

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:

5/6/2026

Property Information:

Preliminary Plat Title (this can be abbreviated):

12th Avenue Townhomes

Site Address:

Alabama

Parcel ID:

63 31 07 26 2 008 009.000 & 63 31 07 26 2 008 010.000

Total Acres to be Subdivided:

.37

Total Acreage Controlled by Owner:

.37

Number of Existing Lots:

2

Number of Proposed Lots:

7

Number of Existing Structures:

1

Number of Proposed Structures:

7

Water Authority:

City of Tuscaloosa

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:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

Proposed subdivision for residential townhome development.

Surveyor or Engineer Information:

Survey or Engineer Company:
Longleaf Engineering

Surveyor or Engineer Name:
Tom Sims

Property Owner Information:

Owner 1

Property Owner Name:
Nicholas Gangwer

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

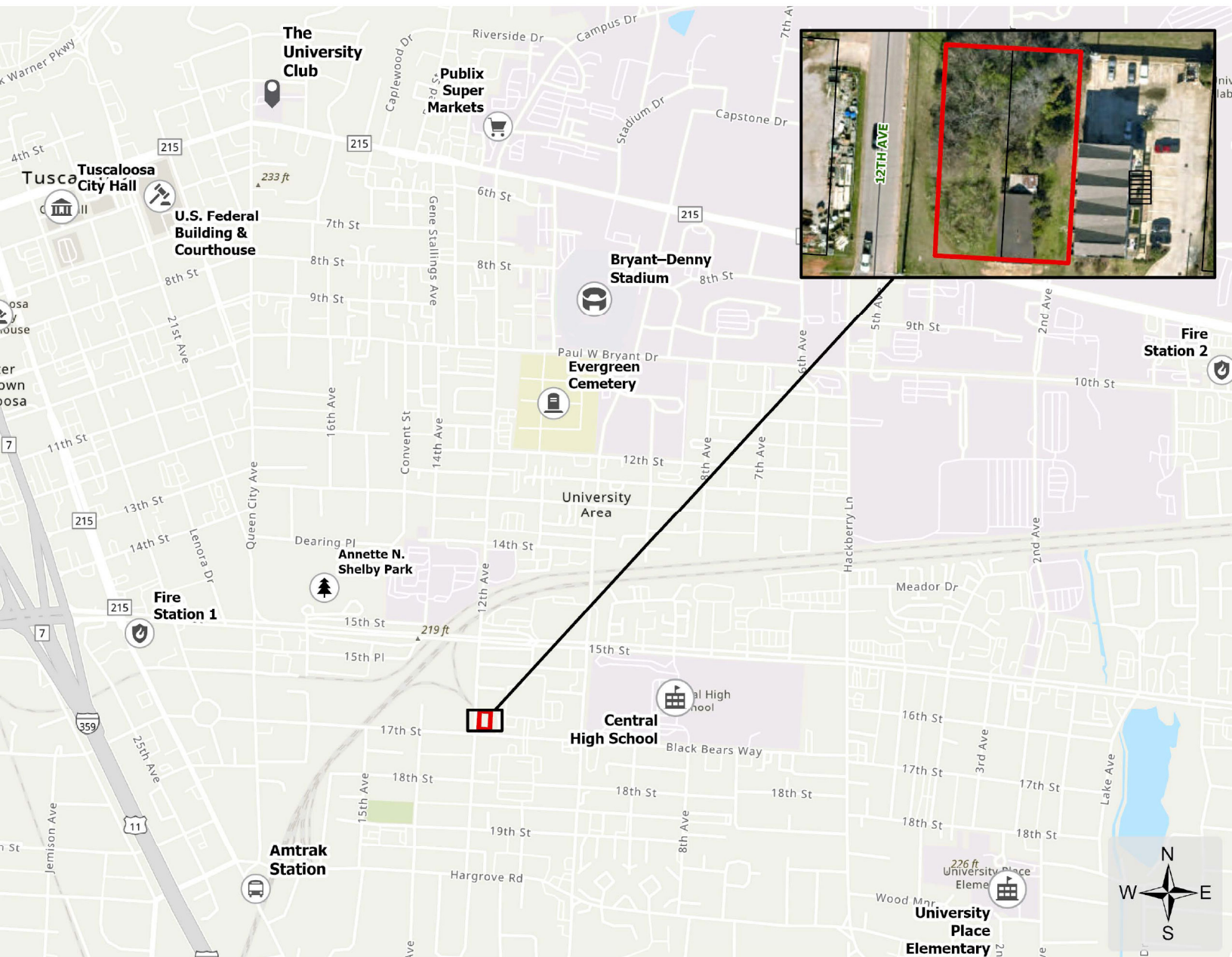
Additional Information Regarding Request:

Please also see variance request letter regarding the previously platted ROW/alley.



12TH AVE

17TH ST



PRINCE STATION
A RESURVEY OF LOTS 6 & 10 OF BLOCK
318 OF TCIL SUBDIVISION

Section 26, Township 21 South, Range 10 W
 Total Acres to be Subdivided: +/- 0.37 AC
 Total Existing Lots: 2 Lots
 Total Proposed Lots: 7 Lots + Open Space

Owner: Nicholas Gueper
 304 Church Avenue
 Jacksonville, AL 36226

Surveyor: David R. Harnden
 PLS AL Reg No. 14009
 2728 Larkspur Williams Blvd
 Northport, AL 36546

Requested Matters: None
 Improvements and connection to adjacent public alley

NOTES

1. Parcels are located within Tuscaloosa City Limits. Properties are currently zoned MH-3. No zoning change proposed.
2. Water service & sanitary sewer service for the site will be provided by City of Tuscaloosa.
3. Final development site plan will not exceed pre-development. See the project drainage study for more information.
4. No portion of this site lies within a 100-year flood zone (FIRM Flood Zone 0002C, Rev. 1/16/2014).
5. Property lies within Section 26, T. 21S, R. 10W, Tuscaloosa County, Alabama.
6. Existing buildings and driveway to be removed.
7. Sewer laterals shown are preliminary and subject to change during final design.
8. Open space to shall not be developed.
9. Total proposed parking spaces: 14 garage spaces + 13 off-street parking spaces + 27 parking spaces. Parking spaces are numbered for clarification.



DUTCH CONDO SUBD
 P.B. 2021, PG 81

HOLEMAN PROPERTIES LLC
 8100 N. 10th
 TUSCALOOSA, AL 36604

LANE & JENNIFER HILL
 1014 LAMOND LANE
 THE COLONY T3 3904
 LOT 2

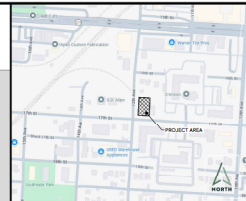
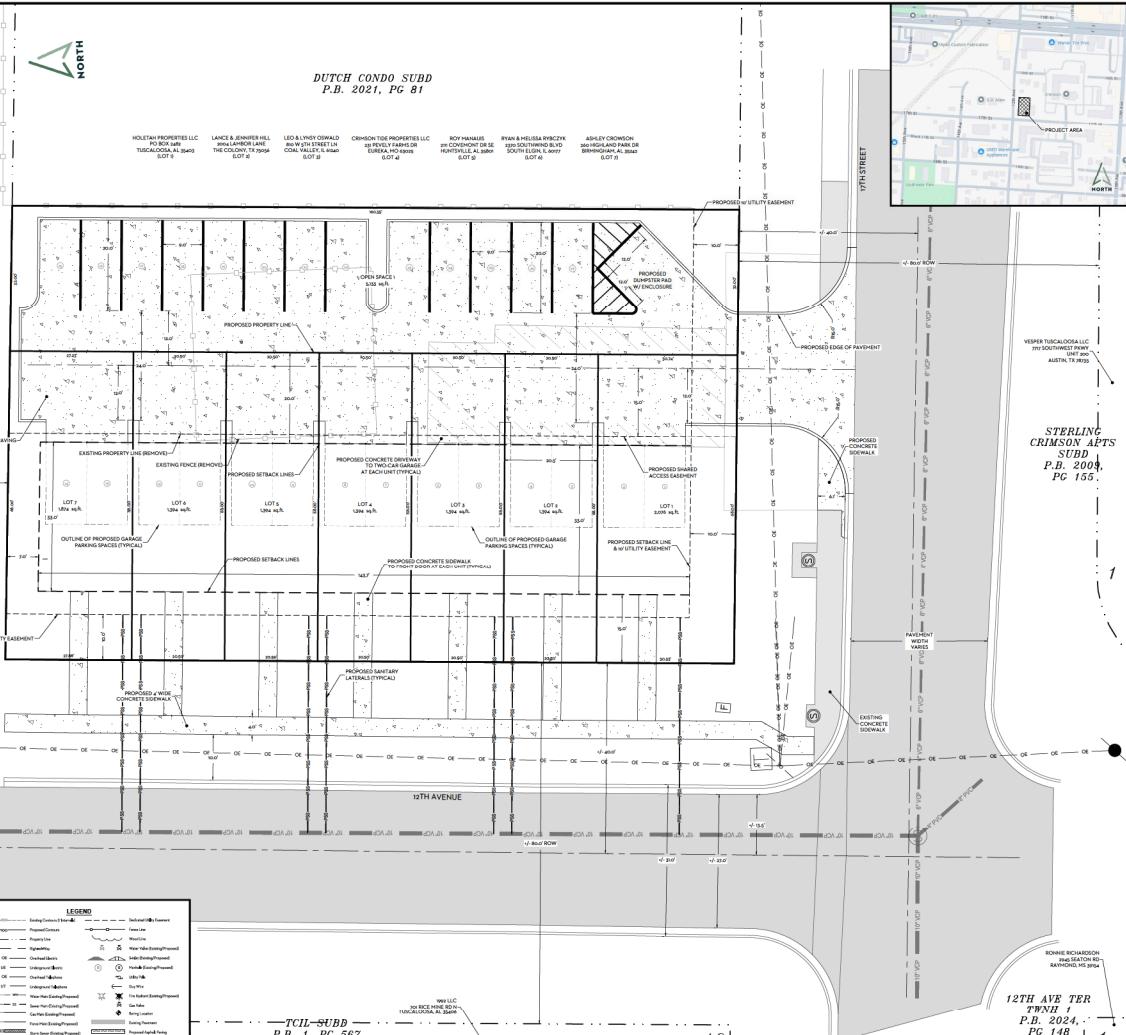
LEO & LINDY OSWALD
 80 W. CHERRY STREET 14
 COAL VALLEY, AL 36624

CRIMSON TIDE PROPERTIES LLC
 85 RIVIERE TRAILS DR
 EUREKA, MO 64849
 LOT 4

ROY HAMMUS
 214 COUNTRY DRIVE
 RENTFELLS, AL 36847
 LOT 2

RYAN & MELISSA PISCOTZ
 300 SOUTHVIEW BLVD
 SOUTH OGDEN, MO 64077
 LOT 1

ASBLEY CROWSON
 801 HIGHLAND PARK DR
 BIRMINGHAM, AL 35247
 LOT 1



CRIMSON PROPERTIES LLC
 506 SENECA CITY AVE
 STE 1A
 TUSCALOOSA, AL 36601

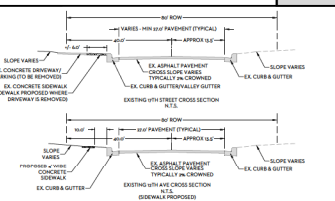
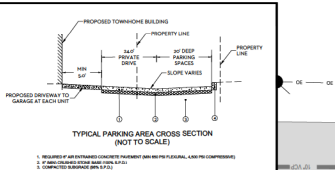
TCIL SUBD
 P.B. 1, PG 567

DIAMOND HOLDINGS LLC
 1700 10th ST
 TUSCALOOSA, AL 36604

7

8

STERLING CRIMSON APTS
 SUBD
 P.B. 2009,
 PG 155



LEGEND

Existing Utility Easement	Proposed Utility Easement	Proposed Concrete Driveway	Proposed Concrete Sidewalk
Proposed Concrete Driveway	Proposed Concrete Sidewalk	Proposed Concrete Driveway	Proposed Concrete Sidewalk
Proposed Concrete Driveway	Proposed Concrete Sidewalk	Proposed Concrete Driveway	Proposed Concrete Sidewalk
Proposed Concrete Driveway	Proposed Concrete Sidewalk	Proposed Concrete Driveway	Proposed Concrete Sidewalk
Proposed Concrete Driveway	Proposed Concrete Sidewalk	Proposed Concrete Driveway	Proposed Concrete Sidewalk

PRELIMINARY PLAT
 PROJECT LOCATION:
 RESURVEY OF LOTS 6 & 10 OF BLOCK 318 OF TCIL SUBDIVISION
 TUSCALOOSA, ALABAMA

LONGLEAF ENGINEERING

1927 7th Street
 Tuscaloosa, Alabama 36601
 Phone (205) 545-5645

DATE: 10/20/24
 DRAWN BY: RAC
 CHECKED BY: JCS
 DATE: 10/20/24

GRAPHIC SCALE
 1" = 10'

SHEET
 1 OF 1



1927 7th Street
Tuscaloosa, AL 35401
(205) 345-5646

May 14, 2026

Planning Commission
City of Tuscaloosa
2201 University Blvd.
Tuscaloosa, Alabama 35401

Re: 12th Avenue Townhomes Subdivision
Tuscaloosa, Alabama

Planning Commission,

Please see the attached preliminary plat submission for the proposed 12th Avenue Townhomes Subdivision Submission, located in the City of Tuscaloosa.

As part of this submission, the developer would like to request the following variance:

Variance From Section 4.3.6: The Developer requests a variance from the requirement that the existing platted alley adjacent to the townhome development be paved. Construction of the paved alley is infeasible due to an existing transmission line impeding the functional use of the alley. Furthermore, the public right of way terminates into a private parking area and offers no opportunity for connectivity.

Please let me know if you have any questions or need any further information.

Sincerely,

Longleaf Engineering, LLC

Nikki Busby