

PLANNING COMMISSION STAFF REPORT

April 20th, 2026

Z-12-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Spectrum Properties LLC

Requested Action and Purpose

Rezone from SFR-4 to MR-2. The applicant states, "We are proposing 6 townhomes and 1 duplex for residences."

Location and Existing Zoning

620-634 25th Avenue East – Zoned SFR-4

Size and Existing Land Use

0.58 acres total; Vacant

Surrounding Land Use and Zoning

North – Residential, Zoned SFR-4

East – Residential, Zoned MR-1 & SFR-4

South – Residential, Zoned MR-2

West – Residential, Zoned SFR-4

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

25th Avenue East, a Minor Arterial

Alberta Parkway, a Local street

Physical Characteristics

0.58 acres to be rezoned. The property is currently vacant with residential zoning on all sides.

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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

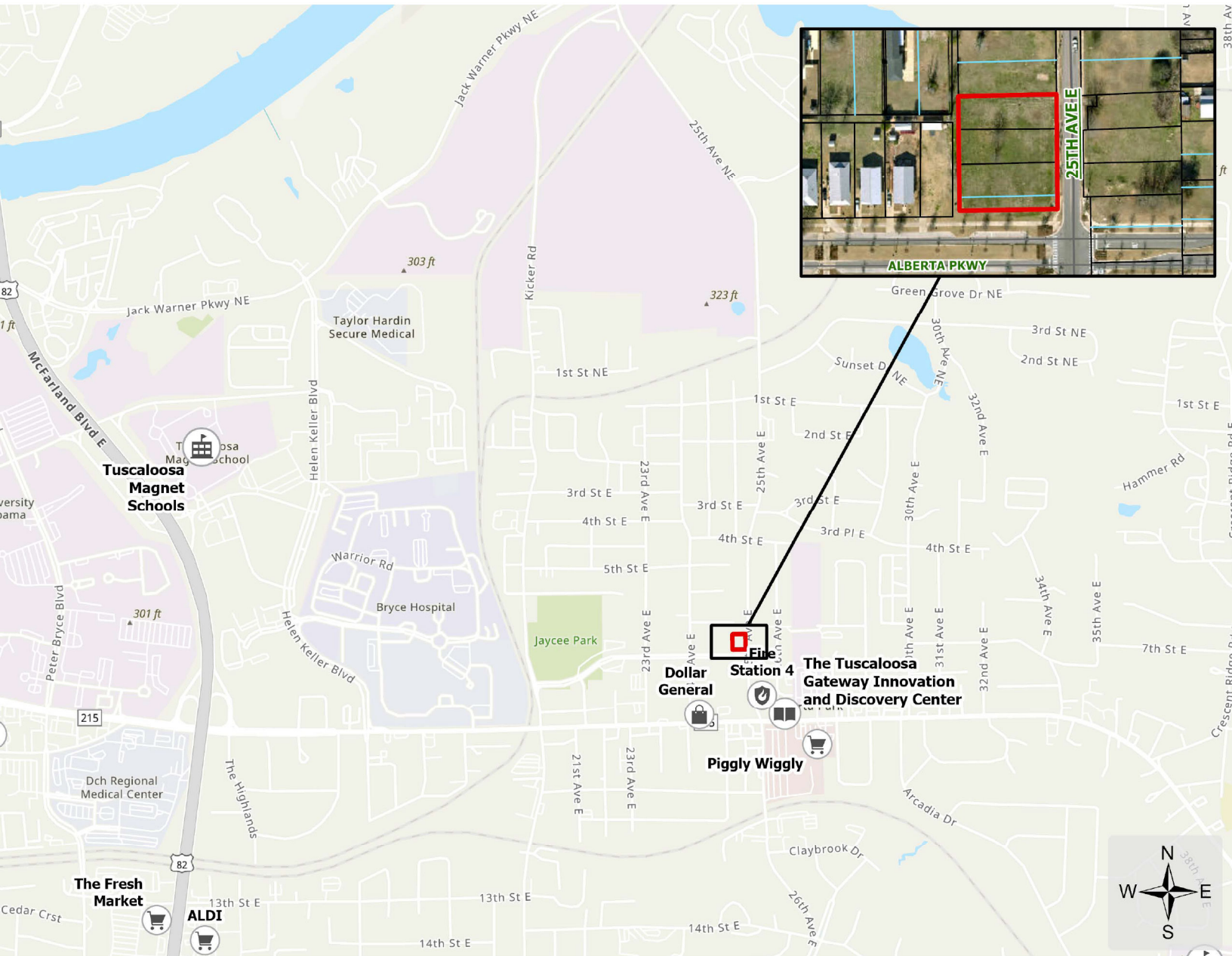
S = Special exception use permit required

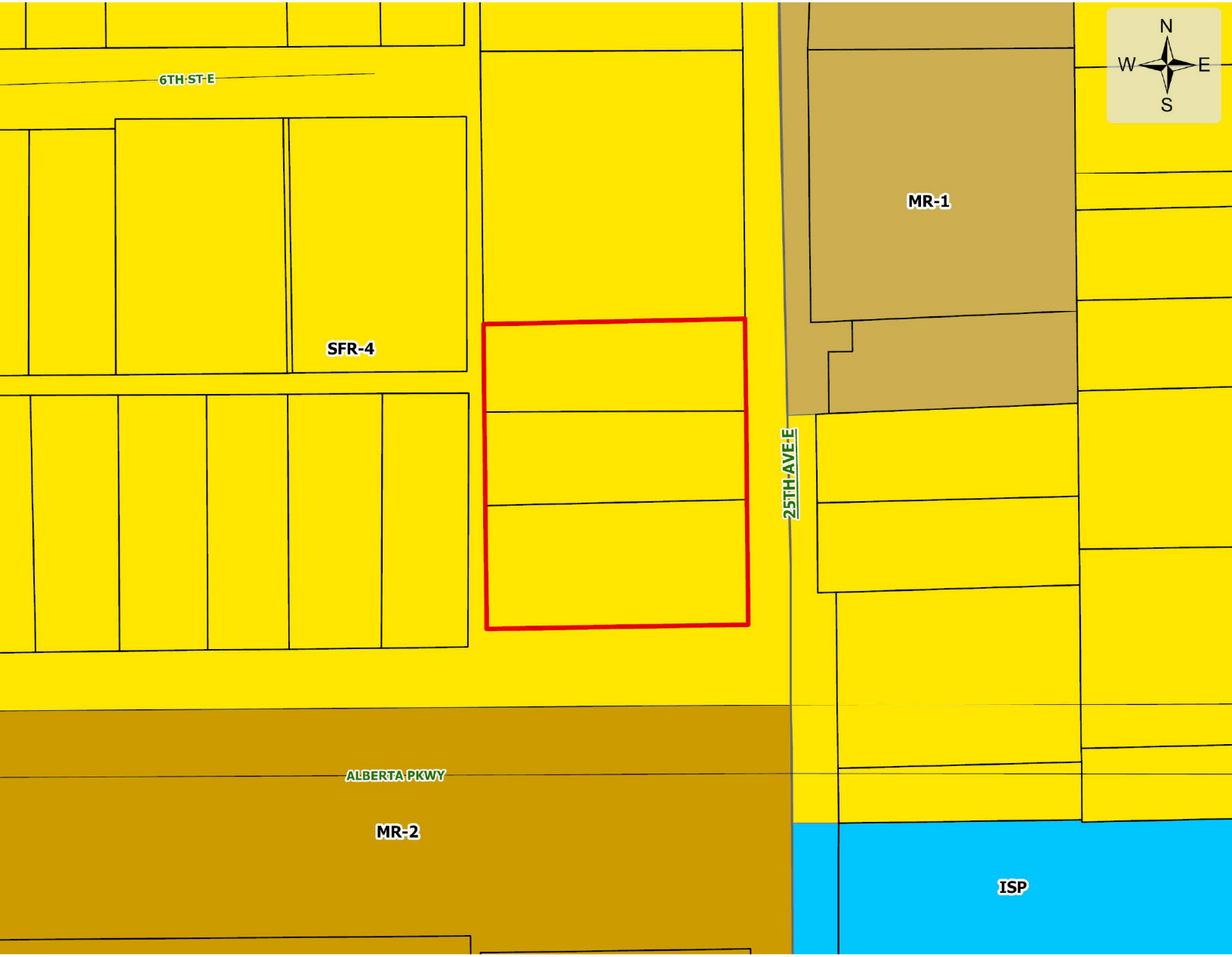
A = Allowed in PD district

blank cell = Prohibited use

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	I-P	I-SP	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																																							
Household Living																																							
Dwelling, Single-Family Detached		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														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															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	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																					A		
Rehabilitation Facility																				P				P			P									A			







6TH ST E

SFR-4

MR-1

25TH AVE E

ALBERTA PKWY

MR-2

ISP



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

1/5/2026

Property Information:

Site Address:

634 25TH AVE E, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 20 2 004 048.000, 047.000 and 046.000

Total Acres:

0.54

Number of Existing Lots:

3

Number of Proposed Lots:

8

Current Zoning:

Single Family Residential 4 (SFR-4)

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 6 townhomes and 1 duplex for residences.

Applicant Information:

Applicant Name:

SPECTRUM PROPERTIES LLC

