

PLANNING COMMISSION STAFF REPORT

March 16th, 2026

Z-05-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

WJM Investments, LLC; Chris Ziegelmeier

Requested Action and Purpose

Rezone from SFR-1 to GC. The applicant states, “Three parcels make up this project. Two parcels are already zoned General Commercial and within city limits. The third parcel is being requested to be annexed into the city. Once annexed into the city it will need rezoned to match the other two parcels.

**An annexation and subdivision petition are in conjunction with this rezoning. Default zoning if annexed is SFR-1.*

Location and Existing Zoning

South of 4730 Harkey Lane – Not in City Limits

Size and Existing Land Use

0.4 acres total; Vacant

Surrounding Land Use and Zoning

North – Vacant, Zoned GC

East – Commercial, Zoned GC

South – Commercial, Zoned GC

West – Vacant, Not in City Limits

Applicable Regulations

Sec. 25-83. – Purpose.

The purpose of the general commercial (GC) district is to provide lands for the development of a wide range of nonresidential uses including office, commercial, employment and retail businesses, that may be developed in conjunction with residential uses, either in the same building or on the same development site.

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

Transportation

Old Colony Road, a Minor arterial

Harkey Lane, a Local street

Physical Characteristics

0.4 acre to be rezoned. The property is currently vacant, with commercial zoning to the north, east, and south and vacant land outside city limits to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Corridor Commercial (CC) (p. 22).

CC areas include “Commercial development which includes a wide range of retail, offices, and services in a generally car-oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships.” (p. 29).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For CC, building blocks include (p. 29):

- Height range: 1-5 stories (generally up to 60 feet).
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: Surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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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 CC area outlined on pg. 29 is as follows:

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Encourage new buildings to be located near the primary street on at least one side or on an internal street, with parking areas consolidated between buildings in a configuration that can be shared by multiple tenants or uses.
- Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor.
- Provide connection to surrounding pedestrian path networks and provide for safe pedestrian facilities within sites.
- Provide connectivity to surrounding neighborhoods and transit service locations.

Notification was sent via USPS to property owners located within 500 feet of the subject property.

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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

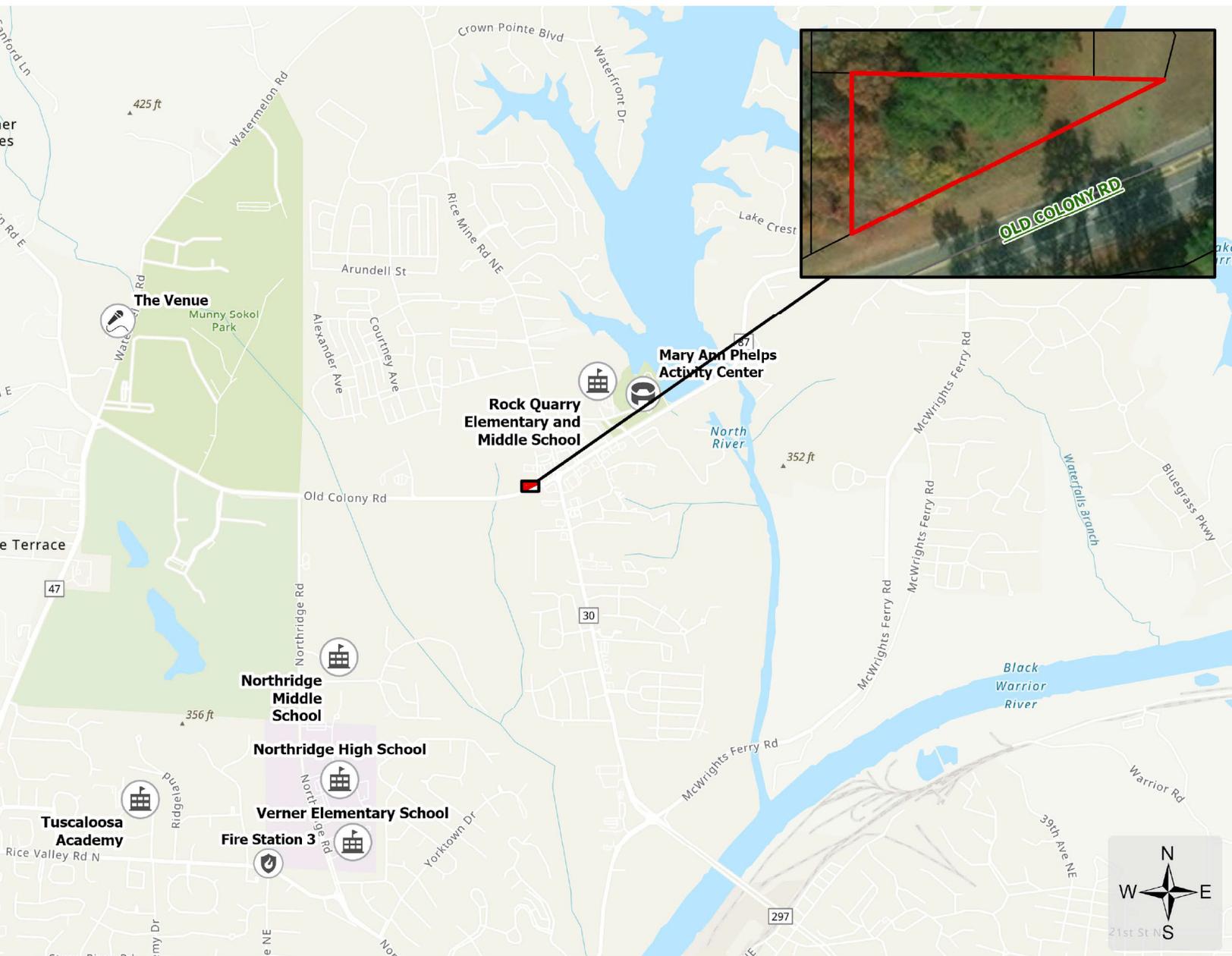
Use Classification/ Use Category/ Use	RESIDENTIAL													INST		BUSINESS							INDUS.			PD		Use Specific Standards (Sec. 25-5.2.5. __)												
	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC		IL	IG	IH	GPD	RPD							
Recreational Vehicle (RV) Park																S																				c.4.iii				
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						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										A	A			
Theater, Drive-in																									P			P								A				
Retail Sales and Services																																								
Check Cashing																																				A		c.6.i		
Convenience Store																						P	P	P	P	P	P	P	P	P						A	A			
Financial Institution																						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								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							A	A			
Pharmacy																						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	S							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	



OLD COLONY RD

HARKEY LN

RIGEMINE RD NE





PJ

PJ

GC

HARKEY LN

OLD COLONY RD

Old Colony Rd

GC

GPD



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

2/5/2026

Property Information:

Site Address:

4730 Harkey Lane, Tuscaloosa, Alabama 35406

Parcel ID:

2109314002004000; 2109314002004001

Total Acres:

0.447

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Not in City Limits

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Residential

Proposed Land Use:

Commercial

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

Three parcels make up this project. Two parcels are already zoned General Commercial and within city limits. The third parcel is being requested to be annexed into the city. Once annexed into the city it will need rezoned to match the other two parcels.

Applicant Information:

Applicant Name:

Chris Zieaelmever

Property Owner Information:

Property Owner Name:

WJM Investments, LLC

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

PARKING REQUIREMENTS
 • STALL DIMENSIONS: 9 FT x 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 PLACED 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, 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.



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PLANS PREPARED FOR:	DATE:
STUDIO:	REVISION:
SCALE:	DATE:
GRAPHIC SCALE:	DATE:
NVA VET CLINIC - TUSCALOOSA, AL CONCEPT PLAN #5	
PROJECT NUMBER:	5
DATE:	11/01/2014
SHEET NUMBER:	5