

# Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

**Have you had a pre-design meeting?**

Yes

**Pre-Design Meeting Date:**

7/2/2025

## Property Information:

**Preliminary Plat Title (this can be abbreviated):**

Resurvey of Emerson Court Condominiums

**Site Address:**

900 Gene Stallings Avenue, Tuscaloosa, Alabama 35401

**Parcel ID:**

63-31-06-23-2-033-401.001 through 401.008

**Total Acres to be Subdivided:**

0.3

**Total Acreage Controlled by Owner:**

0.3

**Number of Existing Lots:**

8

**Number of Proposed Lots:**

1

**Number of Existing Structures:**

1

**Number of Proposed Structures:**

1

**Water Authority:**

City of Tuscaloosa

**Within Tuscaloosa City Limis:**

Yes

**Adjacent to Lake Tuscaloosa:**

No

**Connecting to City Sewer:**

Yes

**Existing Septic Tanks/Field Lines:**

No

**Current Zoning:**

Multifamily Residential University (MRU)

**Proposed Zoning:**

Multifamily Residential University (MRU)

**Current Land Use:**

Residential

**Proposed Land Use:**

Residential

**Reason for Subdivision:**

To "undo" the recently completed condominium conversion on the subject property.

## Surveyor or Engineer Information:

**Survey or Engineer Company:**

Duncan Coker Associates, P.C.

**Surveyor or Engineer Name:**

Jimmy Duncan

**Applicant Information:**

**Applicant Name:**

ROAR II LLC

**Property Owner Information:**

**Owner 1**

**Property Owner Name:**

ROAR II LLC

**Preliminary Plat Checklist:**

**[Preliminary Plat Checklist](#)**

**By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.**

**I have reviewed the checklist and have provided all required information for a complete application.**

Yes

**Additional Information Regarding Request:**



MYRTLEWOOD DR

PAUL W BRYANT DR

CONVENT ST

OAK AVE

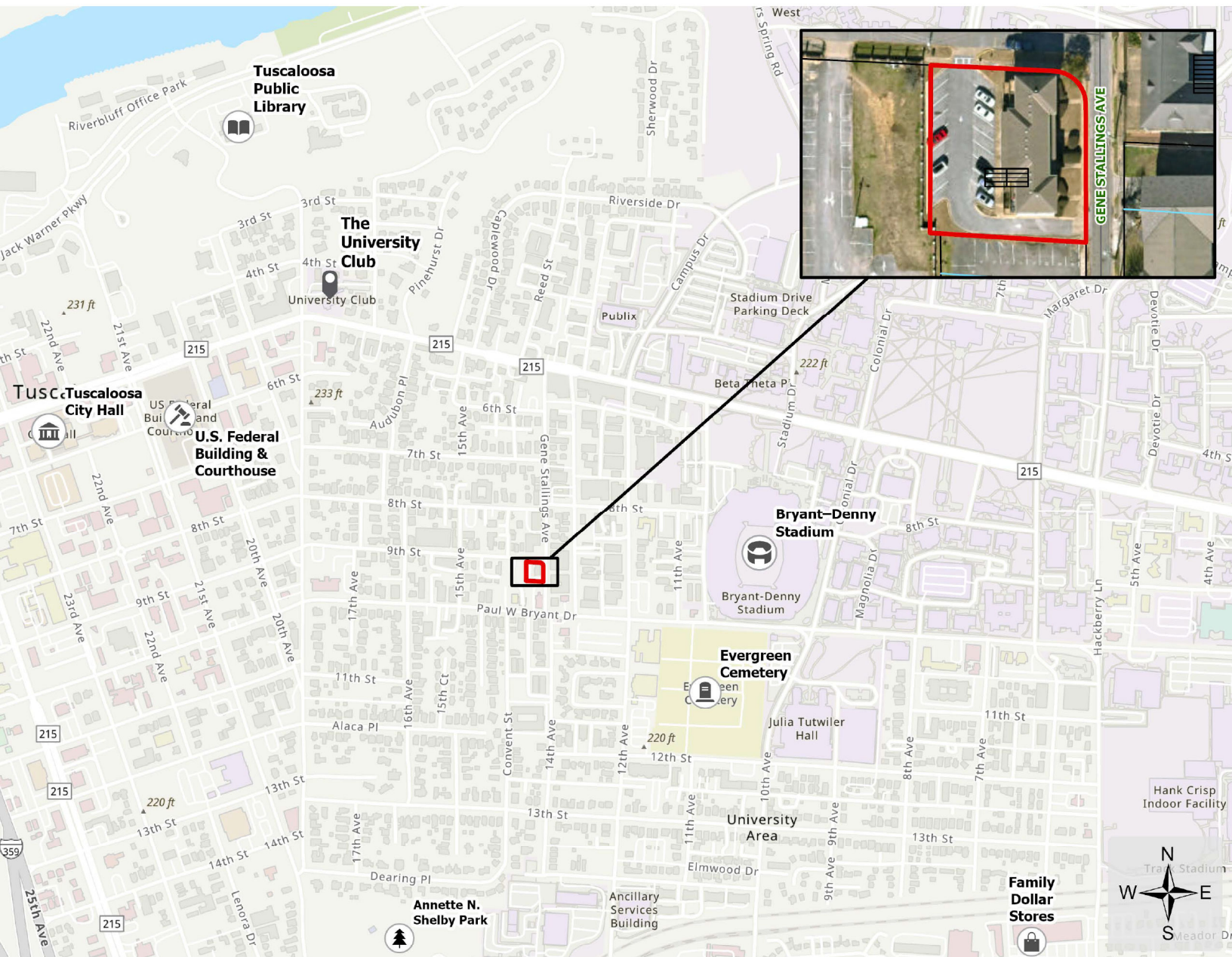
14TH AVE

GENE STALLINGS AVE

9TH ST

14TH CT

RED DREW AVE



**Tuscaloosa Public Library**

**The University Club**

**TUSC. Tuscaloosa City Hall**

**U.S. Federal Building & Courthouse**

**Bryant-Denny Stadium**

**Evergreen Cemetery**

**Annette N. Shelby Park**

**Family Dollar Stores**







## **VARIANCE REQUESTS**

Project: Resurvey of Emerson Court Condominiums

Date: April 1, 2026

**Additional Right-of-Way Dedication:** The applicant requests a variance from the requirement to dedicate an additional 10' of right-way along Gene Stallings Avenue. No variance for additional right-of-way was required with the previous condominium conversion.