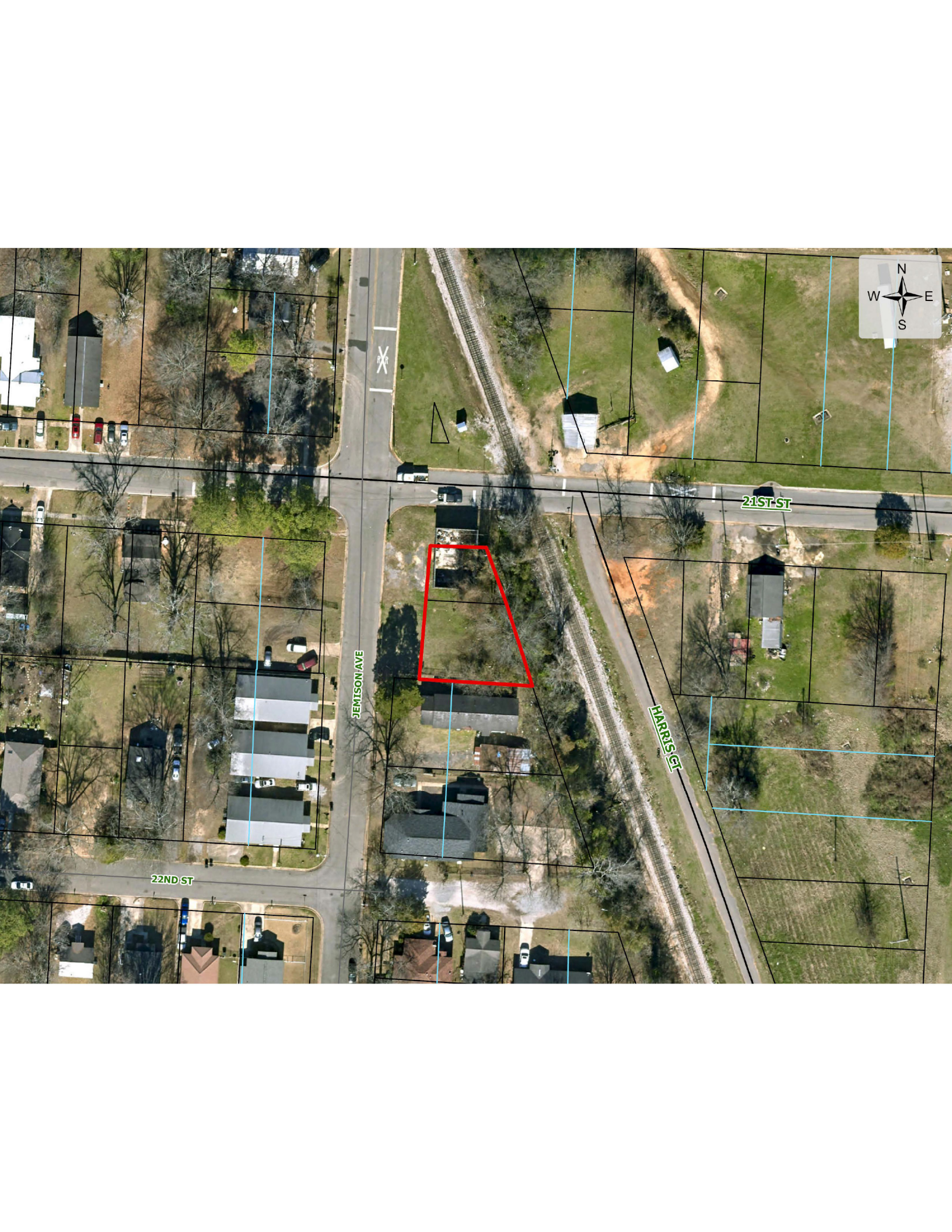
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Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P			c.7.i
Heavy Vehicle Fuel Station																											P	P	P				
Heavy Vehicle Repair																											P	P	P				
Light Vehicle Fuel Station																				P				P	P	P	P	P	P	P	A		c.7.ii
Light Vehicle Repair																								S	S	S	P	P	P	P	A		c.7.iii
Light Vehicle Sales and Rental																								P			P				A		c.7.iv
Manufactured Building Sales																											P		P	P			
Mobile Home Sales																											P		P	P			
Ride-hailing or Taxi Service																			P	P	P			P	P		P	P	P		A		





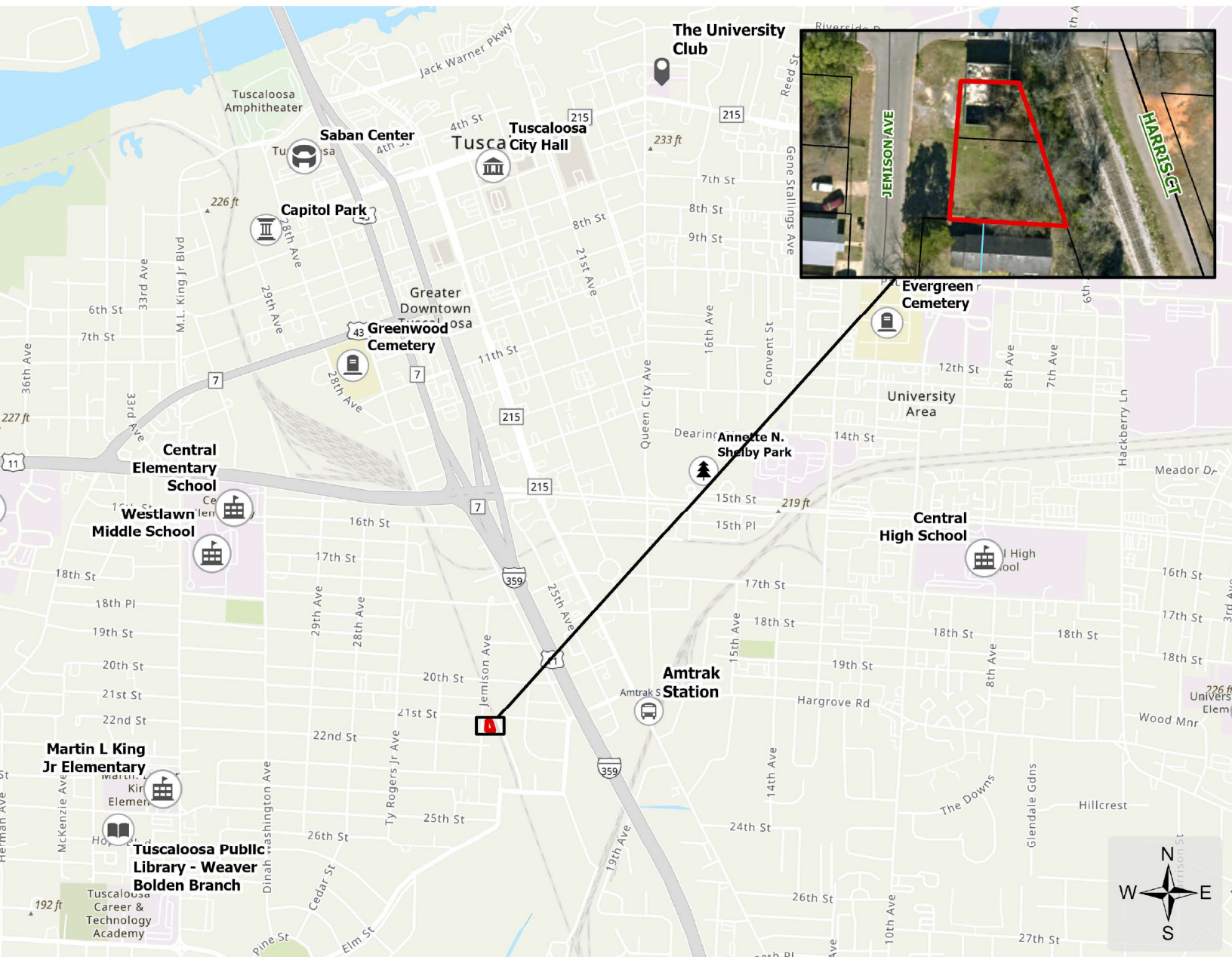
21ST ST

JEMISON AVE

HARRIS CT

22ND ST









# Rezoning Application

Have you had a pre-application conference?

Yes

**Pre-Application Conference Date:**

1/12/2026

## Property Information:

**Site Address:**

2101 and 2107 Jemison Avenue, Tuscaloosa, Alabama 35401

**Parcel ID:**

63 31 08 27 1 049 002.000 and 003.000

**Total Acres:**

0.15

**Number of Existing Lots:**

2

**Number of Proposed Lots:**

1

**Current Zoning:**

Single Family Residential 5 (SFR-5)

**Proposed Zoning:**

Neighborhood Commercial (NC)

**Current Land Use:**

Commercial

**Proposed Land Use:**

Commercial

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

We would like to renovate the current commercial building. It has been used as commercial as long as there has been zoning in Tuscaloosa.

## Applicant Information:

**Applicant Name:**

Abdulhai Muthana

