

PLANNING COMMISSION STAFF REPORT

April 20th, 2026

Z-09-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Todd Palmer

Requested Action and Purpose

Rezone from GC to MFR. 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

At and around 4178 & 4202 Rice Mine Road Northeast – Zoned GC

Size and Existing Land Use

2.5 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. 25-71. – Purpose.

The purpose of the multifamily residential (MFR) district is to provide lands for primarily residential neighborhoods that include multifamily development. The district supports a medium-density residential environment and may include compatible public, civic, and institutional uses.

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

Transportation

Rice Mine Road Northeast, a Minor Arterial

Physical Characteristics

2.5 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.

PLANNING COMMISSION STAFF REPORT

April 20th, 2026



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.

PLANNING COMMISSION STAFF REPORT

April 20th, 2026

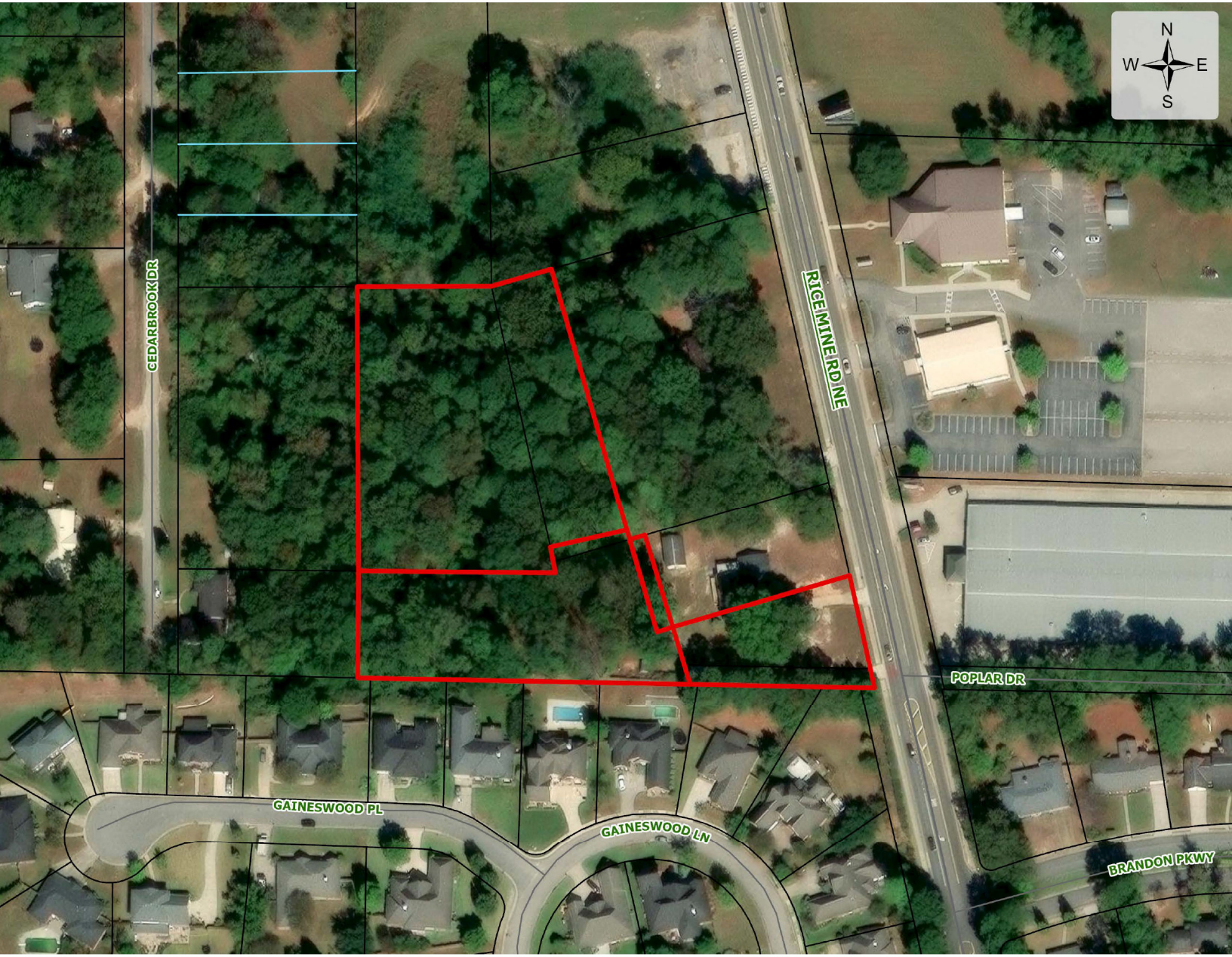
Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in the Plan. The Growing chapter provides guidance for the physical development, infrastructure 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.



CEDARBROOK DR

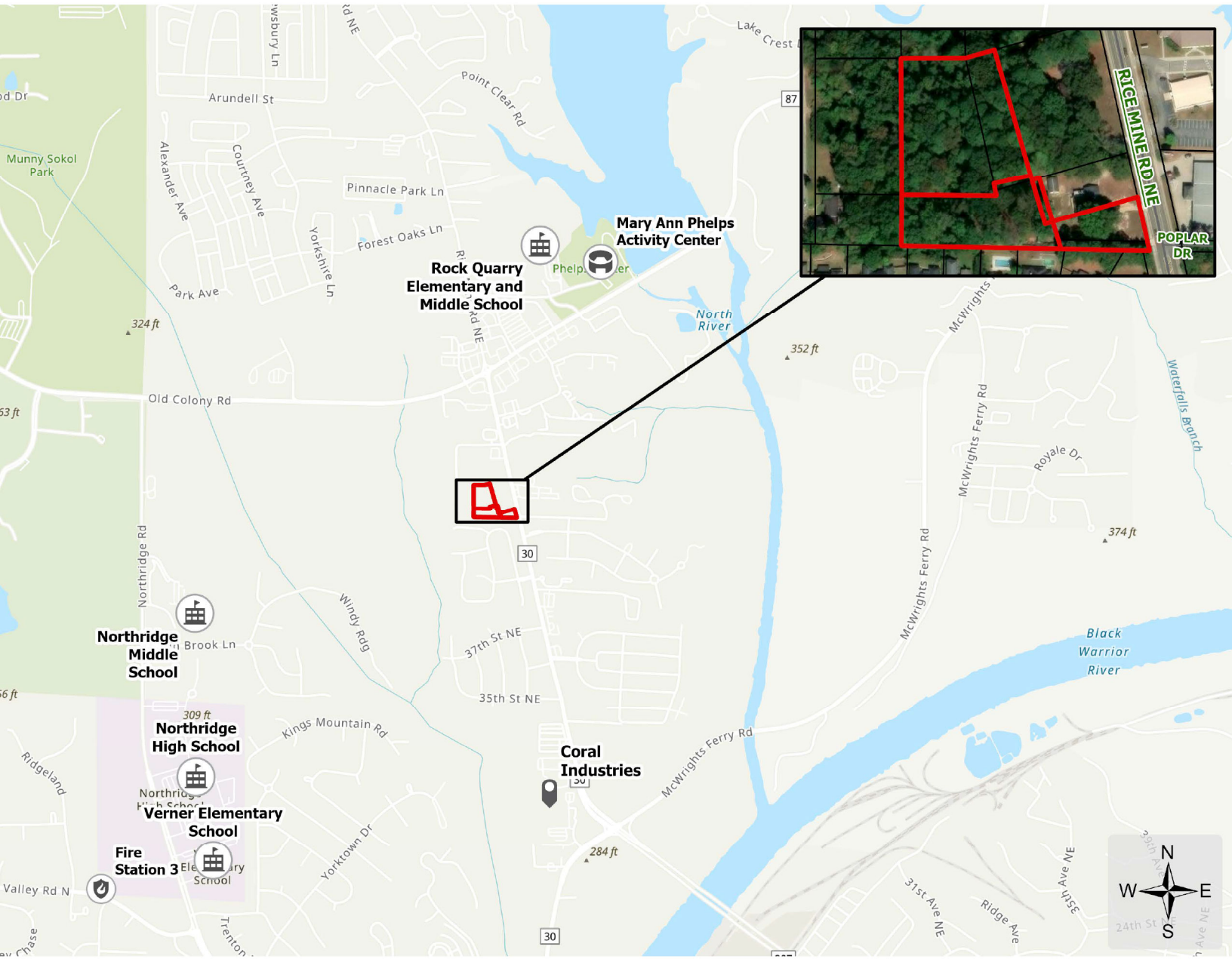
RICE MINE RD NE

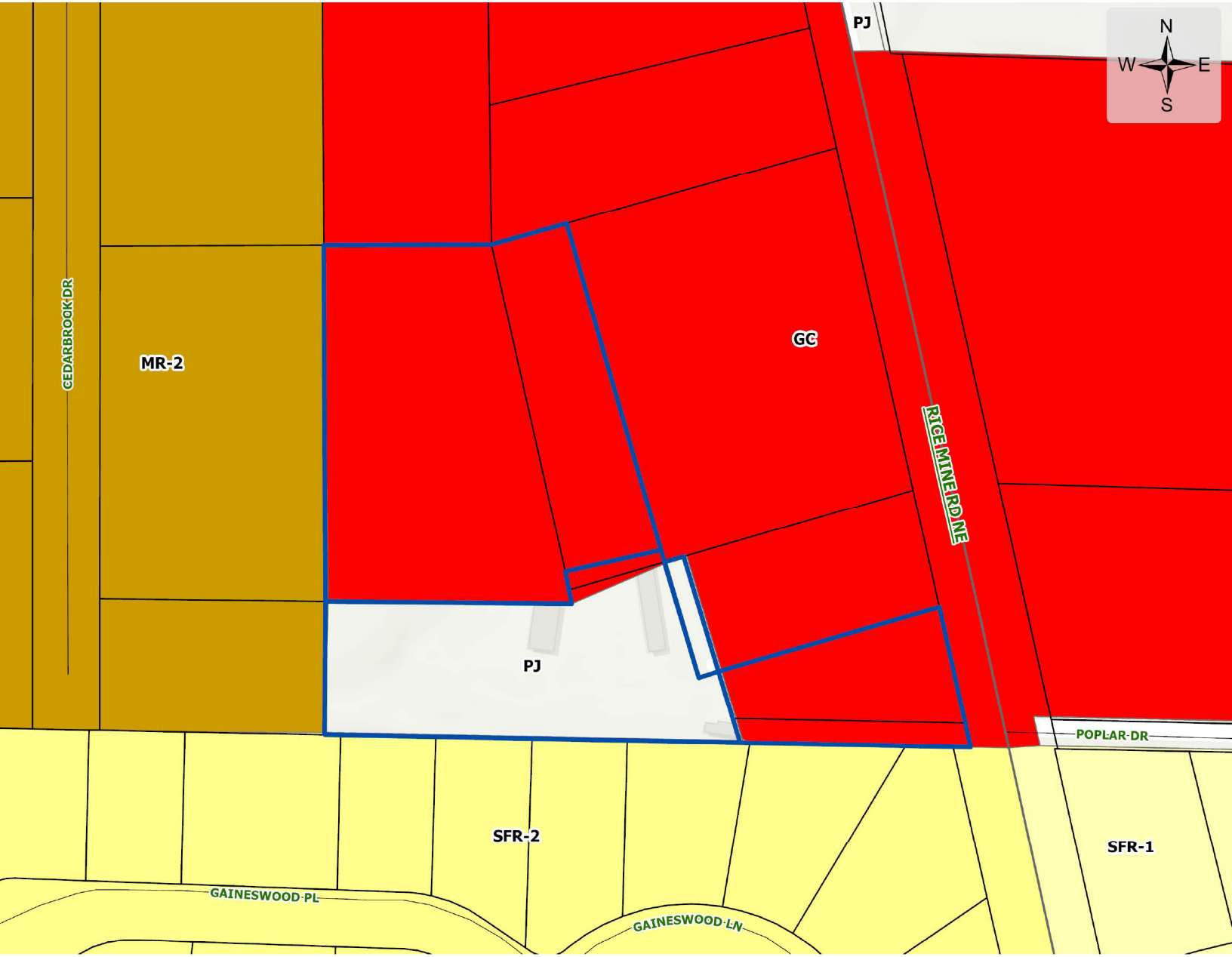
GAINESWOOD PL

GAINESWOOD LN

POPLAR DR

BRANDON PKWY





CEDARBROOK DR

MR-2

GG

PJ

RICE MINE RD NE

POPLAR DR

SFR-2

SFR-1

GAINESWOOD PL

GAINESWOOD LN

Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

3/13/2026

Property Information:

Site Address:

4202 Rice Mine Road NE, Tuscaloosa, Alabama 35406

Parcel ID:

63-21-09-31-4-004-002.000

Total Acres:

2.02

Number of Existing Lots:

2

Number of Proposed Lots:

1

Current Zoning:

General Commercial (GC)

Proposed Zoning:

Multifamily Residential (MFR)

Current Land Use:

Vacant

Proposed Land Use:

Residential

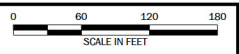
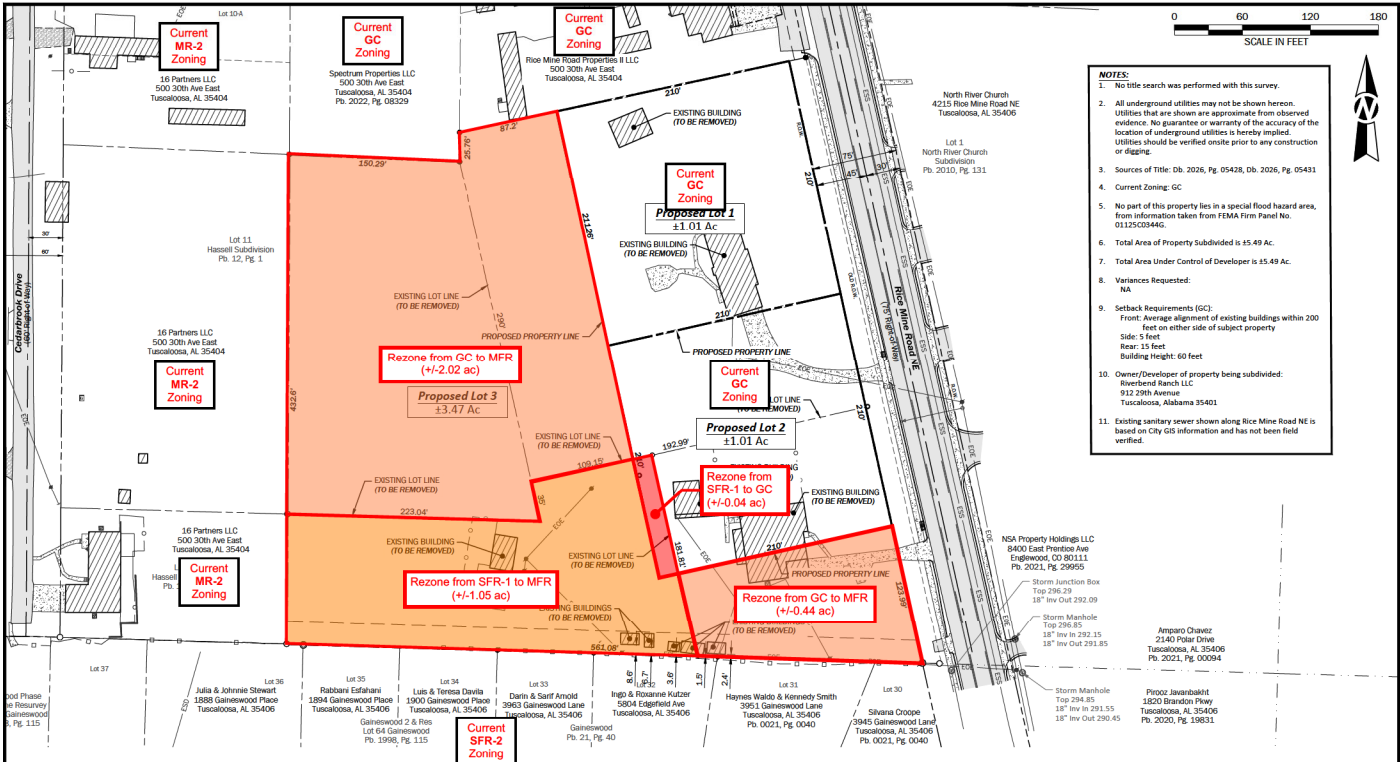
Detailed Description of the Proposed Request, Including Reason for Rezoning:

Rezoning from GC to MFR for a proposed development of multifamily project. Associated annexation, rezoning, and subdivision applications/petitions, as well as a concept site plan are provided either in this submittal or other online submittals for this property/project this morning.

Applicant Information:

Applicant Name:

Todd Palmer



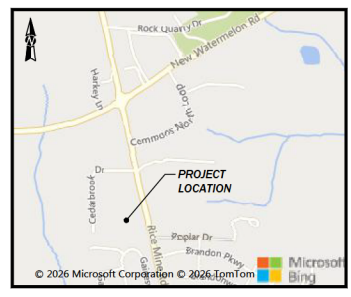
- NOTES:**
- No title search was performed with this survey.
 - All underground utilities may not be shown herein. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or piling.
 - 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.

TTL

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

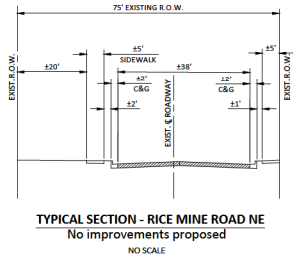
A RESURVEY OF RIVERBEND RANCH SUBDIVISION

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	RANGE
—	IRON FENCE	M.B.L.	MINIMUM BUILDING LINE
—	WIRE FENCE	DB	DEED BOOK
—	WOOD FENCE	PG	PAGE
—	CONTOUR 5' INTERVAL	()	RECORD DIMENSION
—	CONTOUR 1' INTERVAL		CONCRETE PAVEMENT
—	ESS		ASPHALT PAVEMENT
—	ES7		BRICK PAVERS
—	ES3		BUILDING
—	ES4		GRAVEL DRIVE
—	ES5		
—	ES6		
—	ES8		
—	ES9		
—	ES10		
—	ES11		
—	ES12		
—	ES13		
—	ES14		
—	ES15		
—	ES16		
—	ES17		
—	ES18		
—	ES19		
—	ES20		
—	ES21		
—	ES22		
—	ES23		
—	ES24		
—	ES25		
—	ES26		
—	ES27		
—	ES28		
—	ES29		
—	ES30		
—	ES31		
—	ES32		
—	ES33		
—	ES34		
—	ES35		
—	ES36		
—	ES37		
—	ES38		
—	ES39		
—	ES40		
—	ES41		
—	ES42		
—	ES43		
—	ES44		
—	ES45		
—	ES46		
—	ES47		
—	ES48		
—	ES49		
—	ES50		
—	ES51		
—	ES52		
—	ES53		
—	ES54		
—	ES55		
—	ES56		
—	ES57		
—	ES58		
—	ES59		
—	ES60		
—	ES61		
—	ES62		
—	ES63		
—	ES64		
—	ES65		
—	ES66		
—	ES67		
—	ES68		
—	ES69		
—	ES70		
—	ES71		
—	ES72		
—	ES73		
—	ES74		
—	ES75		
—	ES76		
—	ES77		
—	ES78		
—	ES79		
—	ES80		
—	ES81		
—	ES82		
—	ES83		
—	ES84		
—	ES85		
—	ES86		
—	ES87		
—	ES88		
—	ES89		
—	ES90		
—	ES91		
—	ES92		
—	ES93		
—	ES94		
—	ES95		
—	ES96		
—	ES97		
—	ES98		
—	ES99		
—	ES100		



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**

