

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

4/13/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

1613 & 1615 5th Avenue E

Site Address:

1613 & 1615 5th Avenue E, Tuscaloosa, Alabama 35401

Parcel ID:

See Attached

Total Acres to be Subdivided:

0.82

Total Acreage Controlled by Owner:

0.82

Number of Existing Lots:

3

Number of Proposed Lots:

10

Number of Existing Structures:

1

Number of Proposed Structures:

9

Water Authority:

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Mixed Residential 2 (MR-2)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Townhome Development

Surveyor or Engineer Information:

Survey or Engineer Company:

Cabaniss Engineering, Inc.

Surveyor or Engineer Name:

Al Cabaniss

Applicant Information:

Applicant Name:

Al Cabaniss

Property Owner Information:

Owner 1

Property Owner Name:

Harless Properties, LLC

Preliminary Plat Checklist:

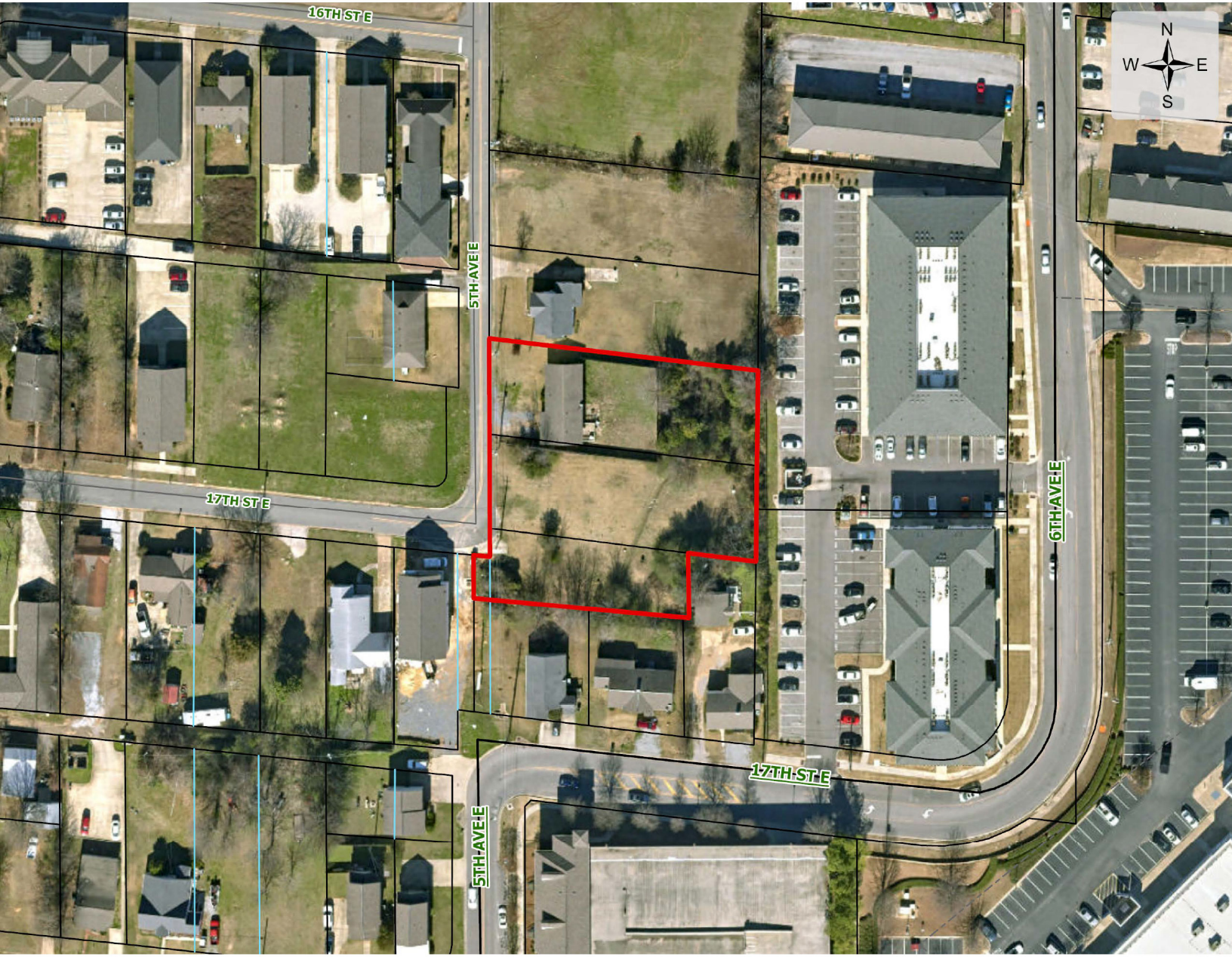
[Preliminary Plat Checklist](#)

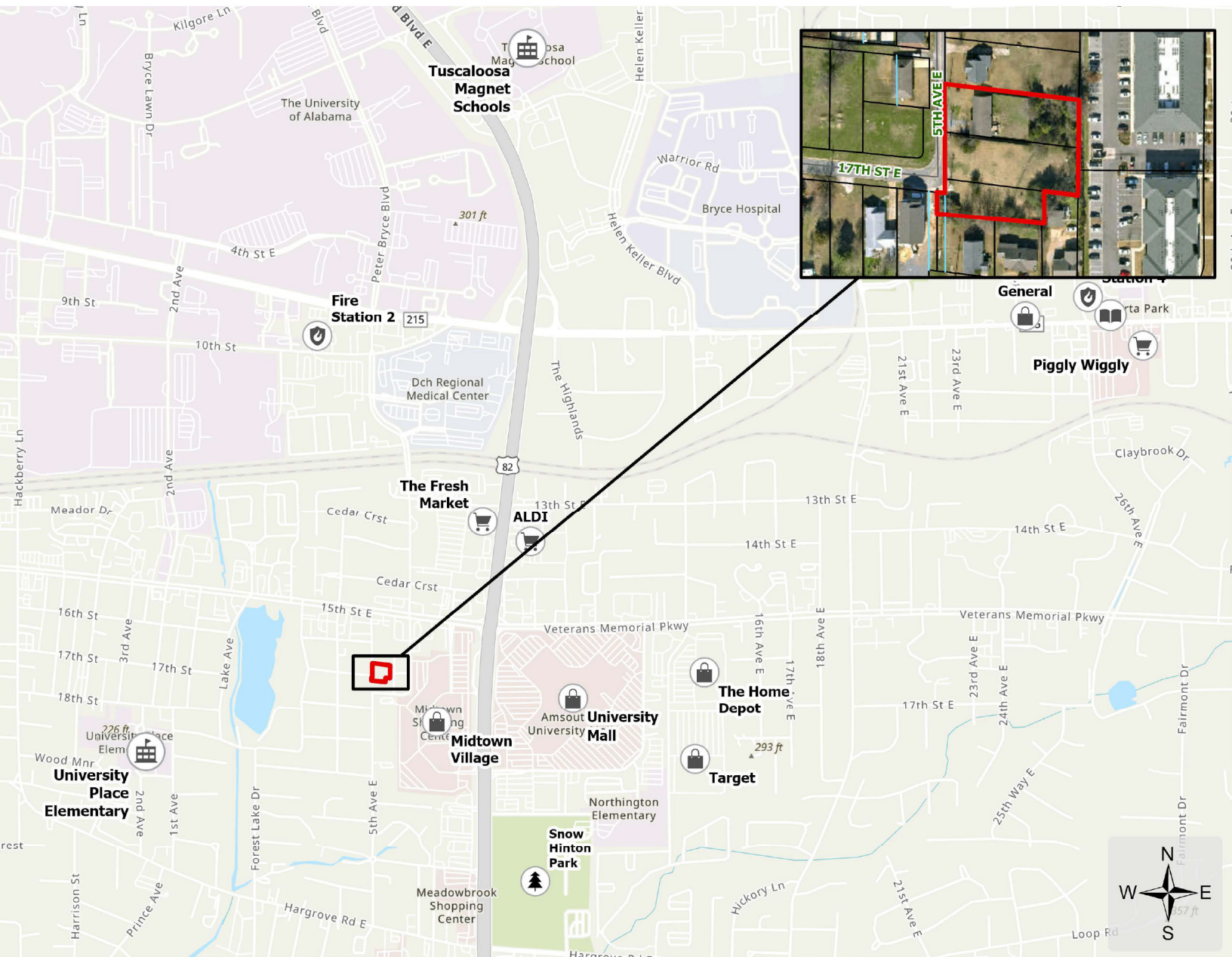
By checking "yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.

Yes

Additional Information Regarding Request:





Tuscaloosa Magnet Schools

Fire Station 2 215

The Fresh Market

ALDI

University Mall

Midtown Village

The Home Depot

Target

Snow Hinton Park

Piggly Wiggly

General Station



Cabaniss Engineering Inc.

PROFESSIONAL ENGINEERS and LAND SURVEYORS

Al Cabaniss, PE, PLS

1613 & 1615 5th Avenue E Variance Requests

- 1) The Developer requests a Variance from the 20' Minimum Street Frontage Required by the Current Subdivision Regulations. This Preliminary Plat meets the Requirements of the Zoning Ordinance, and the Current Subdivision Regulations are in the early stages of meetings and discussions to update the Subdivision Regulations.
- 2) The Developer requests a Variance from the Lot Configuration Requirements. The unusual configuration of this property results in an part of the property having no street frontage. In order to create lots with street frontage, a Variance from the Lot Configuration Requirements is necessary.
- 3) The Developer requests a Variance from the 25' from Center Right-of-Way Dedication. The property immediately across 5th Avenue E to the West was recently resurveyed, with a dedication of an additional 8' of right-of-way, resulting in 20' from centerline for that resurvey. For this Development, we propose to match the additional 8' right-of-way dedication previously noted, resulting in 23' from centerline for this Development.