

PLANNING COMMISSION STAFF REPORT

May 18<sup>th</sup>, 2026

Z-07-26

**GENERAL INFORMATION**

**Property Owner (X) Petitioner (x)**

James Bearden

**Requested Action and Purpose**

Rezone from MR-1 to SFR-5. The applicant states the rezoning request is, "To build a duplex."

**Location and Existing Zoning**

2842 18th Street – Zoned MR-1

**Size and Existing Land Use**

0.2 acres total; Residential

**Surrounding Land Use and Zoning**

North – Residential, Zoned MR-1

East – Residential, Zoned MR-1

South – Residential, Zoned MR-1

West – Residential, Zoned MR-1

**Applicable Regulations**

Sec. 25-66. – Purpose.

*The purpose of the single family residential 5 (SFR-5) district is to provide lands for residential neighborhoods that accommodate small-lot single-family detached homes, duplexes, and limited scale townhouses, along with limited infill. The district is intended to support 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 SFR-5 zone.*

**Transportation**

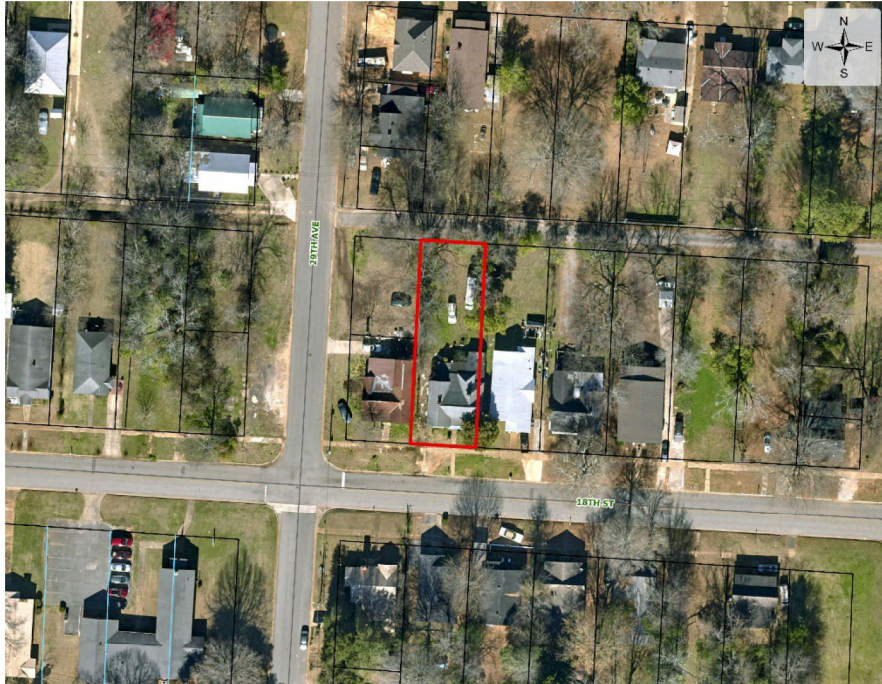
18<sup>th</sup> Street, a Local street

**Physical Characteristics**

0.2 acres to be rezoned. The property is currently residential with residential zoning on all sides.

# PLANNING COMMISSION STAFF REPORT

May 18<sup>th</sup>, 2026



## SUBJECT PROPERTY

### ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Core (TN) (p. 22).

TN areas include “Residential areas encompassing Tuscaloosa's early historic neighborhoods and modern "neo traditional" neighborhood developments (TNDs). These areas are appropriate for a mix of compact housing ranging from small-lot single family, to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares.” (p. 33).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN, building blocks include (p. 33):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: Variety of building types and sizes clustered and grouped but linked by a connected street network.
- Building setback: 0-20 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets generally form a grid system within the neighborhood; alleys are common.
- Transportation: Walking, biking, transit, automobile.
- Parking: On-street and private off-street.
- Open Space: Preserved passive open space, neighborhood / community parks, pocket parks, private yards, connections to school yards.

## PLANNING COMMISSION STAFF REPORT

May 18<sup>th</sup>, 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 TN area outlined on pg. 33 is as follows:

- Encourage neighborhood-scale commercial centers located at the edges of a neighborhood.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.
- Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- Encourage integrated neighborhoods through shared open space amenities and vehicular and pedestrian connectivity, where feasible.

Notification was sent via USPS to property owners located within 500 feet of the subject property.

PLANNING COMMISSION STAFF REPORT

May 18<sup>th</sup>, 2026

**Sec. 25-99. – Agriculture 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

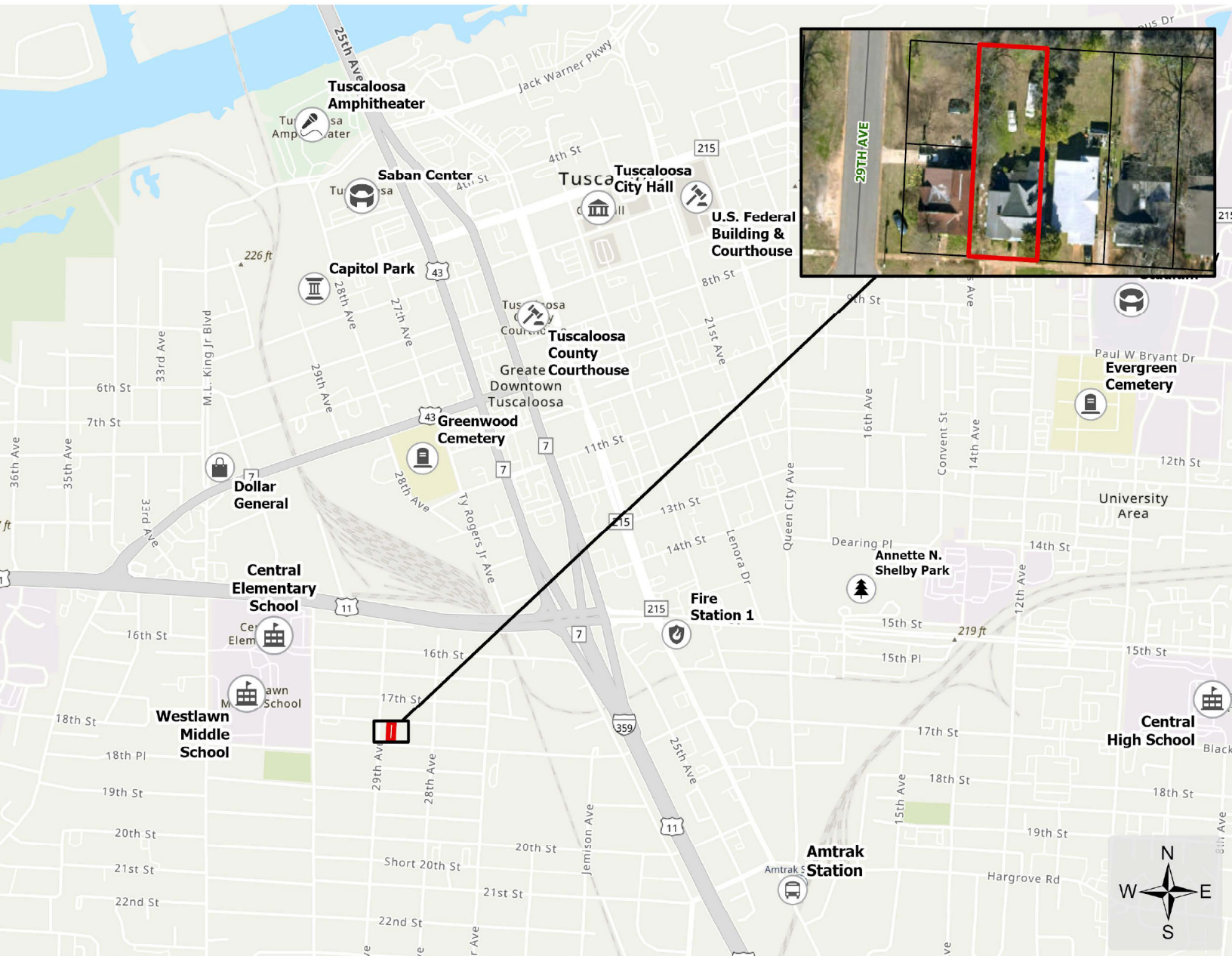
blank cell = Prohibited use

Use Classification/ Use Category/ Use	RESIDENTIAL														INST		BUSINESS						INDUS.			PD		Use Specific Standards (Sec. 25-5.2.3.)											
	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						
<b>Agricultural</b>																																							
Farm and Agricultural Operations	P		P															P	P														P	P	P	A		d	
<b>Residential</b>																																							
<b>Household Living</b>																																							
Dwelling, Single-Family Detached		P	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								A	A		e.1.vi		
Dwelling, Multifamily Student													P	P																								e.1.vii	
Dwelling, Mobile Home																																							e.1.viii
Dwelling, Student-Oriented													P	P																									
Dwelling, Live Work																				S	S			S	S	P									A		e.1.ix		
<b>Group Living</b>																																							
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		



29TH AVE

18TH ST



Tuscaloosa Amphitheater

Saban Center

Tuscaloosa City Hall

U.S. Federal Building & Courthouse

Capitol Park

Tuscaloosa County Courthouse

Greenwood Cemetery

Dollar General

Central Elementary School

Westlawn Middle School

Fire Station 1

Annette N. Shelby Park

Central High School

Amtrak Station

Evergreen Cemetery

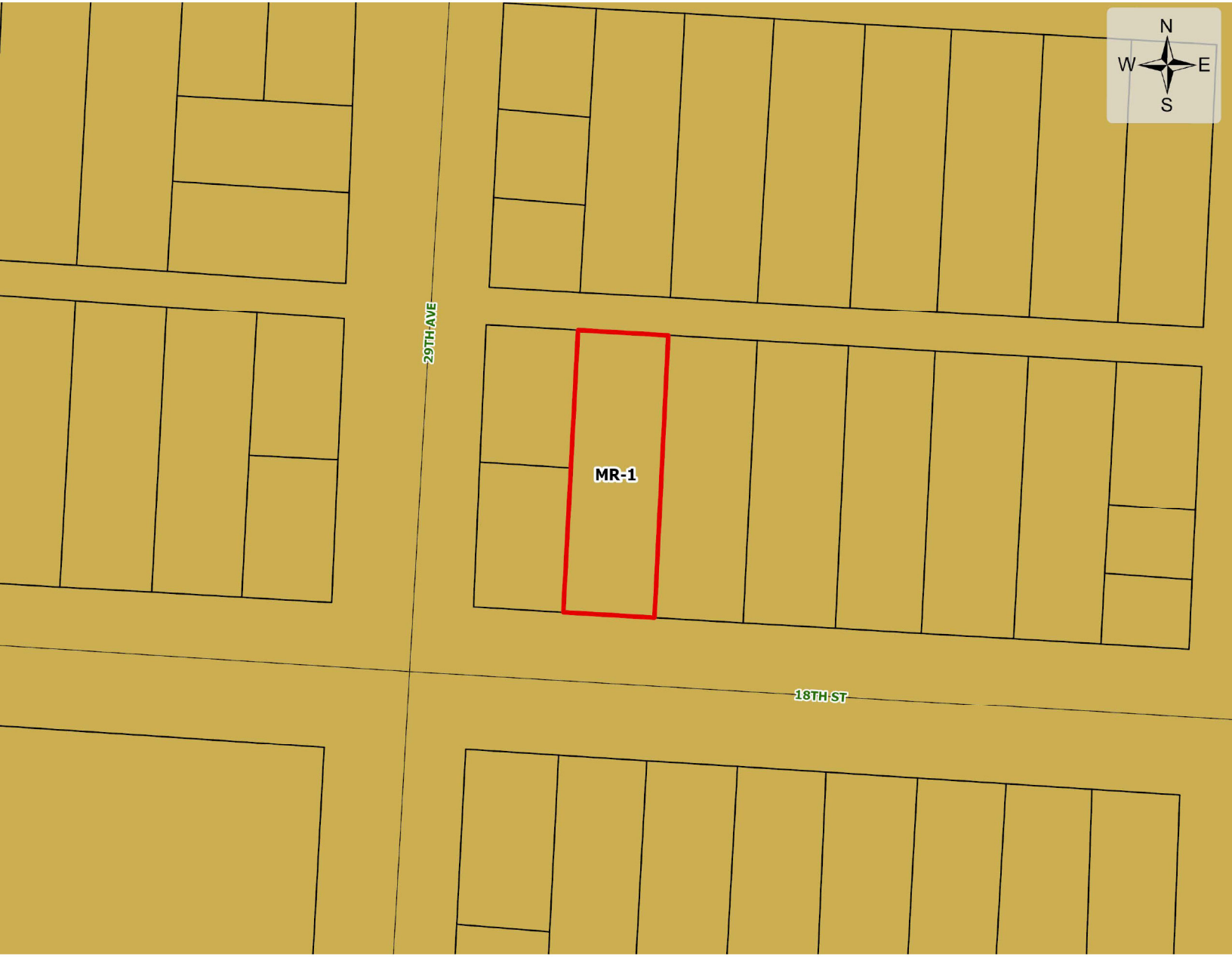




29TH AVE

18TH ST

MR-1



# Rezoning Application

Have you had a pre-application conference?

Yes

**Pre-Application Conference Date:**

2/11/2026

## Property Information:

**Site Address:**

2842 18th street, TUSCALOOSA, Alabama 35403

**Parcel ID:**

63 31 08 27 2 015 011.000

**Total Acres:**

7700

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

1

**Current Zoning:**

Mixed Residential 1 (MR-1)

**Proposed Zoning:**

Single Family Residential 5 (SFR-5)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

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

to build a duplex

## Applicant Information:

**Applicant Name:**

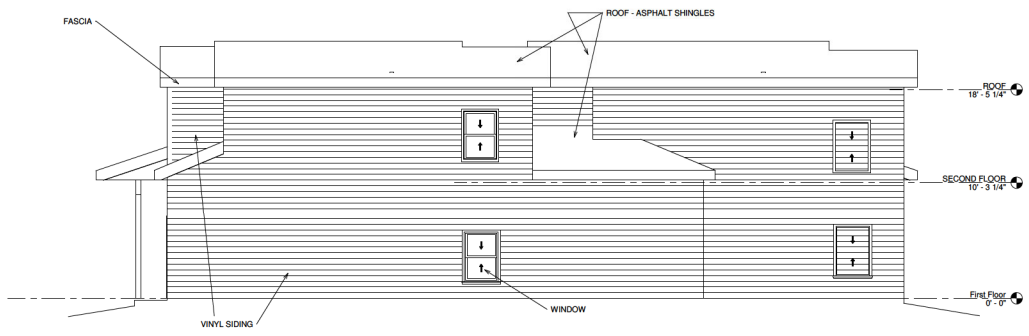
James BEARDEN

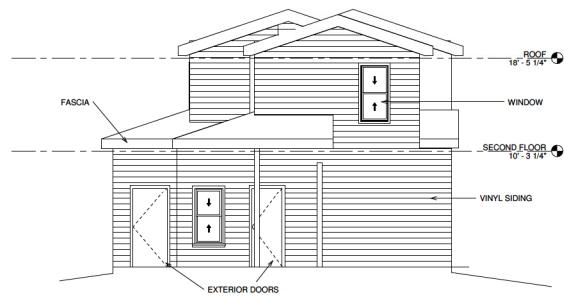
## Property Owner Information:

**Property Owner Name:**

bearden 1914 1914 bearden 1914 llc







FRONT ELEVATION