

PLANNING COMMISSION STAFF REPORT

April 20th, 2026

Z-11-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Todd Palmer

Requested Action and Purpose

Rezone from SFR-1 to GC. The petitioner is requesting an annex, rezone, and subdivide multiple properties to create two commercial lots fronting Rice Mine Road Northeast and one residential lot with multifamily at the rear.

Location and Existing Zoning

Near 4178 Rice Mine Road Northeast – Not in City Limits

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

Size and Existing Land Use

0.4 acres total; Vacant/Residential

Surrounding Land Use and Zoning

North – Commercial, Zoned GC

East – Commercial, Zoned NC

South – Residential, Zoned SFR-2

West – Residential, Zoned MR-2

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

Rice Mine Road Northeast, a Minor Arterial

Physical Characteristics

0.4 acres to be rezoned. The property is currently residential/vacant with commercial zoning to the north & east, and residential zoning to the south and west.

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SUBJECT PROPERTY

ANALYSIS

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

NC areas include “Limited Commercial areas are smaller nodes of commercial development that provide goods and services to and within walking distance of surrounding neighborhoods. They generally exist near prominent intersections within a neighborhood or at its edge, and may serve as a transition between a more intense Corridor Commercial and a residential area. These centers may include mixed-use, live-work, or multi-family residential uses that are compatible in scale to nearby neighborhoods.” (p. 30).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For NC, building blocks include (p. 30):

- Height range: 1-2 stories (generally up to 35 feet).
- Building form: Predominantly single story, but may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: 15-30 feet.
- Streets: Small, grid-like blocks with a streetscape designed to encourage pedestrian activity.
- Transportation: Walking, biking, automobile, supportive of transit opportunities.
- Parking: On-street or shared surface parking located to the side or rear of buildings.
- Open Space: Increased landscaping and "green infrastructure" elements per site and integrated in streetscape. Plazas, parks and trail connections as amenities.

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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 NC area outlined on pg. 30 is as follows:

- Accommodate limited commercial services by-right compared to Corridor Commercial; allow other uses (such as drive-throughs, etc.) under some conditions.
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.).
- Support some residential use that is compatible with the surrounding neighborhood character.
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings and accommodate on-street parking.
- Improve/provide public realm features such as signs, sidewalks, lighting, landscaping, and street trees.

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																																			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	P	S				A	A	c.5.iii	
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	S				A	A			
Theater or Auditorium																	P	P	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																																			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							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				A	A			
Pharmacy																						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				A	A		c.6.vi		
Retail Sales, Small																							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		
Vehicle Sales and Service																																					

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Table V-1: Principal Use Table for Commercial Uses

P = Permitted by right

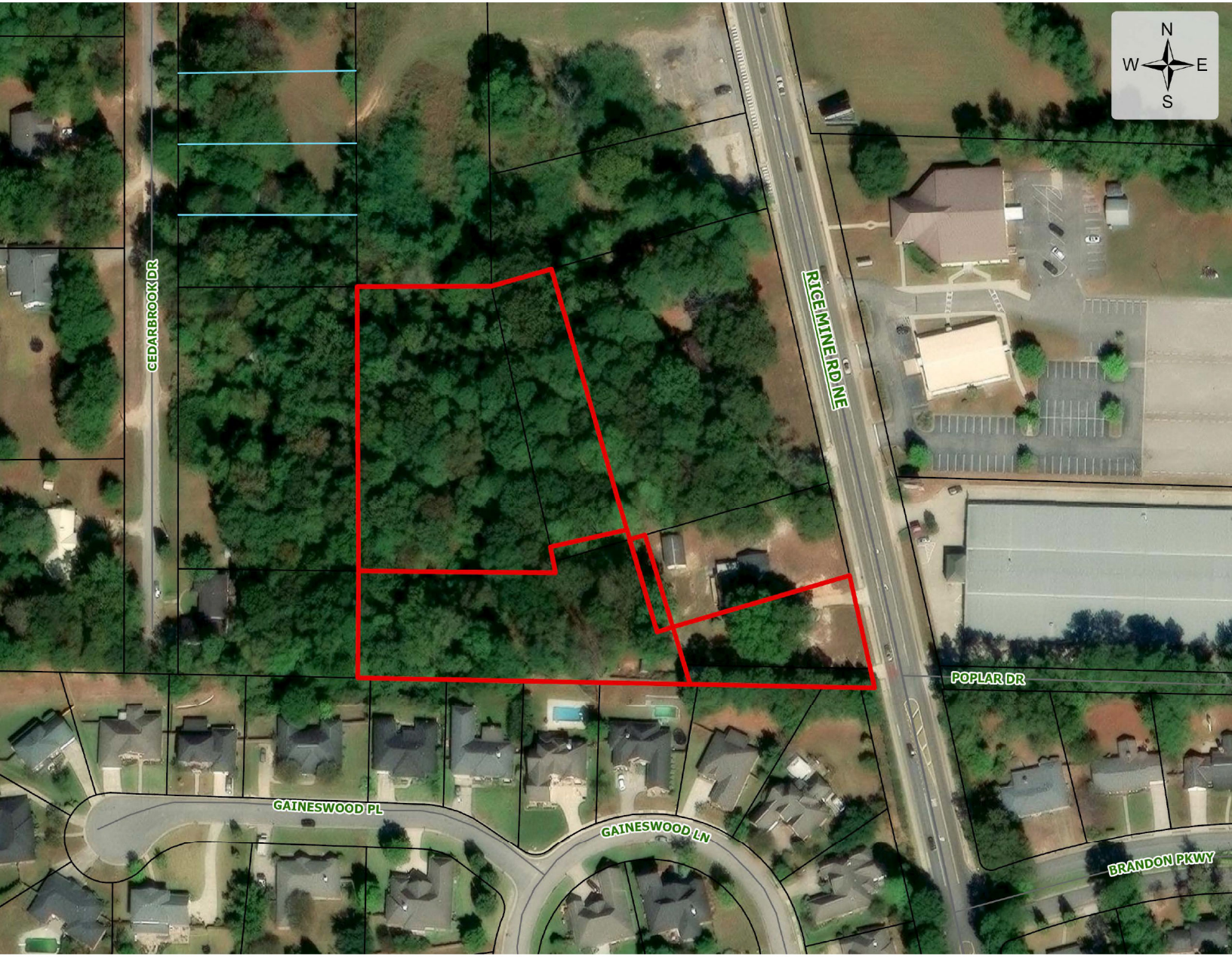
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	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC		HC	IL	IG	IH	GPD	RPD		
Automobile Wash																								P				P	P			A			
Heavy Vehicle and Farm Equipment Sales and Rental																												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	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	P		A			



CEDARBROOK DR

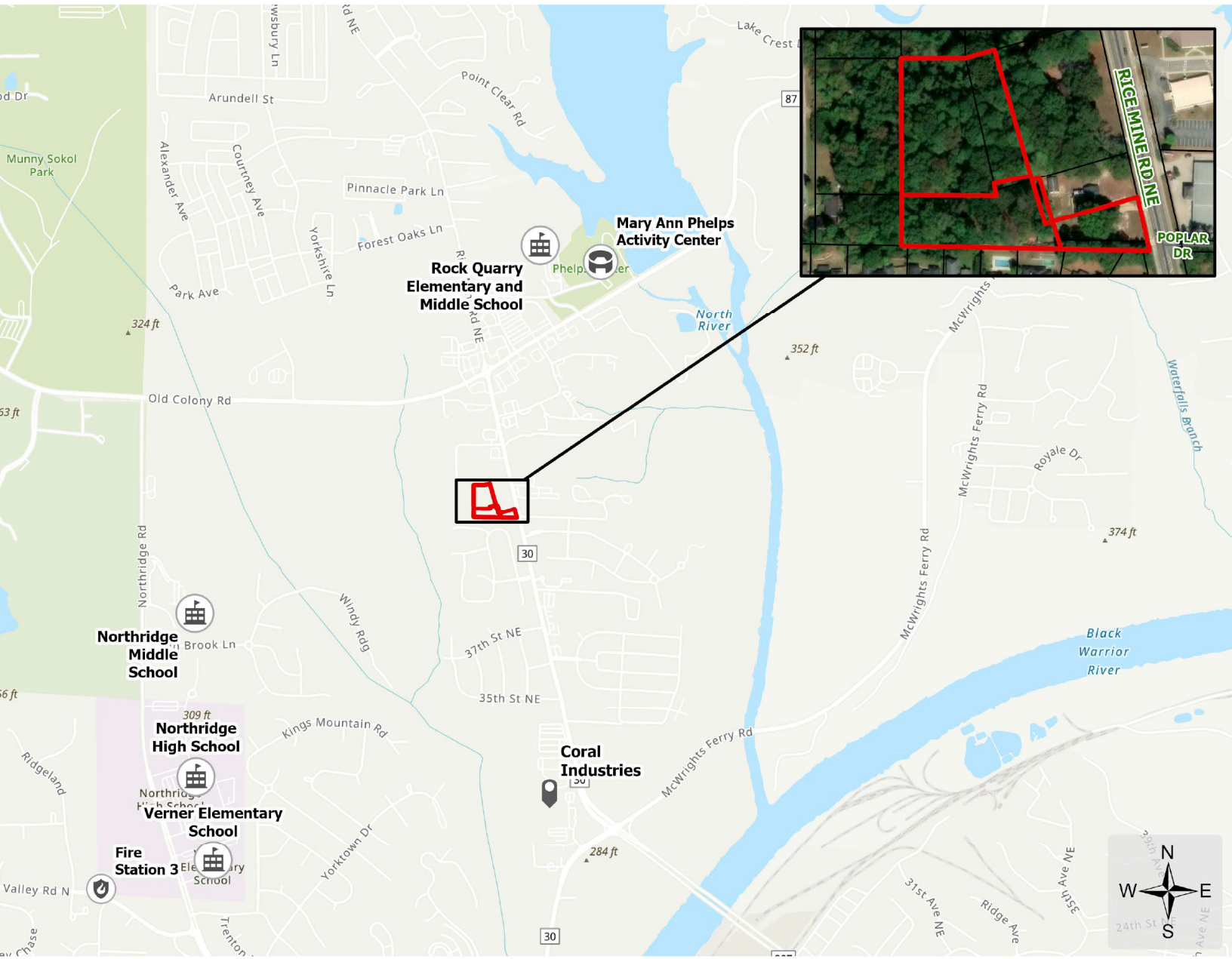
RIGELMINE RD NE

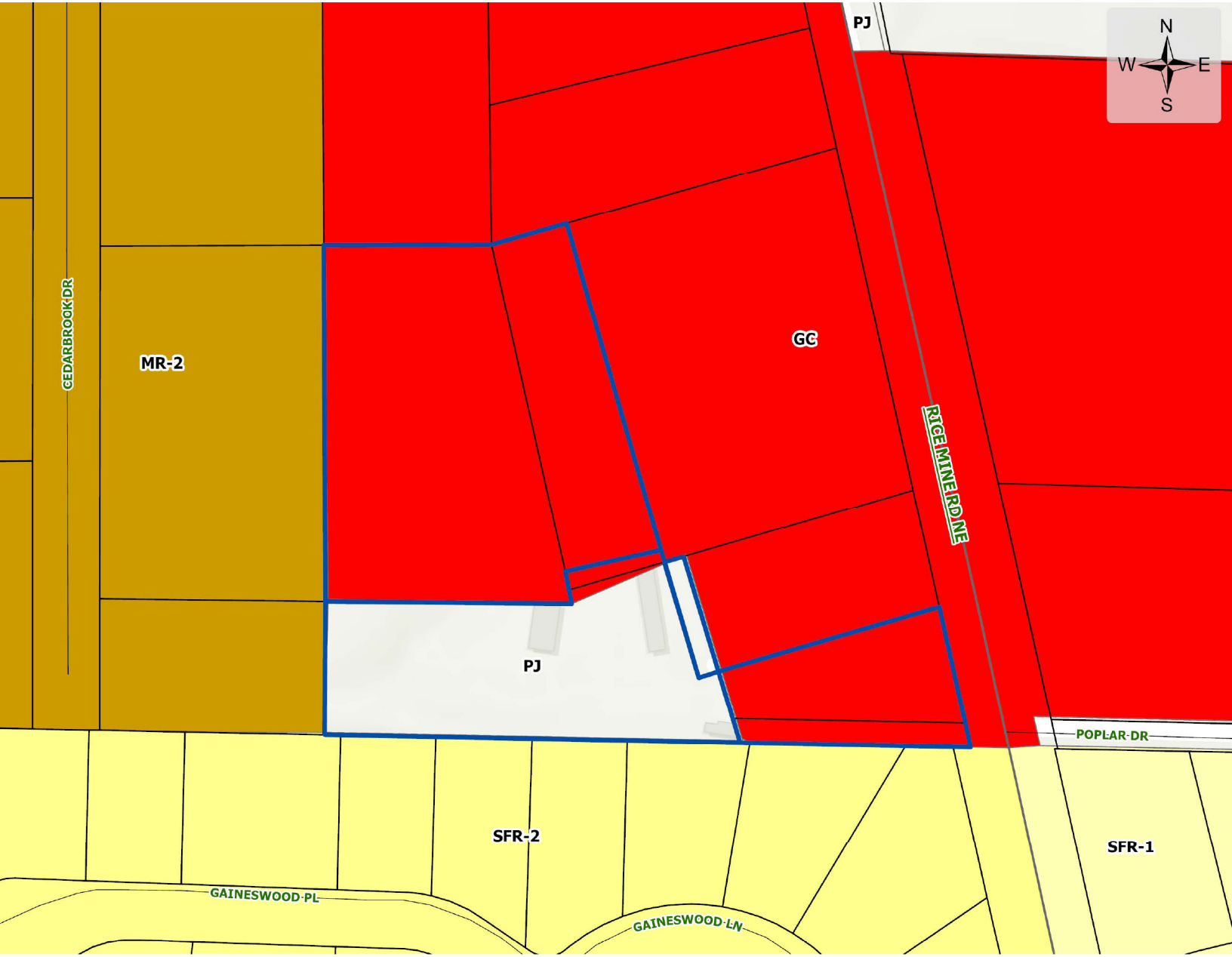
POPLAR DR

BRANDON PKWY

GAINESWOOD PL

GAINESWOOD LN





CEDARBROOK DR

MR-2

GG

PJ

RICE MINE RD NE

POPLAR DR

SFR-2

SFR-1

GAINESWOOD PL

GAINESWOOD LN

PJ

Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

3/13/2026

Property Information:

Site Address:

4180 Rice Mine Road NE, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-31-4-004-001.001

Total Acres:

0.04

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

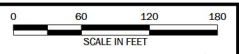
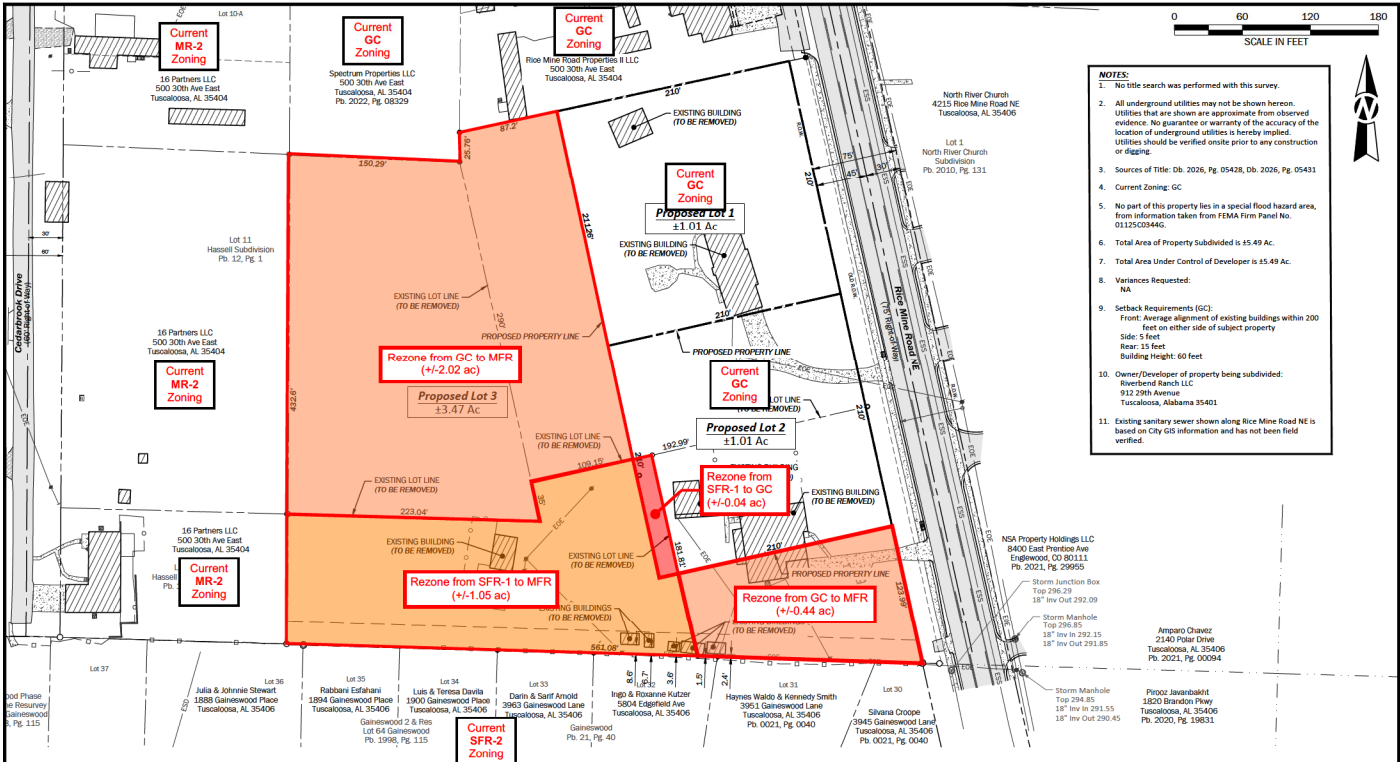
Detailed Description of the Proposed Request, Including Reason for Rezoning:

Request of GC zoning for this portion of property requested to be annexed so that it matches adjacent existing zoning. Separate submittals for annexation request and subdivision have been provided.

Applicant Information:

Applicant Name:

Todd Palmer

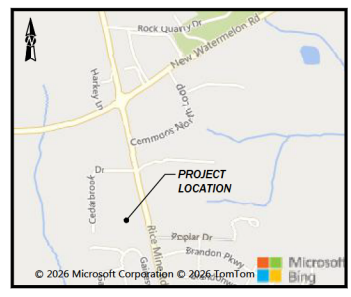


- NOTES:**
- No title search was performed with this survey.
 - All underground utilities may not be shown herein. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
 - Sources of Title: db, 2026, Pg. 05428, db, 2026, Pg. 05431
 - Current Zoning: GC
 - No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C3446.
 - Total Area of Property Subdivided is 45.49 Ac.
 - Total Area Under Control of Developer is 45.49 Ac.
 - Variances Requested: NA
 - Setback Requirements (GC):
Front: Average alignment of existing buildings within 200 feet on either side of subject property
Side: 5 feet
Rear: 15 feet
Building height: 60 feet
 - Owner/Developer of property being subdivided: Riverbend Ranch LLC, 912 29th Avenue, Tuscaloosa, Alabama 35401
 - Existing sanitary sewer shown along Rice Mine Road NE is based on City GIS information and has not been field verified.

3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

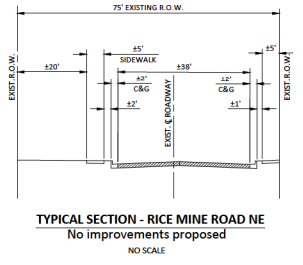
A RESURVEY OF RIVERBEND RANCH SUBDIVISION

PART OF SW 1/4 OF THE SW 1/4 SECTION 31, TOWNSHIP 20 SOUTH, RANGE 9 WEST TUSCALOOSA, ALABAMA



LEGEND

—	BOUNDARY LINE	△	CONCRETE MONUMENT FOUND
—	RIGHT-OF-WAY	●	CAPPED REBAR SET
—	PROPERTY LINE	T	SECTION
—	CHAIN LINK FENCE	R	TOWNSHIP
—	IRON FENCE	R	RANGE
—	WIRE FENCE	M.B.L.	RIGHT-OF-WAY
—	WOOD FENCE	P.B.	MINIMUM BUILDING LINE
—	CONTOUR 5' INTERVAL	DB	PLAT BOOK
—	CONTOUR 1' INTERVAL	DB	DEED BOOK
—	ESS	PG	PAGE
—	SANITARY SEWER MAIN	()	RECORD DIMENSION
—	FW		CONCRETE PAVEMENT
—	WATER MAIN		ASPHALT PAVEMENT
—	OVERHEAD ELECTRICAL		BRICK PAVERS
—	SANITARY SEWER MANHOLE		BUILDING
—	SANITARY SEWER CLEANOUT		GRAVEL DRIVE
—	STORM MANHOLE		
—	WATER VALVE		
—	FIRE HYDRANT		
—	WATER METER		
—	ELECTRIC MANHOLE		
—	POWER POLE		
—	GUY ANCHOR		
—	LIGHT POLE		
—	TELEPHONE PEDestal		
—	IRON PIPE / WAL FOUND		
—	CAPPED REBAR FOUND		
—	CONCRETE MONUMENT SET		



PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

PRELIMINARY PLAT

No.	Date	Revision Description

Checked By: JMM
Date: 2/26/2026
Proj. No.: 26-13-02-26.00
File Name: 202226 Preliminary Plat.dwg

Sheet No. **1**

