

PLANNING COMMISSION STAFF REPORT

June 15, 2026

Z-18-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

7150 Commerce Drive, LLC

Requested Action and Purpose

Rezone from IP to IH. The applicant states, "It was a condition of purchase of this property from the City that it be rezoned. Owner cannot use it while zoned IP."

Location and Existing Zoning

7150 Commerce Drive – Zoned IP

Size and Existing Land Use

11.8 acres total; Industrial

Surrounding Land Use and Zoning

North – Vacant, Not in City limits

East – Vacant, Not in City limits

South – Vacant, Not in City limits

West – Industrial, Zoned IG

Applicable Regulations

Sec. 25-90. – Purpose.

The purpose of the heavy industrial (IH) district is to provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important to the city's economic growth but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g. from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods). Allowed uses include heavy manufacturing, production, extraction, warehouse distribution, waste disposal, wholesale sales, major utility facilities, and research laboratories. District regulations are intended to encourage the reuse of existing industrial development. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development mitigates potential impacts to surrounding development.

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

Transportation

Commerce Drive, a Local road

Physical Characteristics

11.8 acres to be rezoned. The property currently industrial, with vacant land to the north, east, and south and industrial to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Industrial (IN) (p. 39).

Properties identified as IN include, “Large or intense industrial operations including factories and plants. Multiple large footprint buildings are supported by outdoor assembly, storage, and loading areas. The industrial character type includes the Michelin Tire Plant, Mercedes-Benz U.S. International, and Nucor Steel, among others. Mining activities and major utilities are also included in this designation.” (p. 39).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For IN, building blocks include (p. 39):

- Height range: Varies significantly by use.
- Building form: Sites occupy one city block or more.
- Building setback: Varies depending on industrial activity.
- Streets: Blocks are long and have few street connections.
- Transportation: 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.

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):

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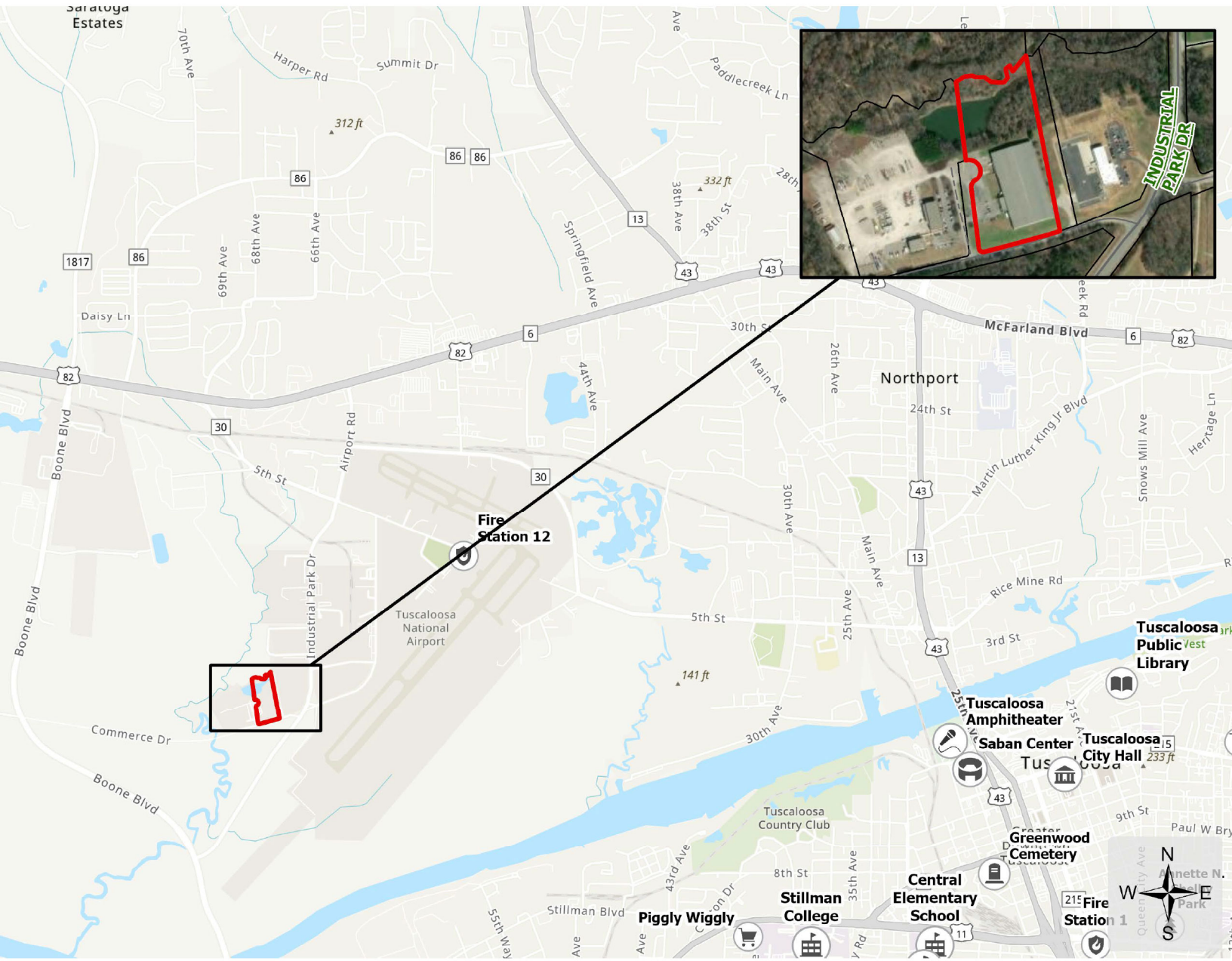
Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city's long-term financial health.

The intent of the IN area outlined on pg. 39 is as follows:

- Support heavy industrial activities away from neighborhoods and other commercial or mixed use areas.
- Utilize natural or man-made buffers (railway, water, forest) to separate industry from other uses.
- Encourage "green infrastructure" and site design practices that reduce environmental impacts.

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





Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

5/13/2026

Property Information:

Site Address:

7150 Commerce Drive, Tuscaloosa, Alabama 35401

Parcel ID:

31-04-19-2-001-001.003

Total Acres:

12

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Institutional Public (IP)

Proposed Zoning:

Industrial Heavy (IH)

Current Land Use:

Industrial

Proposed Land Use:

Industrial

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

It was a condition of purchase of this property from the City that it be rezoned. Owner cannot use it while zoned IP.

Applicant Information:

Applicant Name:

7150 Commerce Drive, LLC 7150 Commerce Drive, LLC

Property Owner Information

Owner 1

Property Owner Name:

7150 Commerce Drive, LLC 7150 Commerce Drive, LLC

Property Owner Phone Number:
(205) 910-3515

Property Owner Email Address:
lpeacock@pateholdings.net

Supporting Documents:

Legal Description
Document2.docx

Site Plan:
2512-021 Hopkins Building 1-23-26.pdf

Elevation Drawings:

Additional Documents:

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.

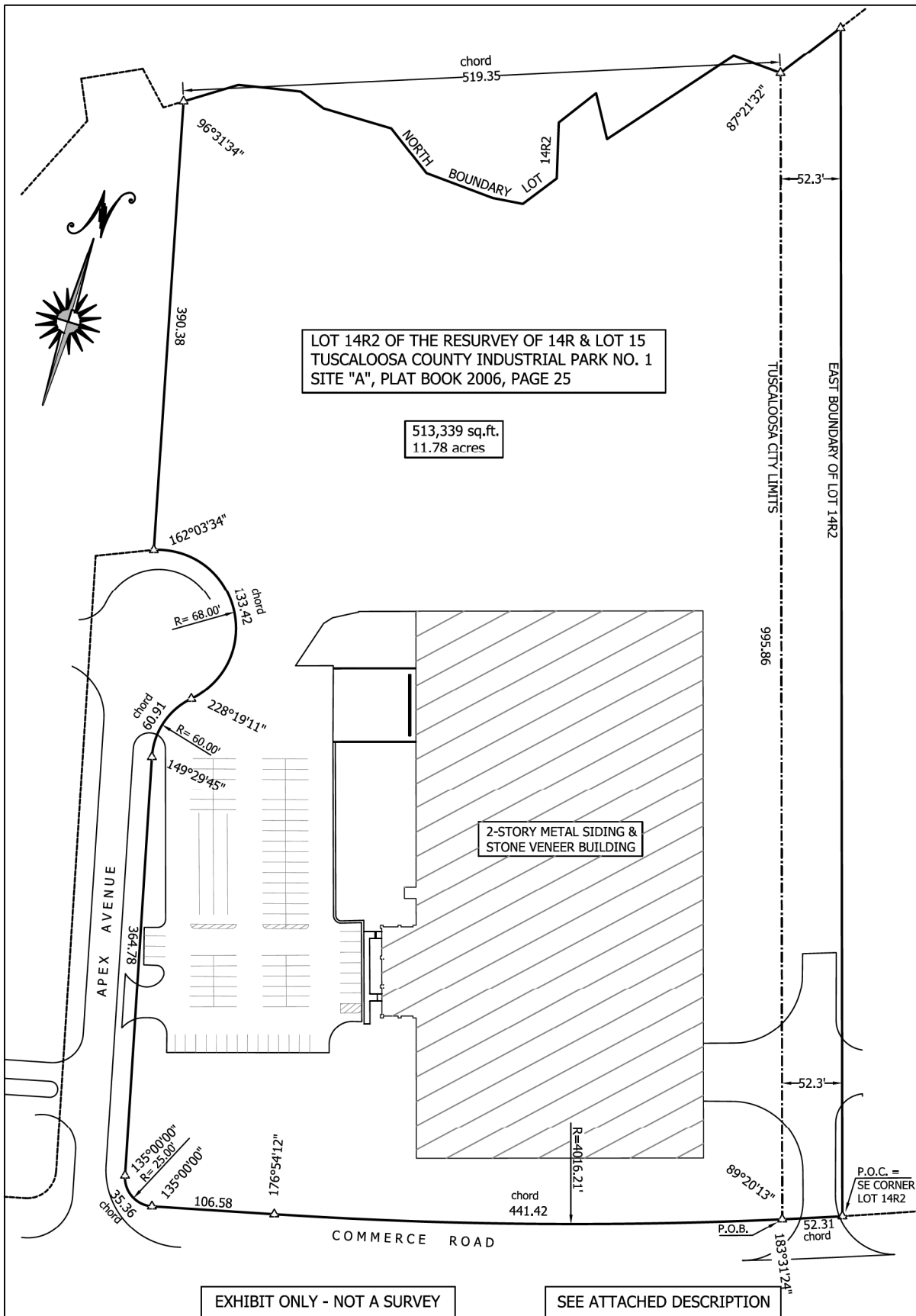


EXHIBIT ONLY - NOT A SURVEY

SEE ATTACHED DESCRIPTION



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

Drawn By	JMH
Scale	1" = 100'
Date	5-14-26
Drawing No.	2512-021 Rezoning Exhibit
Job No.	2512-021