

Annexation Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

2/5/2026

Property Information:

Address

4730 Harkey Lane, Tuscaloosa, Alabama 35406

Parcel ID:

2109314002004000

Rezoning?

Yes

Total Acres to be Annexed:

0.447

Number of Existing Structures

0

Current Land Use:

Residential

Proposed Land Use:

Commercial

Detailed Description of Reason for Annexation Request:

Parcel is part of a proposed larger development. Once annexed into the city, it will be re-platted with two other parcels to create a total of 1.37 acres to be developed into a veterinary Hospital

Applicant Information:

Applicant Name:

Chris Ziegelmeier

Property Owner Information:

Owner 1

Property Owner Name (as it appears on deed):

WJM Investments, LLC

Owner 2

Property Owner Name (as it appears on deed):
Veronica Valley, LLC

Owner 3

Property Owner Name (as it appears on deed):
Williams-Hudson Industrial, LLC

Supplemental Information:

Count by Age:

Under 5:	5 to 18:	Over 18:	Total
			0

Count by Race:

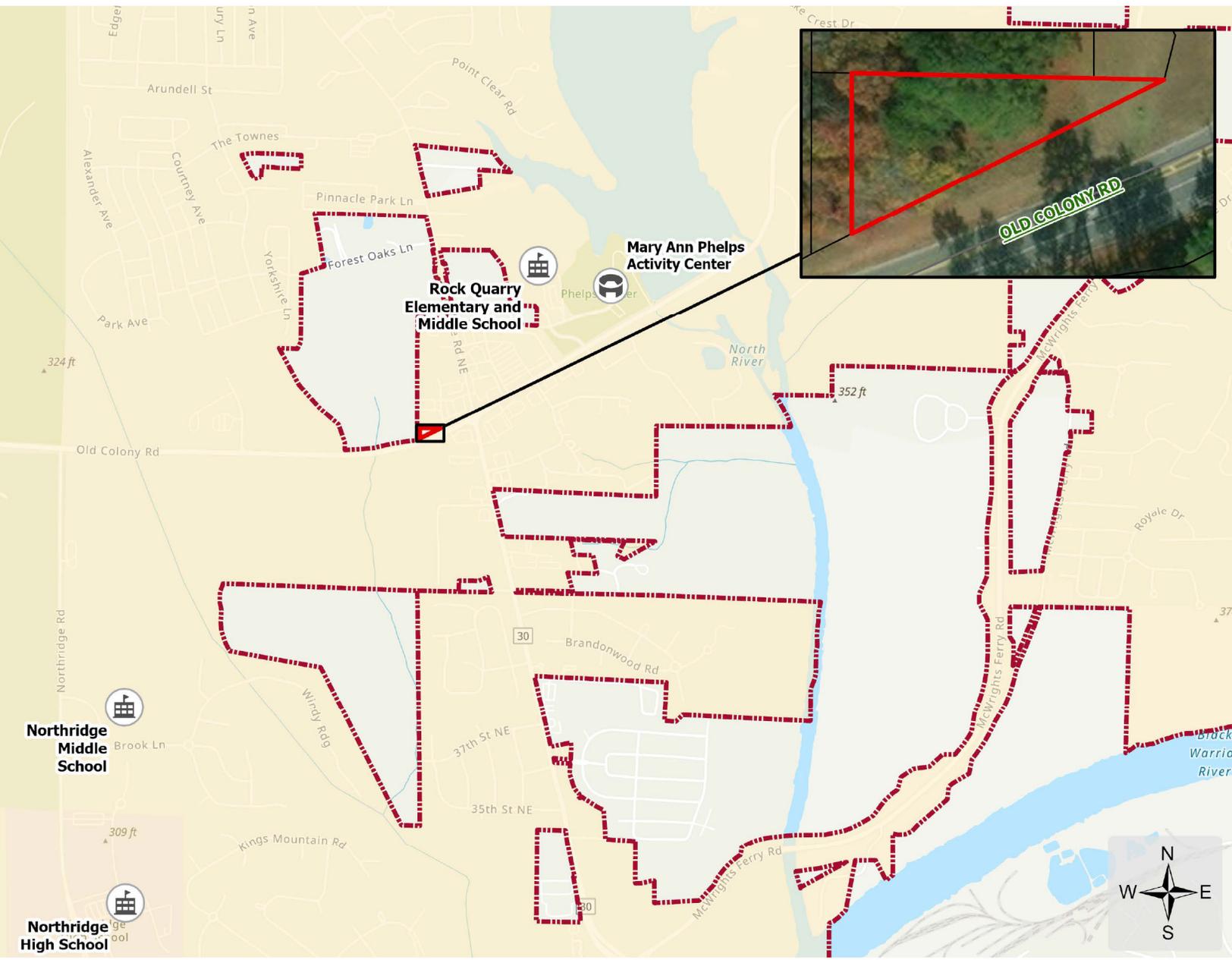
Caucasian:	African American	Other:	Total
			0



OLD COLONY RD

HARKEY LN

RIGMIRE RD NE



**Rock Quarry
Elementary and
Middle School**

**Mary Ann Phelps
Activity Center**

**Northridge
Middle
School**

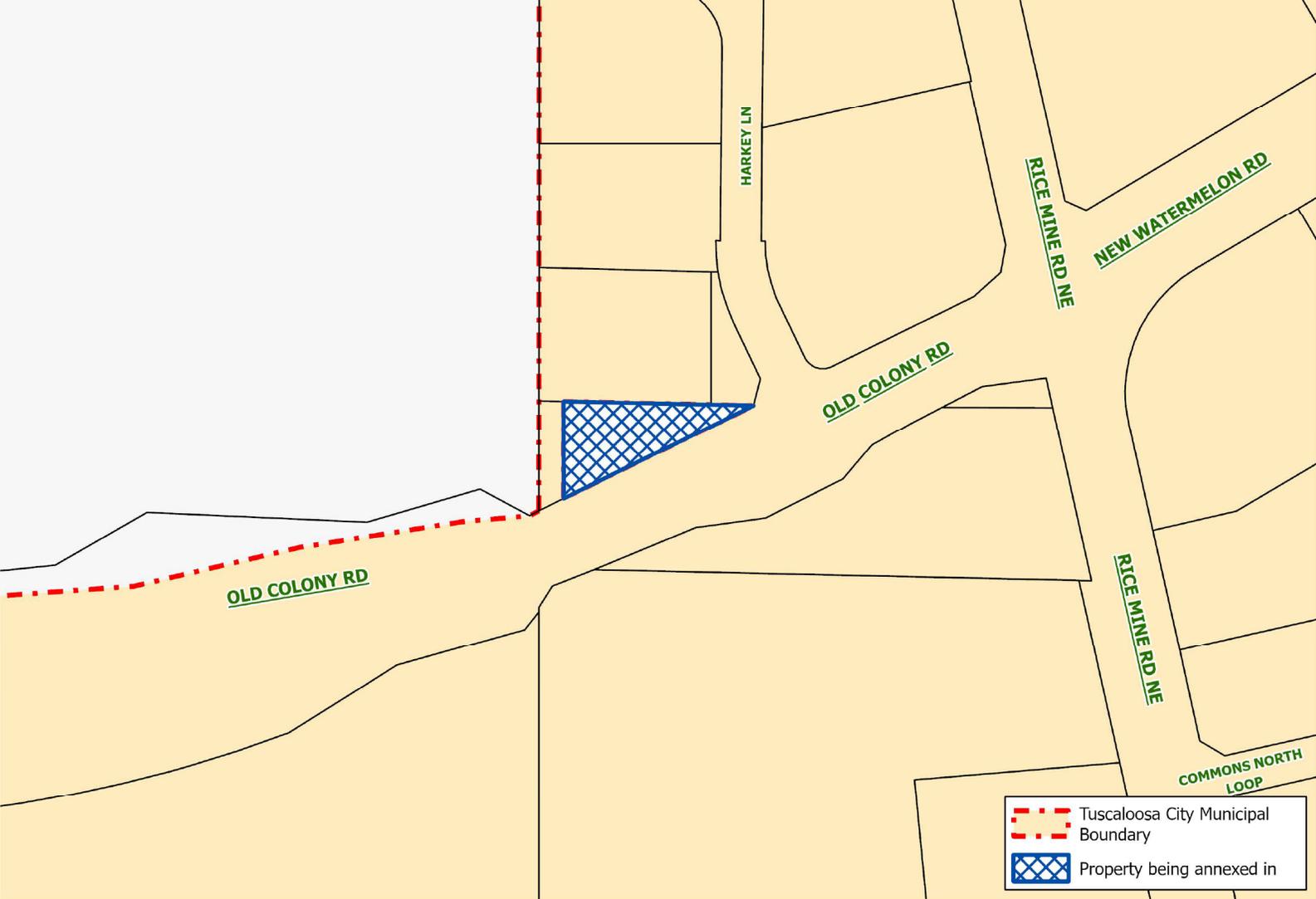
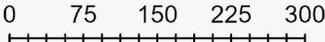
**Northridge
High School**



Exhibit "A" 4730 Harkey Lane

Census Block & Tract: 1068010405, 1069010405

1 inch = 150 feet



	Tuscaloosa City Municipal Boundary
	Property being annexed in

SITE DATA
 ADDRESS: 4730 HARVEY LANE, TUSCALOOSA, AL 35409
 TOTAL AREA: FOUR PARCELS TOTALING 1.33 ACRES
 PROPOSED BUILDING AREA: 7,112 SF VET CLINIC WITH PET RELIEF AREA AND OUTDOOR PLAY AREA
 PROPOSED PARKING SPACES: 40 SPACES TOTAL WITH 3 ADA SPACES
DEVELOPMENT STANDARDS
 CURRENTLY ZONED: GENERAL COMMERCIAL DISTRICT (GC)
 PERMITTED USE: YES

BUILDING SETBACKS
 • FRONT: THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN 200 FT ON EITHER SIDE OF SUBJECT BUILDING AND WITHIN THE SAME BLOCK.
 • SIDE: 5 FT
 • REAR: 15 FT
 • OUTDOOR ANIMAL PENS SHALL BE SET BACK 150 FT FROM A RESIDENTIAL DISTRICT

MAX BUILDING HEIGHT: 60 FT
PARKING REQUIREMENTS
 • STALL DIMENSIONS: 9 FT/20 FT
 • AISLE WIDTH: 24 FT
 • MINIMUM REQUIRED SPACES: 31,000 SF OF GROSS BUILDING AREA = 28 SPACES

LANDSCAPING REQUIREMENTS
 • PLANTINGS SHALL BE PLACED IN ISLANDS LOCATED IN-LINE OR AT THE END OF A ROW OF PARKING, WITH A MINIMUM SIZE OF ONE HUNDRED (100) SQUARE FEET FOR SINGLE-LOADED PARKING ROWS, AND A MINIMUM SIZE OF THREE HUNDRED SIXTY (360) SQUARE FEET FOR DOUBLE-LOADED BAYS.
 • ISLANDS SHALL BE LOCATED AT THE END OF PARKING ROWS TO MINIMIZE PARKING SPACES FROM THE DRIVE AISLE.
 • ISLANDS SHALL BE PLACED SUCH THAT THERE ARE NO MORE THAN TWELVE (12) CONTINUOUS SIDE-BY-SIDE PARKING SPACES BETWEEN LANDSCAPE ISLANDS.
 • TREE AND LIGHT PLACEMENT SHALL BE COORDINATED TO MINIMIZE THE TREE'S IMPACT ON PARKING LOT LIGHTING.
 • NO TREE SHALL BE PLACED IN A PARKING SPACE BE MORE THAN SIXTY-FIVE (65) FEET FROM THE TRUNK OF A CANOPY TREE OR FIFTY (50) FEET FROM THE TRUNK OF AN UNDERSTORY TREE. PERIMETER PARKING LOT LANDSCAPING, STREET TREES, OR OTHER REQUIRED LANDSCAPING MAY BE USED TO MEET THIS REQUIREMENT.
 • EACH LANDSCAPED PLANTING AREA SHALL CONTAIN AT LEAST TWO (2) SMALL SHRUBS FOR EACH ONE HUNDRED (100) SQUARE FEET OF PLANTING AREA.
 • STORMWATER INLETS WITHIN A PARKING LOT SHALL BE INCORPORATED WITHIN THE LANDSCAPED PLANTING AREA, TO THE MAXIMUM EXTENT PRACTICABLE. TO THE EXTENT PRACTICABLE, THE LANDSCAPED PLANTING AREA SHALL INCORPORATE BARRIERS, SAND/SANDS, BOWLS, OR OTHER STORMWATER MITIGATION TECHNIQUES APPROVED BY THE CITY TO PROMOTE INFILTRATION AND REDUCE STORMWATER RUNOFF AND NONPOINT SOURCE POLLUTION.
 • THE REMAINDER OF THE LANDSCAPED PLANTING AREA SHALL CONSIST OF PERMEABLE GROUND COVER SUCH AS GRASS, PLANT MATERIAL, OR MULCH.
 • EXCEPT FOR OUTDOOR DISPLAY AREAS FOR VEHICLE SALES USES, ON THE STREET FACING SIDE OF THE PARKING LOT, THE PERIMETER LANDSCAPING FOR THE PARKING LOT SHALL FORM A CONTINUOUS VEGETATIVE SCREEN, EXCLUDING REQUIRED SIGHT CLEARANCES AT DRIVEWAYS.
 • THE MINIMUM WIDTH FOR ANY PERIMETER LANDSCAPING STRIP SHALL BE TEN (10) FEET. CURBING OR WHEEL STOPS SHALL BE USED TO PROTECT AGAINST VEHICULAR INTRUSION INTO THE MINIMUM TEN-FOOT STRIP. THE PLACEMENT OF PLANT MATERIAL SHALL ACCOMMODATE A TWO-AND-ONE-HALF FOOT BUMPER OVERHANG OF A VEHICLE OVER THE FACE OF THE CURB IF WHEEL STOPS OR OTHER COMPARABLE DEVICES ARE NOT USED.
 • PERIMETER LANDSCAPING STRIPS FOR SCREENING PARKING LOTS SHALL BE LOCATED ON THE SAME PROPERTY ON WHICH THE PARKING LOT IS LOCATED.
 • PERIMETER LANDSCAPING STRIPS MAY BE CREDITED TOWARDS BUFFER STANDARDS OR STREET TREE STANDARDS, PROVIDED THAT THE MINIMUM STANDARDS FOR EACH ARE ESTABLISHED AND MAINTAINED.
 • TYPE A BUFFER TYPE REQUIRED BETWEEN ADJOINING RESIDENTIAL USES.
 • LARGE WASTE RECEPTACLES (DUMPSTERS), GROUND-LEVEL WAGONS, AND REFUSE COLLECTION POINTS (INCLUDING GREASE TRAPS, CARDBOARD RECYCLING CONTAINERS, AND TRASH CARTS) SHALL NOT BE LOCATED WITHIN A FRONT YARD AND SHALL BE COMPLETELY SCREENED FROM VIEW IN ACCORDANCE WITH THIS STANDARDS OF THIS SECTION.



ELL ROBINSON ENGINEERS & ARCHITECTS 900 Goodale Blvd., Suite 100 Greenville, SC 29615 Phone: 864.655.0422 Fax: 864.655.0422 www.ellrobinson.com	
PLANS PREPARED FOR:	DATE:
STUDIO:	REVISION:
TUSCALOOSA, AL	NO.
GRAPHIC SCALE	DATE:
0' 10' 20'	NO.
PROJECT NUMBER:	DATE:
180114	1/10/2018
SHEET NUMBER:	DATE:
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