PLANNING COMMISSION STAFF REPORT
April 20th, 2026

Z-10-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)
Todd Palmer

Requested Action and Purpose
Rezone from SFR-1 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
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
1.1 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

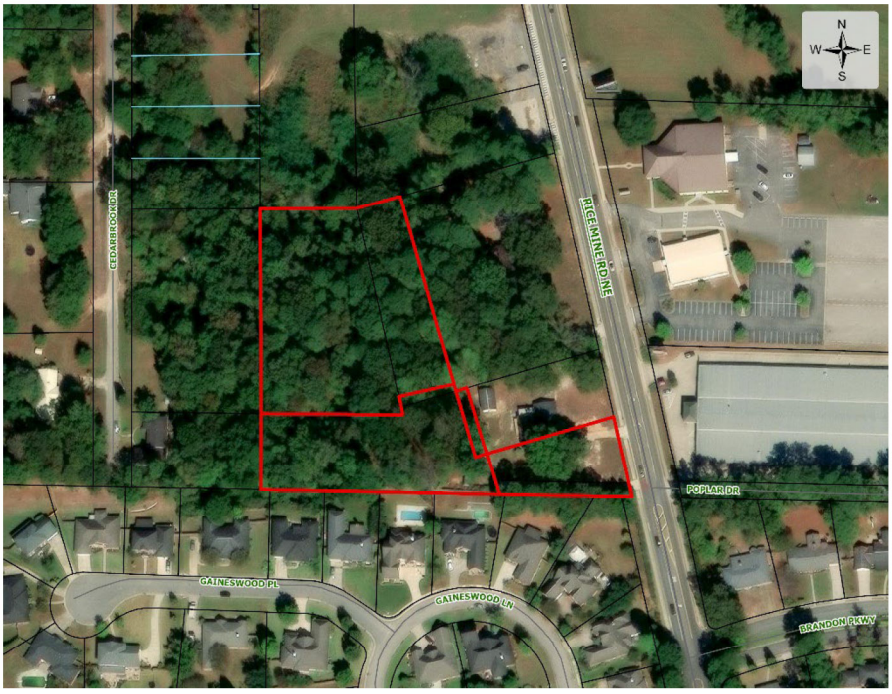
Applicable Regulations
Sec. 25-71. – Purpose.

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
1.1 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.



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.

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.

Sec. 25-99. – Agricultural and Residential Principal Use Table.

a. Agricultural 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**

		RESIDENTIAL																INST		BUSINESS									INDUS.			PD		
Use Classification/ Use Category/ Use	**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**	**Use Specific Standards (Sec. 25-5.2.3.)**
Agricultural																																	
Farm and Agricultural Operations	P		P														P	P										P	P	P	A		d
Residential																																	e.1.i
Household Living																																	
Dwelling, Single-Family Detached		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									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									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															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		

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:	Number of Existing Lots:	Number of Proposed Lots:
1.09	1	2

Current Zoning:
Single Family Residential 1 (SFR-1)

Proposed Zoning:
Multifamily Residential (MFR)

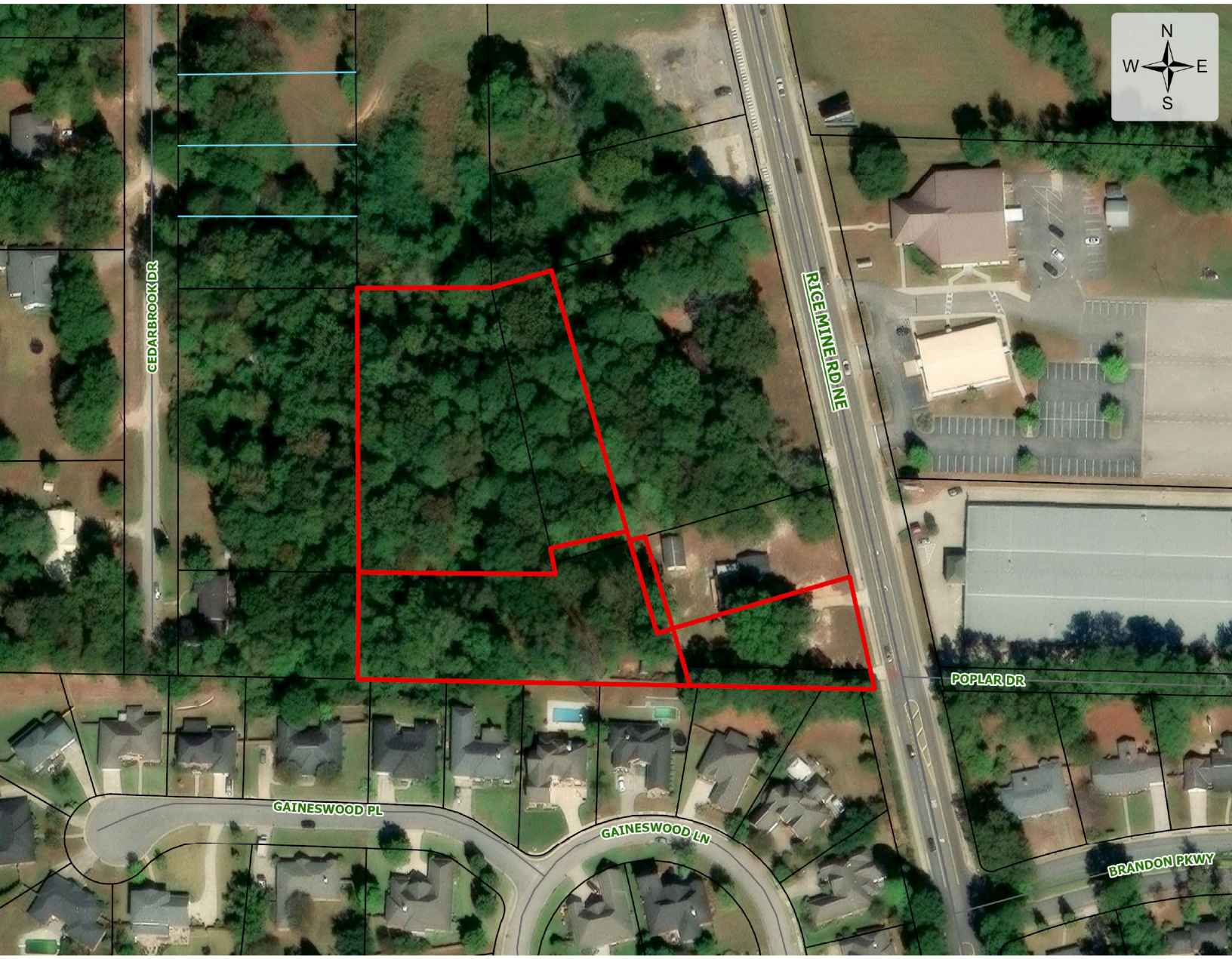
Current Land Use:
Residential

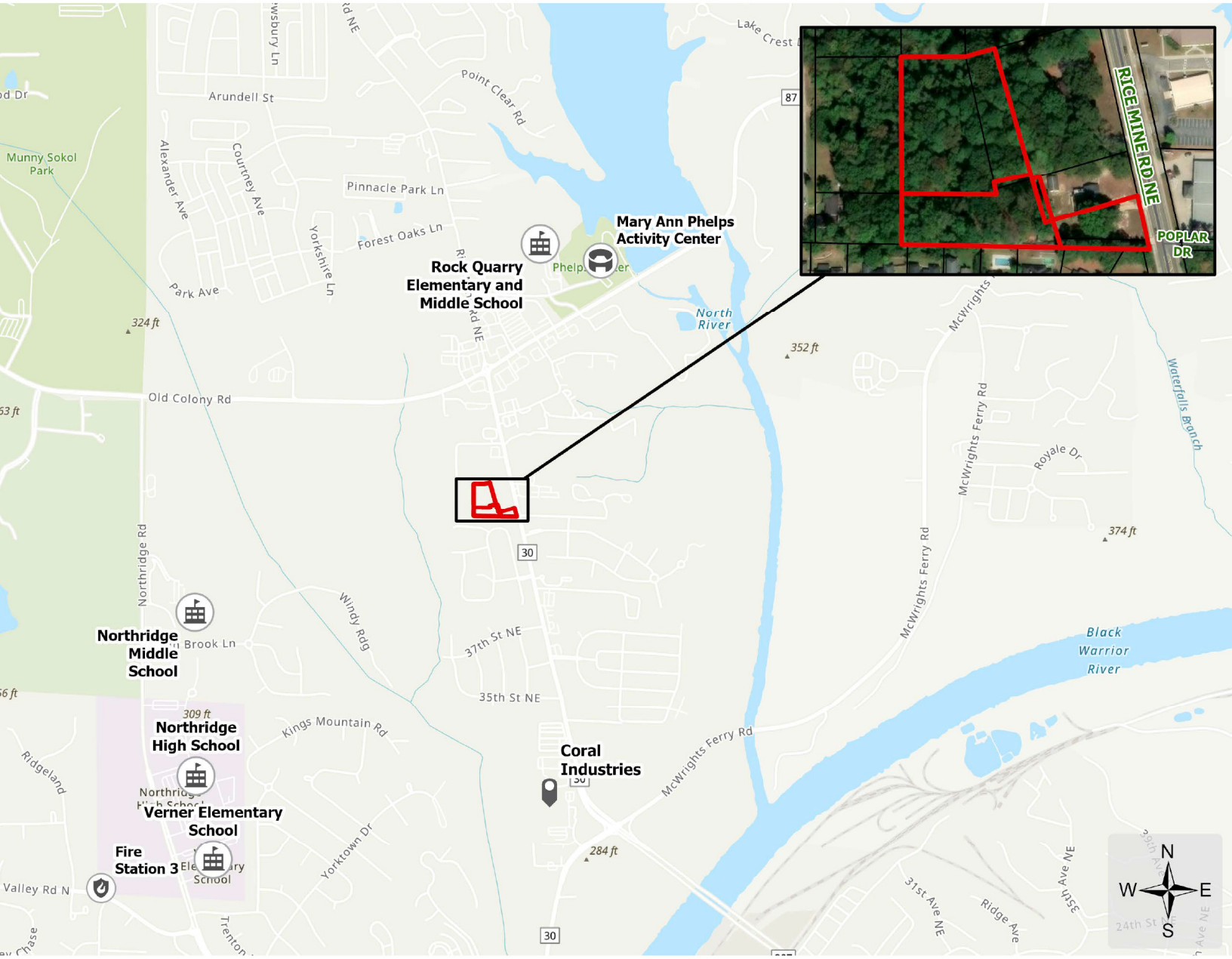
Proposed Land Use:
Mixed-use

Detailed Description of the Proposed Request, Including Reason for Rezoning:
This rezoning has a separate annexation petition associated with it. The requested zonings are actually MFR and GC. See maps submitted with this petition.

Applicant Information:

Applicant Name:
Todd Palmer


N
W
E
S
CEDARBROOK DR
RICE MINE RD NE
POPLAR DR
GAINESWOOD PL
GAINESWOOD LN
BRANDON PKWY


RICE MINE RD NE
POPLAR DR
Mary Ann Phelps Activity Center
Rock Quarry Elementary and Middle School
Northridge Middle School
Northridge High School
Verner Elementary School
Fire Station 3
Coral Industries
Munny Sokol Park
Arundell St
Point Clear Rd
Pinnacle Park Ln
Forest Oaks Ln
Park Ave
Old Colony Rd
Alexander Ave
Courtney Ave
Yorkshire Ln
Northridge Rd
Windy Rdg
Kings Mountain Rd
Yorktown Dr
Valley Rd N
Ridgeland
37th St NE
35th St NE
McWrights Ferry Rd
Royale Dr
Waterfalls Branch
North River
Black Warrior River
Ridge Ave
31st Ave NE
35th Ave NE
324 ft
352 ft
374 ft
309 ft
284 ft
87
30
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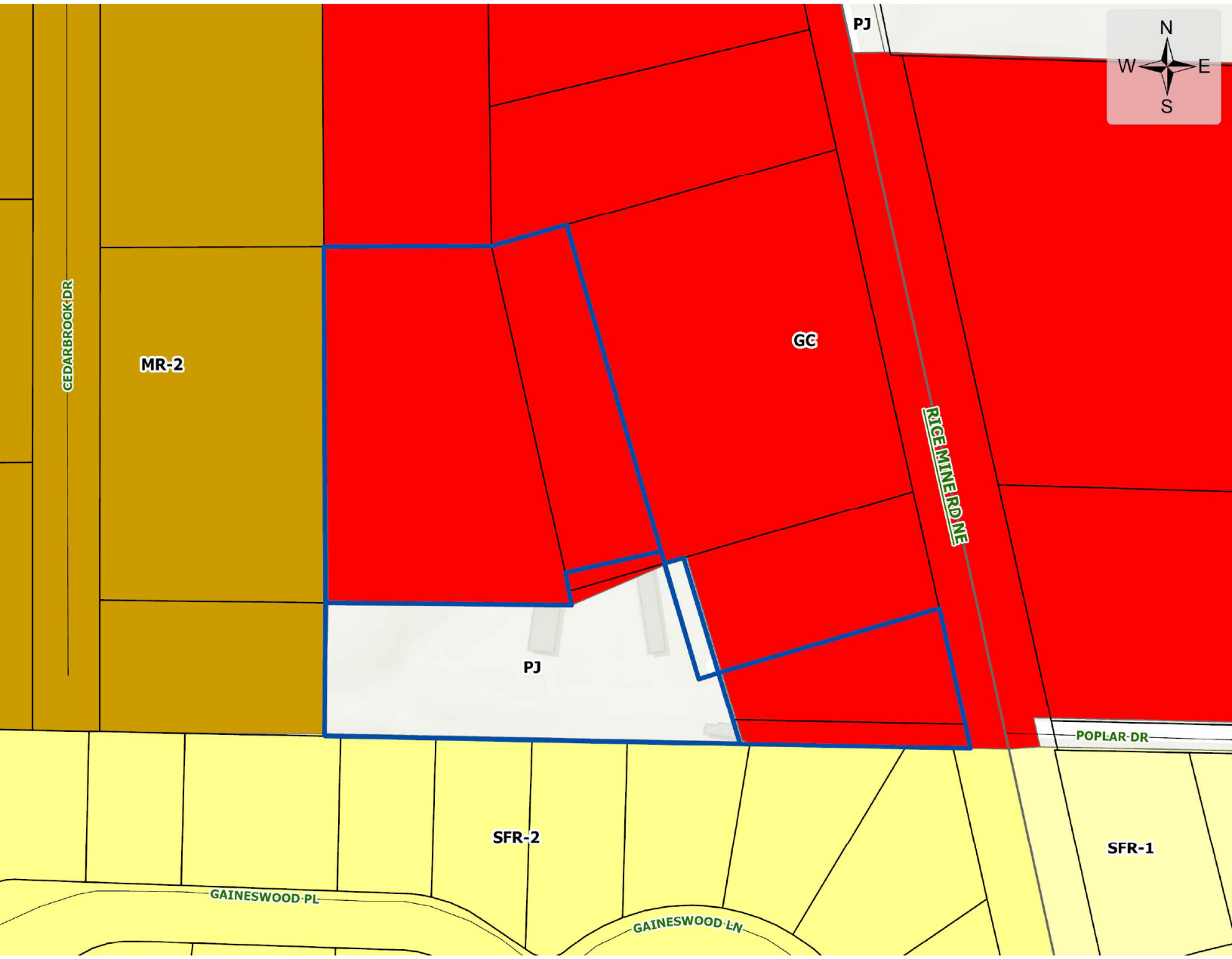
S


PJ
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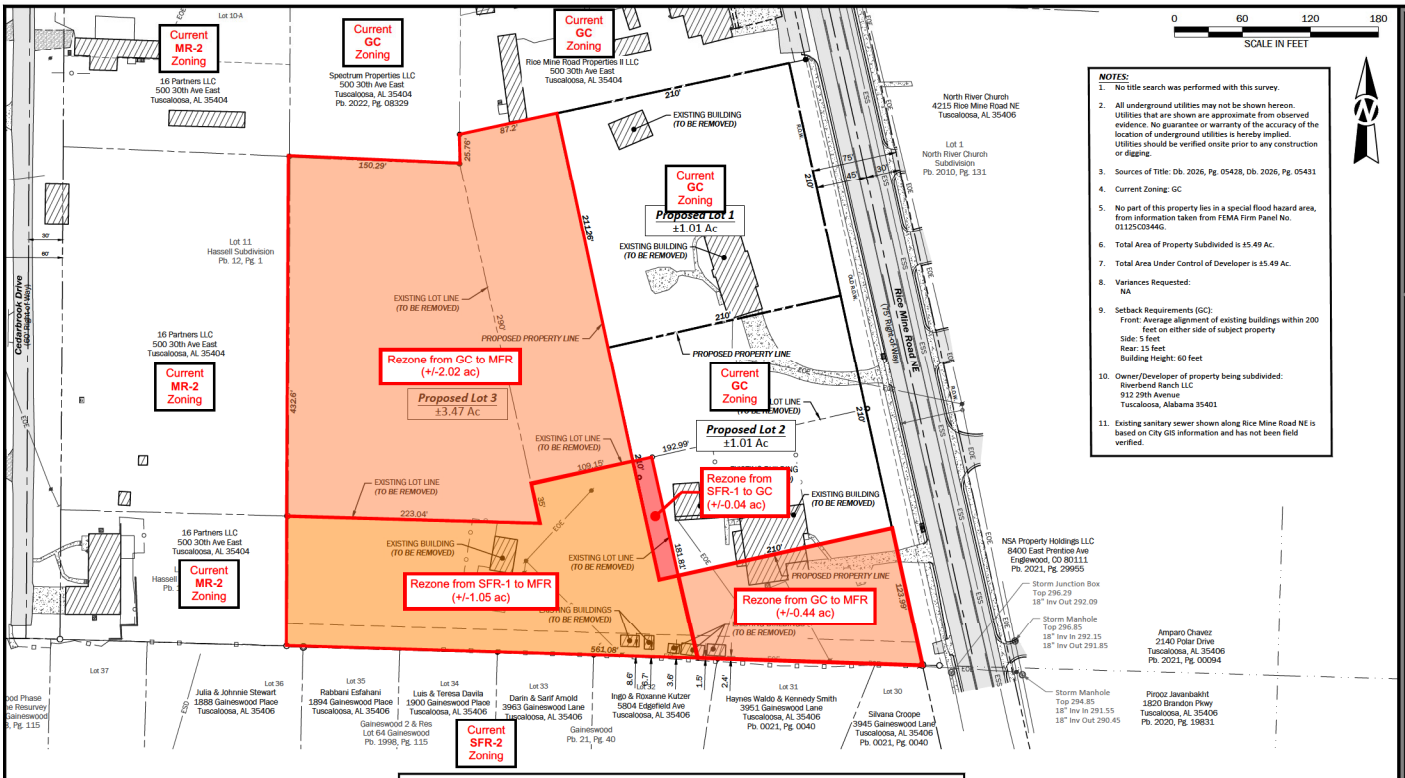
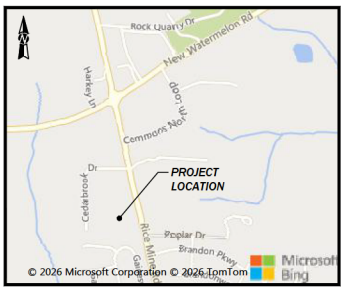
S
CEDARBROOK DR
MR-2
GC
RICE MINE RD NE
PJ
POPLAR DR
SFR-2
SFR-1
GAINESWOOD PL
GAINESWOOD LN



NOTES:

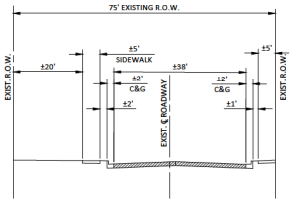
1. No title search was performed with this survey.
2. All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
3. Sources of Title: Db. 2026, Pg. 05428, Db. 2026, Pg. 05431
4. Current Zoning: GC
5. No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0344G.
6. Total Area of Property Subdivided is ±5.49 Ac.
7. Total Area Under Control of Developer is ±5.49 Ac.
8. Variances Requested: NA
9. 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
10. Owner/Developer of property being subdivided: Riverbend Ranch LLC 912 29th Avenue Tuscaloosa, Alabama 35401
11. Existing sanitary sewer shown along Rice Mine Road NE is based on City GIS information and has not been field verified.



VICINITY MAP
NO SCALE

LEGEND

	BOUNDARY LINE	△	CONCRETE MONUMENT FOUND
	RIGHT-OF-WAY	●	CAPPED REBAR SET
	PROPERTY LINE	SEC	SECTION
	CHAIN LINK FENCE	T	TOWNSHIP
	IRON FENCE	R	RANGE
X X X X	WIRE FENCE	R.O.W.	RIGHT-OF-WAY
	WOOD FENCE	M.B.L.	MINIMUM BUILDING LINE
150	CONTOUR 5' INTERVAL	PB.	PLAT BOOK
149	CONTOUR 1' INTERVAL	DB.	DEED BOOK
ESS	SANITARY SEWER MAIN	PG.	PAGE
ESF/M	SANITARY SEWER FORCE MAIN	( )	RECORD DIMENSION
STD	STORM DRAIN		CONCRETE PAVEMENT
WM	WATER MAIN		ASPHALT PAVEMENT
OE	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 / PIN FOUND		
	CAPPED REBAR FOUND		
	CONCRETE MONUMENT SET		



TYPICAL SECTION - RICE MINE ROAD NE
No improvements proposed
NO SCALE

PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

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

A RESURVERY OF RIVERBEND RANCH SUBDIVISION

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

PRELIMINARY PLAT

Sheet Title

No.	Date	Revision Description

Drawn By: JTS
Checked By: JAM
Date: 2026-03-06
Proj. No.: 26-13-0236.00
File Name: 26023636-Preliminary Plat.dwg

Sheet No.
1

TTL
9787 Timber Circle, Suite A | Daphne, AL 36527
251.332.3600 | www.ttlusa.com

RIVERBEND RANCH PROPERTY

RIVERBEND RANCH, LLC
RICE MINE ROAD NE
TUSCALOOSA, ALABAMA

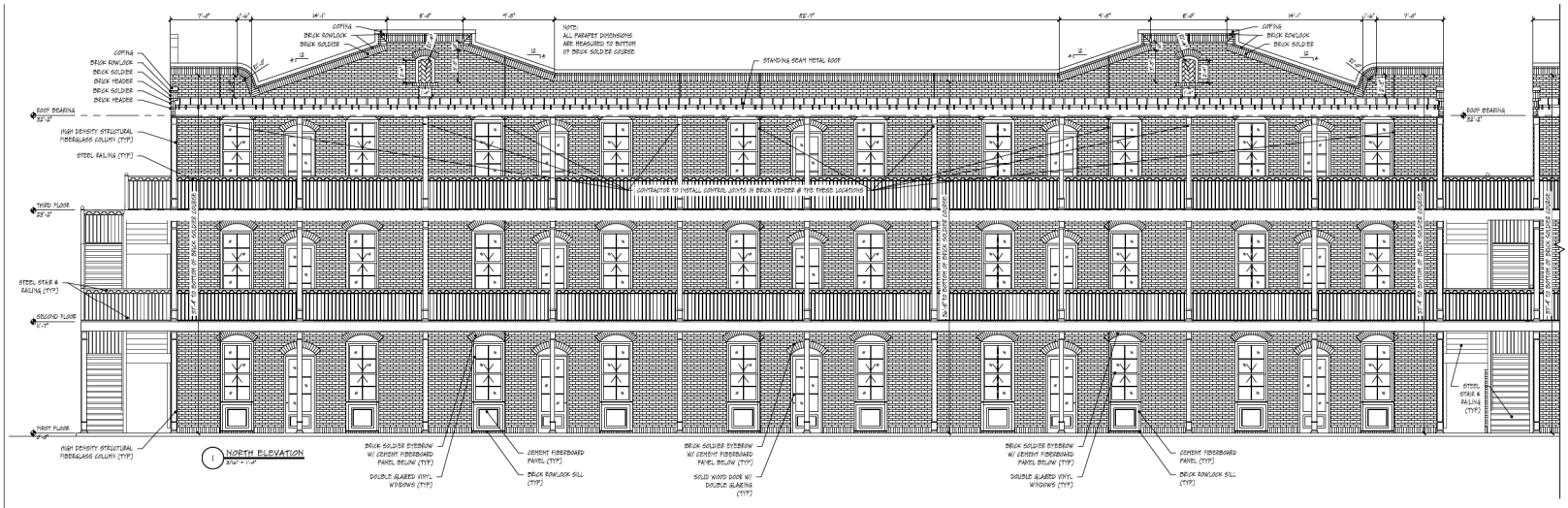
PRELIMINARY
(NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION)

Sheet Title: CONCEPT SITE PLAN

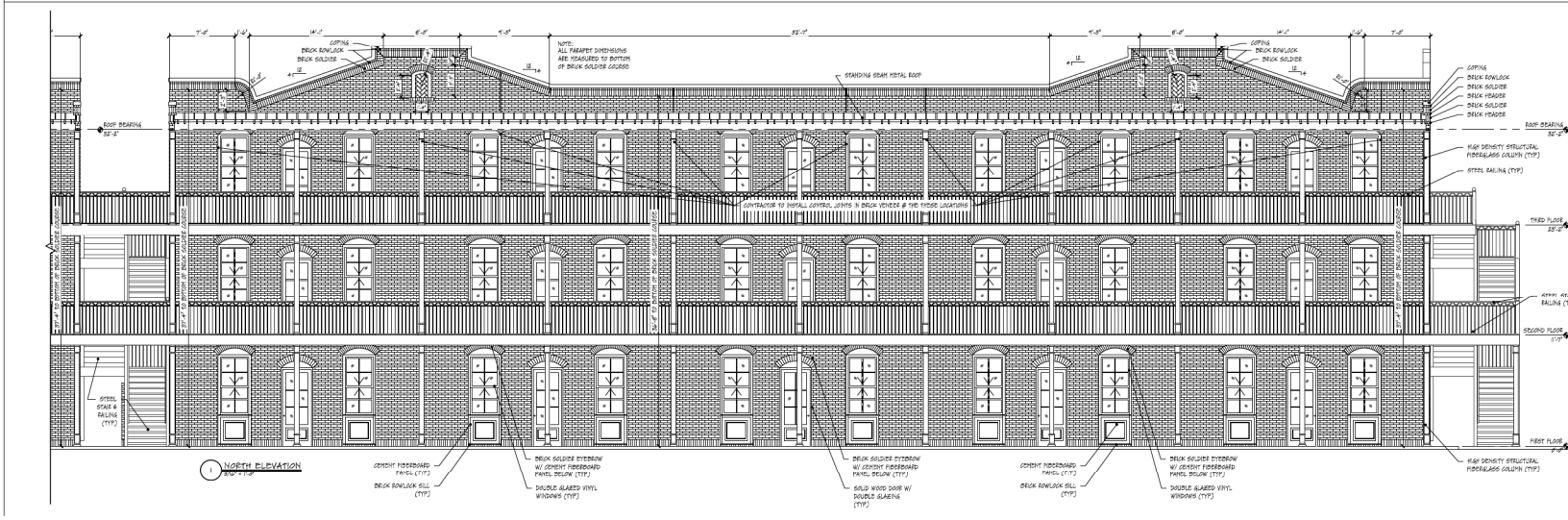
No.	Date	Revision Description

Drawn By: JNB
Checked By: JAM
Date: 11/05/2025
Proj. No.:
File Name: XXXXX Concept Plan and Intro Ltr.dwg

Sheet No.
CONCEPT



1 NORTH ELEVATION
3/16" = 1'-0"



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3/16" = 1'-0"