

PLANNING COMMISSION STAFF REPORT

July 20, 2026

Z-14-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

3311 Hargrove LLC; Longleaf Engineering

Requested Action and Purpose

Rezone from SFR-1 to SFR-4. The applicant states, "Proposed rezoning and subdivision from SFR-1 to SFR-4 to support a two phase residential development consisting of townhomes."

Location and Existing Zoning

3311 & 3327 Hargrove Road East – Zoned SFR-1

3728 34th Avenue East – Zoned SFR-1

Size and Existing Land Use

4.6 acres total; Residential

Surrounding Land Use and Zoning

North – Commercial & Single-family residential, Zoned GC & SFR-1

East – Single-family residential, Zoned SFR-1

South – Single-family residential, Zoned SFR-1

West – Multifamily residential, Zoned MFR

Applicable Regulations

Sec. 25-65. – Purpose.

The purpose of the single family residential 4 (SFR-4) district is to provide lands for residential neighborhoods that accommodate small- and medium-lot single-family detached homes, duplexes, and limited scale townhouses. 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-4 zone.

Transportation

Hargrove Rd E, a Minor Arterial

34th Ave E, a Local street

Physical Characteristics

4.6 acres to be rezoned. The properties are residential, with single-family residential and commercial to the north, single family residential to the east and south, and multifamily residential to the west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Suburban Residential (RL) (p. 22).

RL areas include “Predominantly single family housing areas generally developed in a car-focused pattern with long blocks and curvilinear streets and fewer intersections than traditional neighborhood types. These areas feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses.” (p. 35).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RL, building blocks include (p. 35):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: A range of housing sizes and styles with single-family scale and appearance.
- Building setback: 20-30 feet (generally consistent within a block).
- Streets: Longer blocks with a curvilinear pattern are common, though connectivity and the pedestrian experience is important.
- Transportation: Automobile access with sidewalk network
- Parking: On-street and private off-street, individual drives from street.
- Open Space: Public neighborhood parks should be located in prominent, easily-accessible locations. Schools also supplement public parks. Some residential areas include private open space such as golf courses.

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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 RL area outlined on pg. 35 is as follows:

- When establishing new suburban residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.
- Improve streetscape features such as consistent sidewalks, lighting and street trees.

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

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Sec. 25-99. – Agricultural 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

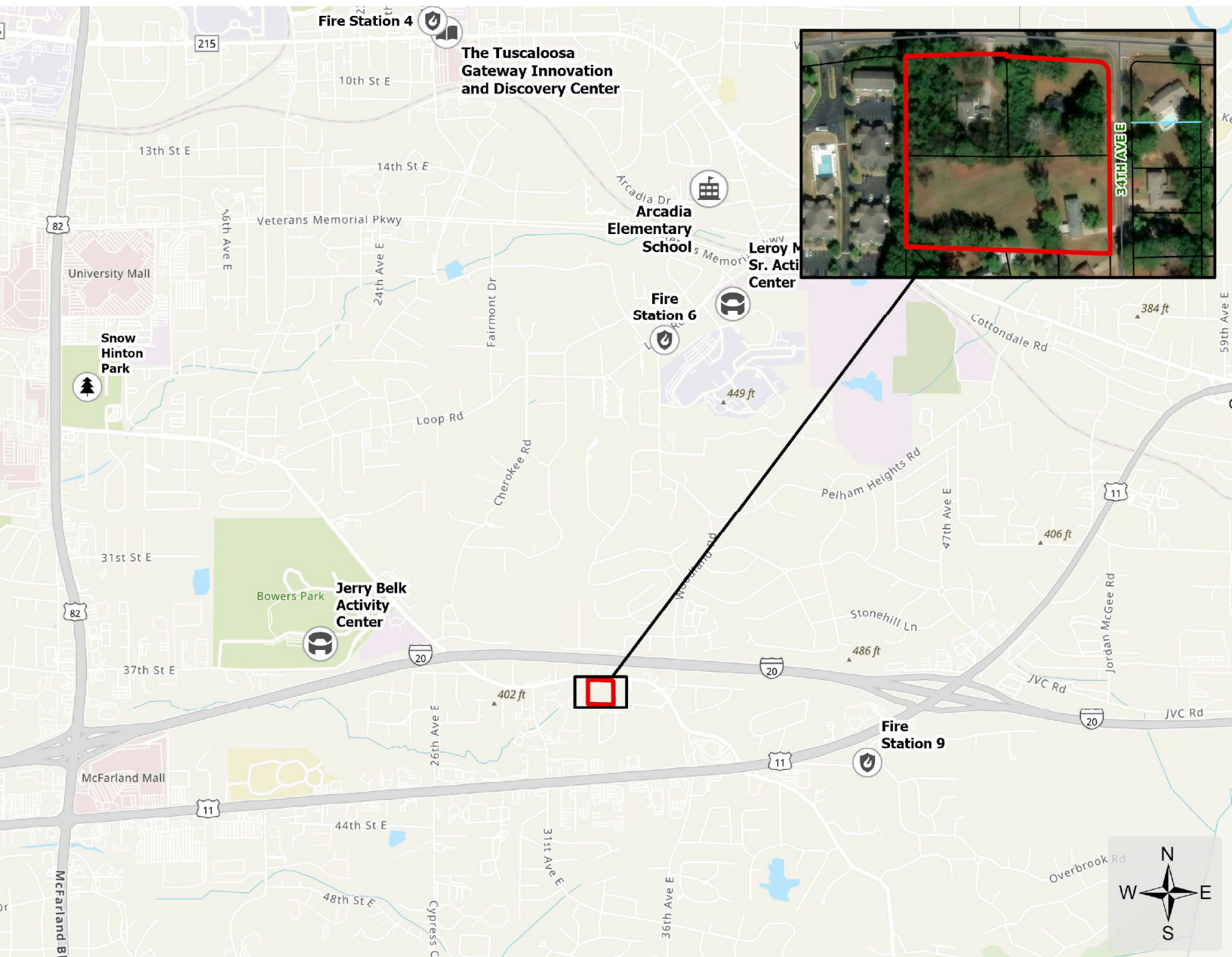
S = Special exception use permit required

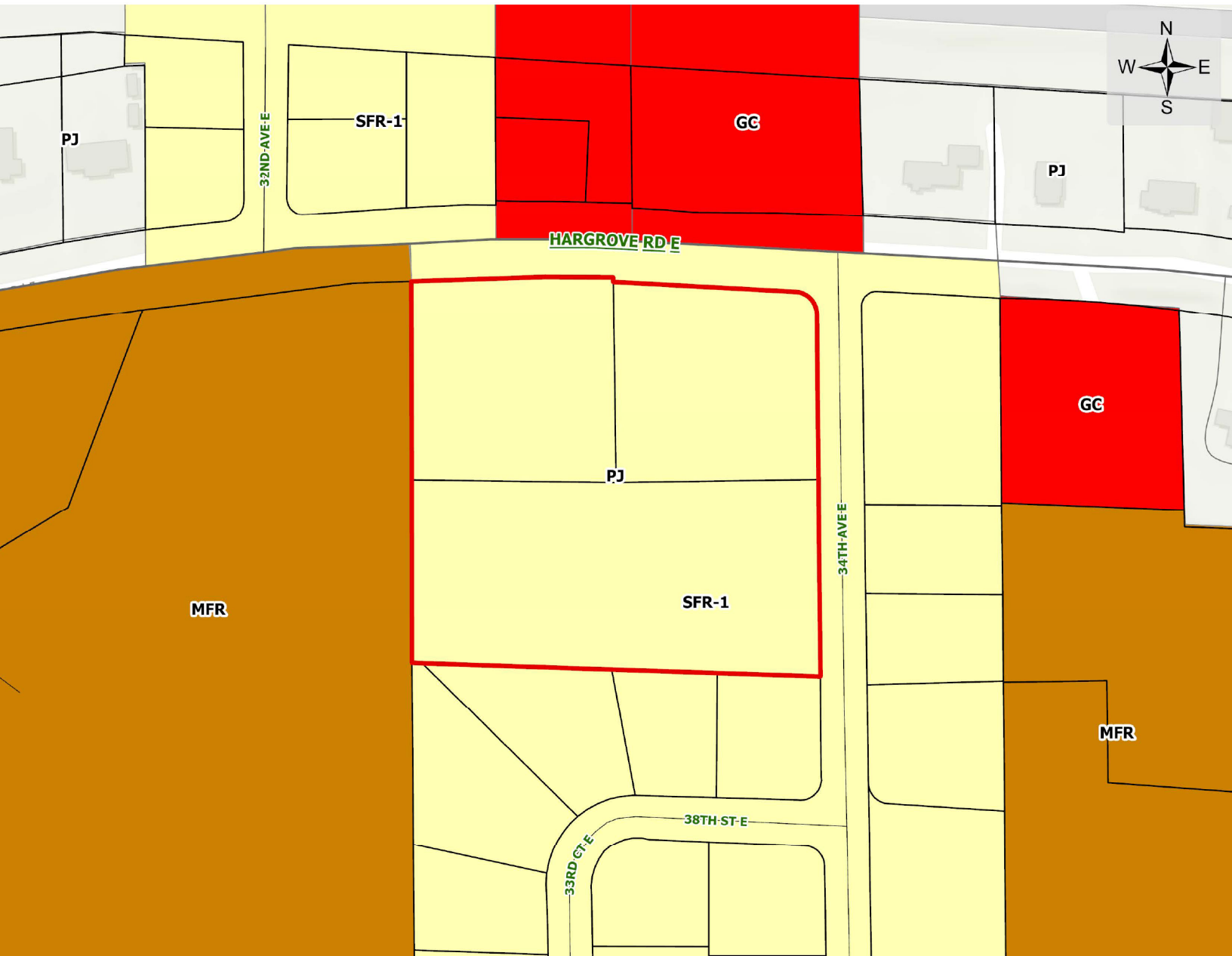
A = Allowed in PD district

blank cell = Prohibited use

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







Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

4/13/2026

Property Information:

Site Address:

Parcel ID:

63 30 09 32 4 001 024.000 & 63 30 09 32 4 001 025.000 & 63 30 09 32 4 001 023.000

Total Acres:

4.6

Number of Existing Lots:

3

Number of Proposed Lots:

51

Current Zoning:

Single Family Residential 1 (SFR-1)

Proposed Zoning:

Single Family Residential 4 (SFR-4)

Current Land Use:

Residential

Proposed Land Use:

Residential

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

Proposed rezoning and subdivision from SFR-1 to SFR-4 to support a two phase residential development consisting of townhomes.

Applicant Information:

Applicant Name:

Longleaf Engineering

Property Owner Information:

Property Owner Name:

3311 Hargrove LLC

HARGROVE HEIGHTS TOWNHOMES - PHASE I
A RESURVEY OF LOT 1 OF BOBBY HAGLER SUBDIVISION & UNPLATTED LAND

Section 32, Township 21 South, Range 9 W
Total Acres to be Subdivided: +/- 3.29 AC
Total Contiguous Acres Controlled by Developer: +/- 4.85 AC
Total Existing Lots 2 Lots
Total Proposed Lots 24 Lots + Open Spaces

Owner: S. 3301 Hargrove LLC
1201 Dudley Circle
Northport, AL 36457

Surveyor: Lonnie J. Jantz, A.S.T.
P.L.S. AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

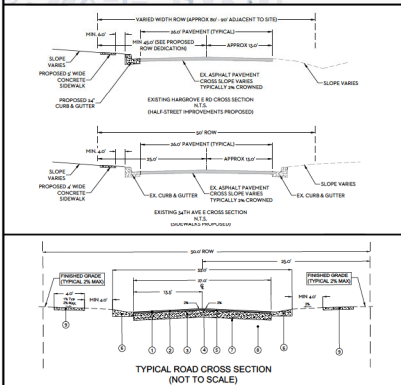
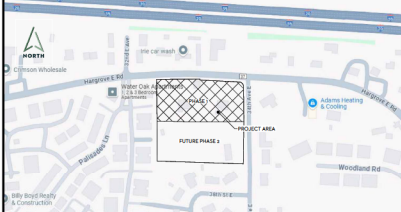
SFB-2a Setbacks (Townhomes)
Front: 10' ±
Rear: 30' ±
Side: 7' on end units
Hwy Building Height: 35'
* For townhome lots with driveway parking in the front yard, a 20' front setback is required

NOTES

1. Parcels are located within Tuscaloosa City Limits. Proposed rezoning from SFB-1 to SFB-4.
2. Water service & sanitary sewer service for the site will be provided by City of Tuscaloosa.
3. Post-development site runoff 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 Map 190703022G, Rev. 1/2/2014).
5. Property lies within Section 32, T15S, R9W, Tuscaloosa County, Alabama.
6. Storm sewer easements outside of the ROW shall be private. Any private storm sewers shall be built to the City standards.
7. Any existing sewage disposal systems on-site shall be removed.
8. All residential lots shall have access to parking facilities or two off-street parking spaces. Proposed driveways shall be constructed as a minimum of 4" thick 3000' concrete. Each parking space has been numbered for clarity.
9. Sewer mains shown are preliminary and subject to change during final design.
10. Proposed density: 10.2 units/acre

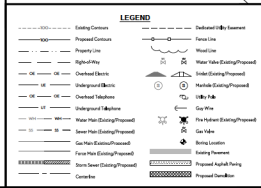
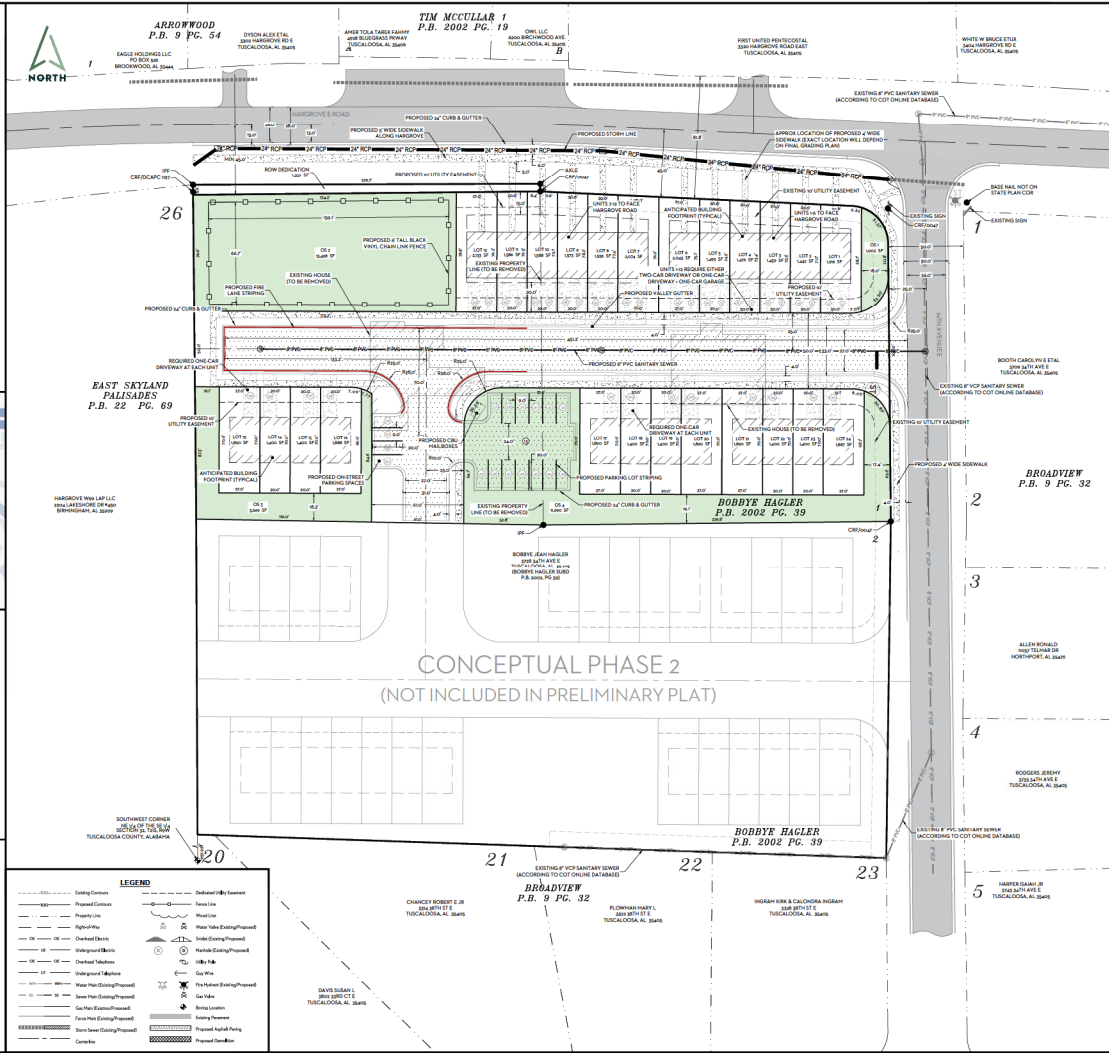
Requested Waivers: None
Requested Variances: Installation of cul-de-sac

Parking Calculations:
Total Lots: 24 Lots
Required Parking: 24 Spaces/DU + 1 Space x 4 DU for Guests = 53 Spaces
Proposed Parking: 53 Spaces
Driveway Spaces: 58 Spaces
Parking Lot Spaces: 13 Spaces
On-Street Spaces: 4 Spaces



TYPICAL ROAD CROSS SECTION
(NOT TO SCALE)

1. REQUIRED: 4" APPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 10" MINIMUM AGGREGATE BASE (1")
2. REQUIRED: 4" APPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 10" MINIMUM AGGREGATE BASE (1")
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PRELIMINARY PLAT
HARGROVE HEIGHTS TOWNHOMES, PHASE I
RESURVEY OF LOT 1 OF BOBBY HAGLER SUBDIVISION & UNPLATTED LAND
TUSCALOOSA, ALABAMA
1977th Street
Tuscaloosa, Alabama 36401
Northport, AL 36457
Phone: (205) 340-5646

LONGLEAF ENGINEERING

DATE: 11/1/2019
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 30'

SHEET
1 OF 1