

PLANNING COMMISSION STAFF REPORT

April 20th, 2026

Z-08-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

PRESKITT KIMBERLY ANN AS TRUSTEE OF; Longleaf Engineering

Requested Action and Purpose

Rezone from SFR-1 to GC. The applicant states, "Request to rezone from SFR-1 to GC, with the proposed use being a contractor's office, possibly including small retail associated with the primary use."

Location and Existing Zoning

2093 Veterans Memorial Parkway – Zoned SFR-1

Size and Existing Land Use

1.25 acres total; Vacant

Surrounding Land Use and Zoning

North – Commercial, Zoned GC

East – Commercial, Zoned NC

South – Residential, Zoned SFR-1

West – Residential & Commercial, Zoned MFR & GC

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

Veterans Memorial Parkway, a Principal Arterial

Lavera Drive, a Local street

Physical Characteristics

1.25 acres to be rezoned. The property is currently vacant with commercial zoning to the north, east, and west 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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Sec. 25-101. – Commercial Principal Use Table.

a. Commercial Principal Use Table

Table V-3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial 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 subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V-3 and are located in subsection c below.

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	
Animal Care																																		
Kennel																								P		S	P	P	P		A		c.1.i	
Pet Grooming																			S				S	P	S	P	P	P	P		A			
Veterinary Clinic																			S				P	S	S	S	P	P		A			c.1.ii	
Business Services																																		
Broadcasting Studio																	P	P	P	P	P	S		P	P	P	P	P	P	P	A	A		
Catering																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Conference or Training Center																	P	P	P	P	P	P	P	P	P	P		P	P		A	A		
Contractor Office																			P	P			P			S	P	P	P	P	A		c.2.i	
Data Center																								P			P	P	P	P				
Office																	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Research and Development																	P	P		S	S	P	S	P			S	P	P	P	P	A	A	
Food and Beverage Services																																		
Bar: Club																			C					C	C								c.3.i(a) & c.3.i(b)	
Bar: Restaurant																			C	C		C	C	C	C		C			C	C		c.3.i(a) & c.3.i(c)	
Bar: Tavern																			C	C		C	C	C	C	C	C			C	C		c.3.i(a) & c.3.i(d)	
Brewpub																			P	P	S	P	P	P	P	S		P		A	A			
Cigar Bar																			P	S	S	P	P	P	P	P	P	P		A	A			
Coffee House																			P	P	P	P	P	P	P	P	P	P	P		A	A		
Restaurant, Quick-service																			P	P	P	P	P	P	P	P	P	P		A			c.3.ii	
Restaurant, Sit-down																	P	P	P	P	P	P	P	P	P	P	P	P	P		A	A		
Wine Bar																			P	S	S	P	P	P	P	P	P			A	A			
Lodging																																		
Bed and Breakfast			S	S		S	S	S	S	S	S									P	P		S										c.4.i	
Hotel																			P	P	P	P	P	P	P	P	P			A	A		c.4.ii	

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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							
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									A	A				
Theater, Drive-in																										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								A	A		
Pharmacy																									P	P	P	P	P	P	P							A	A	
Plant Nursery/Greenhouse																																						A		c.6.v
Retail Sales, Large																																						A		c.6.vi
Retail Sales, Medium																																						A	A	c.6.vi
Retail Sales, Small																																						A	A	c.6.vi
Self-Service Storage																																						A		c.6.vii
Sexually-oriented Business																																							c.6.viii	
Tattoo Establishment																																						A		c.6.ix
Tobacco or Vape Shop																																						A		c.6.x
Vehicle-Mounted or Tent-Sheltered Retail													S	S	S		P	P	S	S	S																	A		c.6.xi
Vehicle Sales and Service																																								

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Automobile Wash																								P				P	P			A	
Heavy Vehicle and Farm Equipment Sales and Rental																												P	P	P	P		
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	
Light Vehicle Repair																									S	S	S	P	P	P	P	A	
Light Vehicle Sales and Rental																									P			P				A	
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		



22ND AVE E

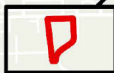
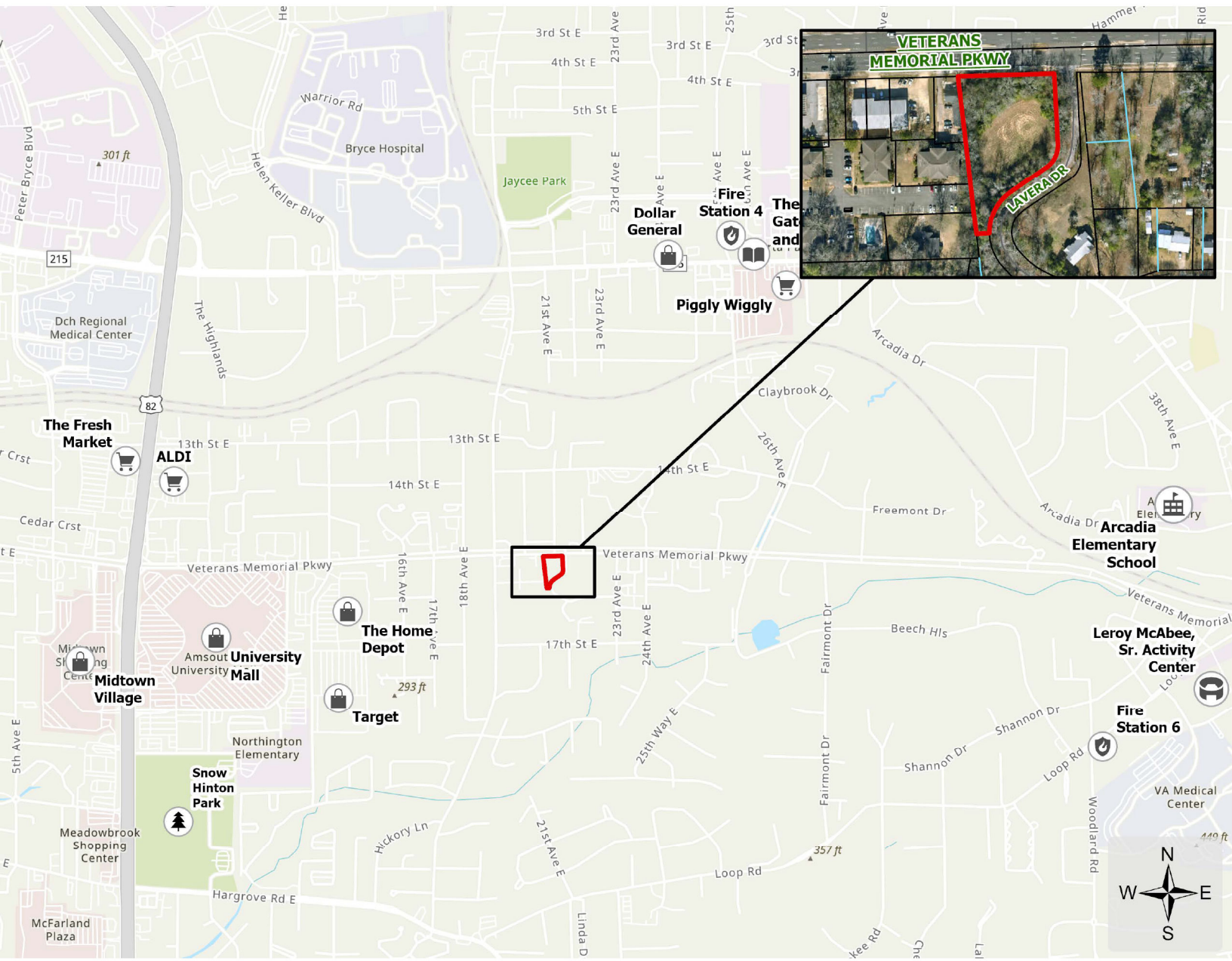
21ST AVE E

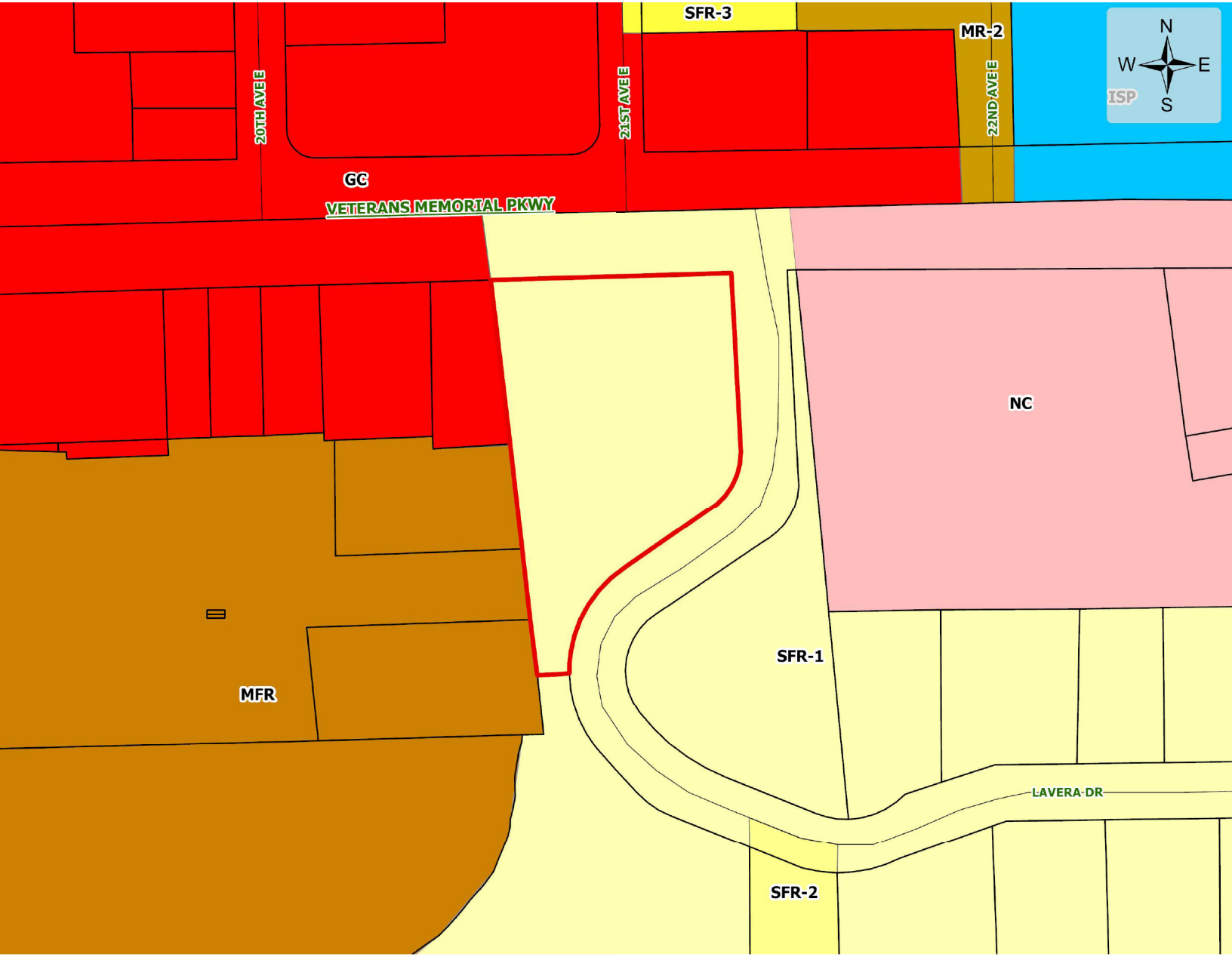
20TH AVE E

VETERANS MEMORIAL PKWY

LAVERA DR







Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

3/18/2026

Property Information:

Site Address:

Parcel ID:

63 30 09 30 1 008 001.000

Total Acres:

1.25

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

General Commercial (GC)

Current Land Use:

Vacant

Proposed Land Use:

Commercial

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

Request to rezone from SFR-1 to GC, with the proposed use being a contractor's office, possibly including small retail associated with the primary use.

Applicant Information:

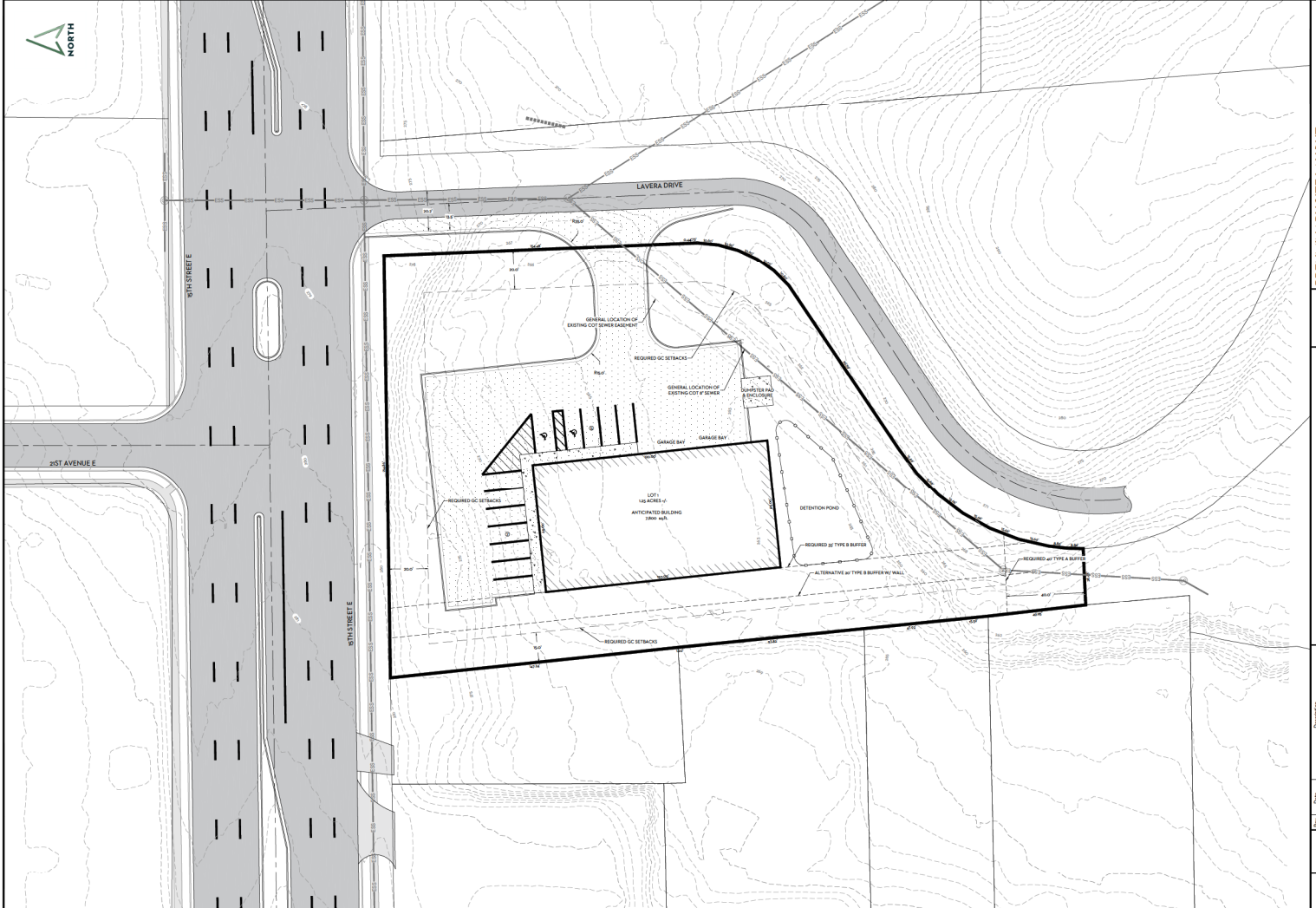
Applicant Name:

Longleaf Engineering

Property Owner Information:

Property Owner Name:

PRESKITT KIMBERLY ANN AS TRUSTEE OF



PRELIMINARY SITE LAYOUT

LAVERA DRIVE PROPERTY
 1927 7th Street
 TUSCALOOSA, ALABAMA

LONGLEAF
 ENGINEERING

1927 7th Street
 Tuscaloosa, Alabama 35401
 Phone: (205) 348-9646
 Fax: (205) 348-9646

Date	Description

GRAPHIC SCALE
 1" = 30'

SHEET
 1 OF 1