

PLANNING COMMISSION STAFF REPORT

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

Z-13-26

**GENERAL INFORMATION**

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

City of Tuscaloosa

**Requested Action and Purpose**

Rezone from IL to IP. The City of Tuscaloosa purchased this lot, so requesting to rezone to IP for city use.

**Location and Existing Zoning**

1209 James I Harrison Jr Pkwy E– Zoned IL

**Size and Existing Land Use**

2.2 acres total; Institutional

**Surrounding Land Use and Zoning**

North – Institutional, Zoned ISP & IP

East – Industrial, Zoned IL

South – Industrial, Zoned IL

West – Industrial, Zoned IL

**Applicable Regulations**

Sec. 25-75. – Purpose.

*The purpose of the institutional public (IP) district is to provide lands for governmental uses typically developed on larger sites such as city, county, state, and federal government offices, court buildings, and the Tuscaloosa National Airport. The district also accommodates accessory uses such as eating establishments that primarily serve these principal institutional uses. Standards are intended to protect surrounding residential uses from incompatible development.*

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

**Transportation**

James I Harrison Junior Parkway East, a Minor Arterial

12<sup>th</sup> Avenue E, a Local street

**Physical Characteristics**

2.2 acres to be rezoned. The property is currently institutional with institutional zoning to the north and industrial zoning to the east, 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 Flex Employment Center (FE) (p. 38).

FE areas, “Accommodate an array of modern, low-impact industrial uses that include assembly, processing, warehousing, as well as flexible office/industrial space suitable for new technologies or research and development activities. These areas include existing light industrial operations. Most industrial uses are contained within a building or facility.” (p. 38).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For FE, building blocks include (p. 38):

- Height range: 1-6 stories (generally up to 75 feet).
- Building form: Large to very large footprint structures offering flexible space to accommodate various users.
- Building setback: Varies; should be consistent with the surrounding context.
- Streets: Varies; street design should reflect the surrounding context.
- Transportation: Primarily car-focused development and may include accommodation for large trucks.
- Parking: Off-street surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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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 FE area outlined on pg. 38 is as follows:

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where flex employment sites are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

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



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**Table V-1: Principal Use Table for Institutional 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

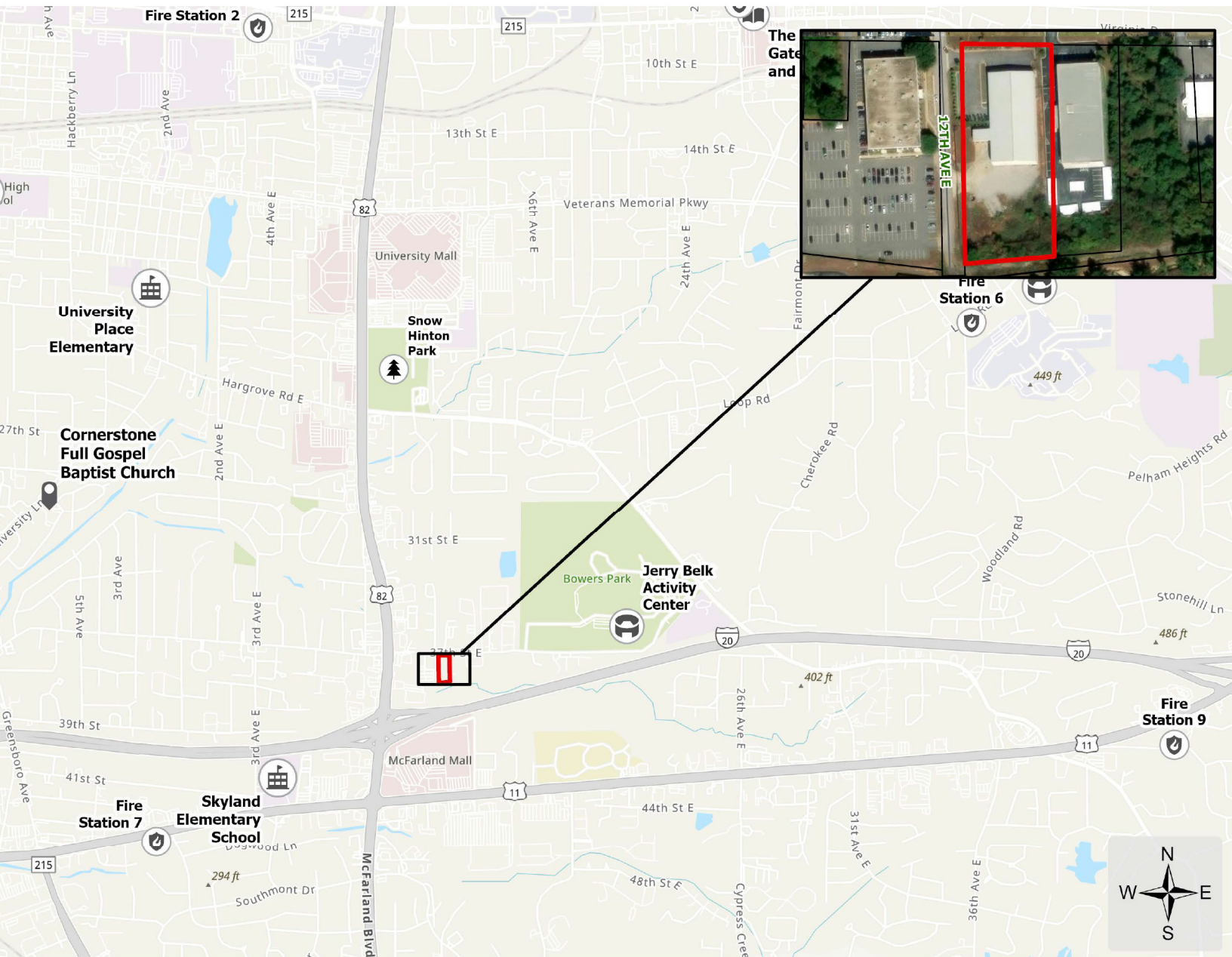
Use Classification/ Use Category/ Use	RESIDENTIAL														INST		BUSINESS							INDUS.			PD		Use Specific Standards (Sec. 25-5.2.4. _)						
	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL		IG	IH	GPD	RPD		
Aerodrome																													P	P	P	A		c.4.i	
Parking Facility																			P	P		P	P	P	P				P	P	P	P	A	A	
Passenger Station, Rail or Bus											P	P					P		S	S				P	P				P	P	P	A			
Railroad Facility																													P	P	P				
Railroad Terminal																													P	P					c.4.iii
Solar Energy Conversion System, Large-Scale	S																P	S											S	S	S	A		c.4.iv	
Truck Terminal																	P														P	P			c.4.v
Utility, Major																S													S	P	P			c.4.vi	
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	c.4.vii
Wireless Telecommunications Tower [1]	S	P/S	P/S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	A	A	c.4.viii



JAMES I HARRISON  
JR PKWYE

121ST AVE E

120



# Rezoning Application

Have you had a pre-application conference?

Yes

**Pre-Application Conference Date:**

5/8/2026

## Property Information:

**Site Address:**

1209 James I Harrison Parkway, Tuscaloosa, Alabama 35405

**Parcel ID:**

30-09-31-3-001-001.003

**Total Acres:**

2.2

**Number of Existing Lots:**

1

**Number of Proposed Lots:**

1

**Current Zoning:**

Industrial Light (IL)

**Proposed Zoning:**

Institutional Public (IP)

**Current Land Use:**

Commercial

**Proposed Land Use:**

Commercial

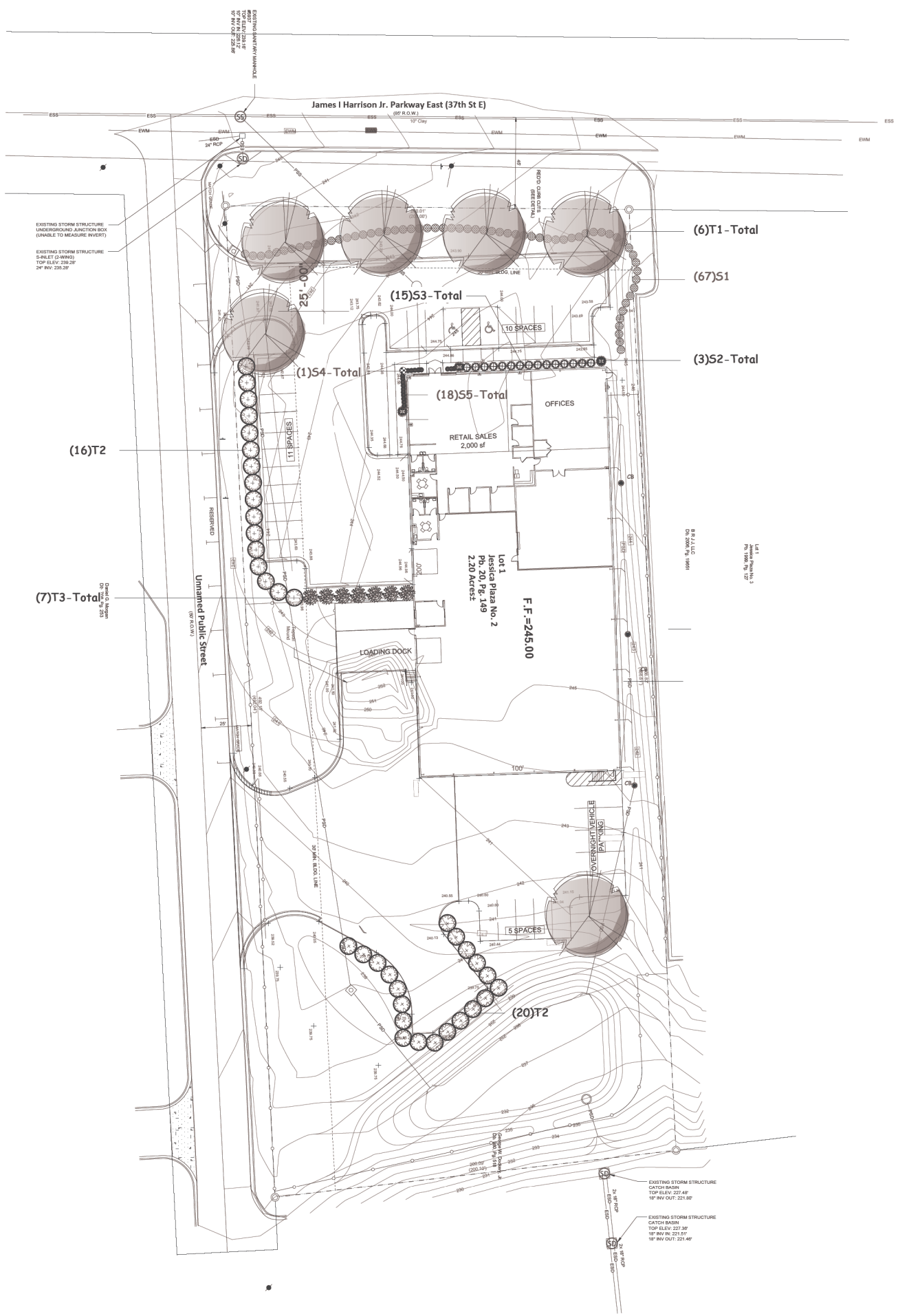
**Detailed Description of the Proposed Request, Including Reason for Rezoning:**

Property acquisition by municipality.

## Applicant Information:

**Applicant Name:**

City of Tuscaloosa



# Landscape Planting Design

**Gameday Tents**  
James I Harrison Parkway  
Tuscaloosa, Alabama

Revisions:	Name:	Date:
Number - 1	Addition of 1 - T1	03/06/2014
Number - 2	Addition of 16 - T2	08/11/2014
	Removal of 3 - T1	08/11/2014
	Removal of 54 - S1	08/11/2014

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SCALE: 1"=20'

SHEET:  
**L-101**