

PLANNING COMMISSION STAFF REPORT

July 20 2026

Z-16-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Dockery Properties, LLC; Mike Hicks

Requested Action and Purpose

Rezone from GC to MR-2. The applicant states their, "Plan is to combine Lots 13, 14 & 15 plus the land to the west into a single lot and rezone it to allow an apartment building to be constructed."

Location and Existing Zoning

At and around 916 22nd Avenue East – Zoned GC

Size and Existing Land Use

0.8 acres total; Vacant

Surrounding Land Use and Zoning

North – Residential, Zoned MR-2

East – Vacant & Residential, Zoned GC & MR-2

South – Vacant, Zoned GC & MR-2

West – Vacant, Zoned MR-2

Applicable Regulations

Sec. 25-68. – Purpose.

The purpose of the mixed residential 2 (MR-2) district is to provide lands for neighborhoods that accommodate a mix of single-family detached, two-family, and three-family dwellings; townhouses; and small-scale multifamily developments. The district is intended to support a medium-density residential environment that may include neighborhood-oriented community and educational development.

See end of report for details of permitted uses in the MR-2 zone.

Transportation

21st Avenue East, a Local street

22nd Avenue East, a Local street

Physical Characteristics

0.8 acre to be rezoned. The property is currently vacant, with vacant land to the east, west, and south and residential to the north & east.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Corridor Commercial (CC) & Multi-Family Residential (RH) (p. 22).

CC areas include “Commercial development which includes a wide range of retail, offices, and services in a generally car-oriented pattern. This type of development tends to serve the larger community, is typically located along major corridors or intersections, and may include regional destinations, such as shopping malls and car dealerships.” (p. 29).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For CC, building blocks include (p. 29):

- Height range: 1-5 stories (generally up to 60 feet).
- Building form: Predominantly single story, but commercial buildings may have 2-story appearance. Includes large footprint buildings and both attached and freestanding structures.
- Building setback: Varies.
- Streets: Blocks are long and have fewer street connections than in the mixed use districts.
- Transportation: Primarily automobile, but site design should consider transportation alternatives.
- Parking: 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 CC area outlined on pg. 29 is as follows:

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Encourage new buildings to be located near the primary street on at least one side or on an internal street, with parking areas consolidated between buildings in a configuration that can be shared by multiple tenants or uses.
- Apply zoning districts that are appropriate for a site's context such as a highway corridor or a more urban corridor.
- Provide connection to surrounding pedestrian path networks and provide for safe pedestrian facilities within sites.
- Provide connectivity to surrounding neighborhoods and transit service locations.

This property is also identified as Multi-Family Residential (RH) in Framework. RH areas include “Predominantly multi-family apartment and attached residential development in various forms. These areas should offer a range of attractive living options for a diverse population at a smaller scale than multi-family residential found in University Residential areas.” (p. 32).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For RH, building blocks include (p. 32):

- Height range: 2-4 stories (generally up to 60 feet).
- Building form: Variety of multi-family housing types including apartment buildings, townhomes, etc.
- Building setback: 10-30 feet (may vary by surrounding context).
- Streets: A higher degree of street connectivity with short walkable blocks.
- Transportation: Automobile; sidewalks within development should connect to outside sidewalk and trail network.
- Parking: On-street and private off-street in shared parking lots or private driveways.
- Open Space: Smaller, private pocket parks serve residents with access to larger public parks via sidewalks and bike paths.

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 RH area outlined on pg. 32 is as follows:

- Support higher quality building design in terms of architecture, materials, and site features like lighting and landscaping.

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- Distinguish between multi-family development types and density through distinct districts in the zoning code. More intense multi-family development should be located near commercial centers or major corridors.
- Measure residential density in terms of bedrooms per acre and a possible density cap.
- Provide vehicular and pedestrian connectivity between developments.
- Encourage residential building designs that could be adapted or used to serve a non-student market.
- 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	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	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																A	A	e.2.i	
Group Housing, Supportive		P	P	P	P	P	P	P	P	P	P	P	P	P	P																A			
Rehabilitation Facility																	P							P		P					A			



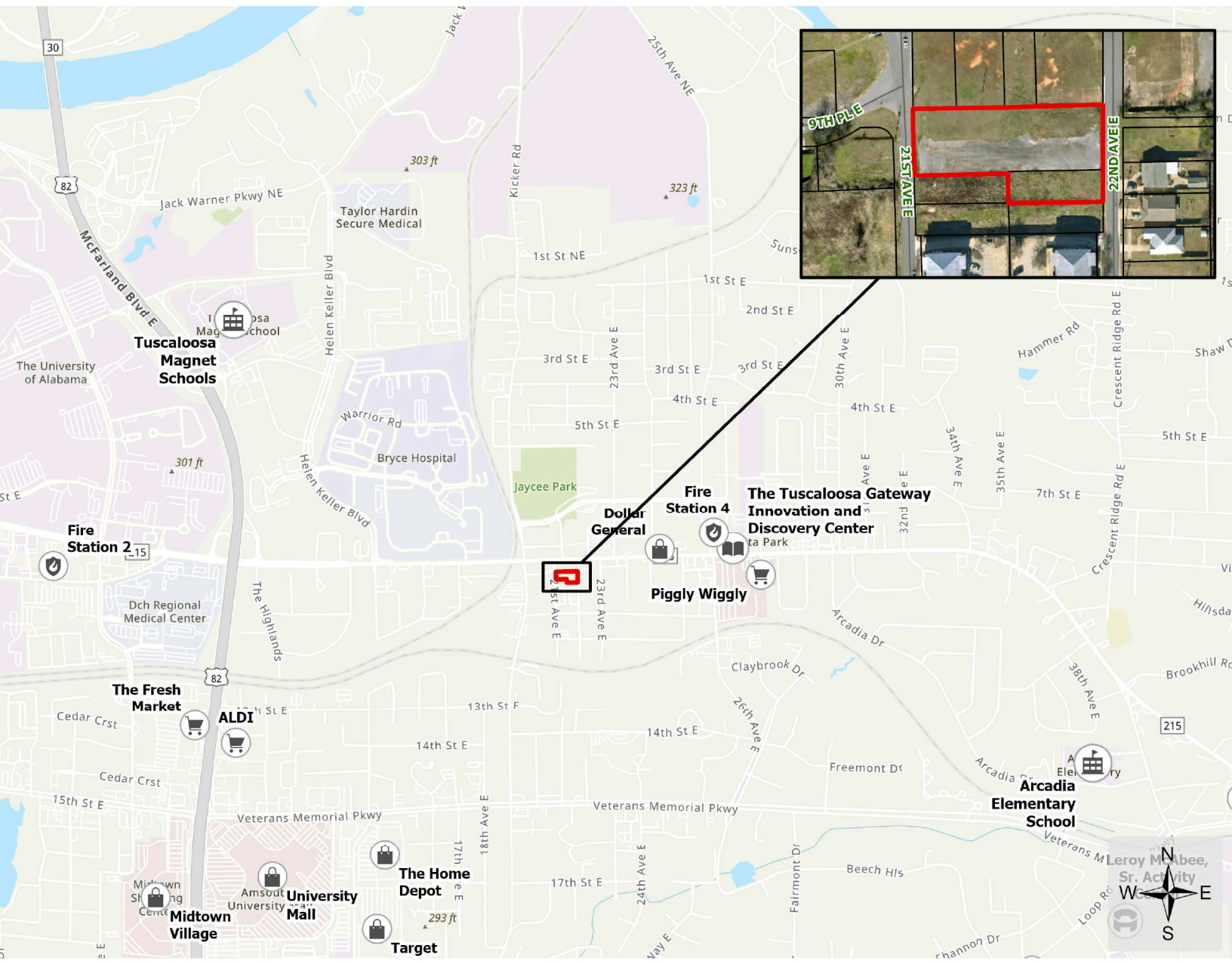
UNIVERSITY BLVD E

9TH PL E

21ST AVE E

22ND AVE E

23RD AVE E



Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

5/7/2026

Property Information:

Site Address:

916 22nd Avenue East, Tuscaloosa, Alabama 35404

Parcel ID:

63 30 04 19 1 018 002.000 (less Lot 10)

Total Acres:

0.78

Number of Existing Lots:

4

Number of Proposed Lots:

1

Current Zoning:

General Commercial (GC)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Vacant

Proposed Land Use:

Residential

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

The plan is to combine Lots 13, 14 & 15 plus the land to the west into a single lot and rezone it to allow an apartment building to be constructed.

Applicant Information:

Applicant Name:

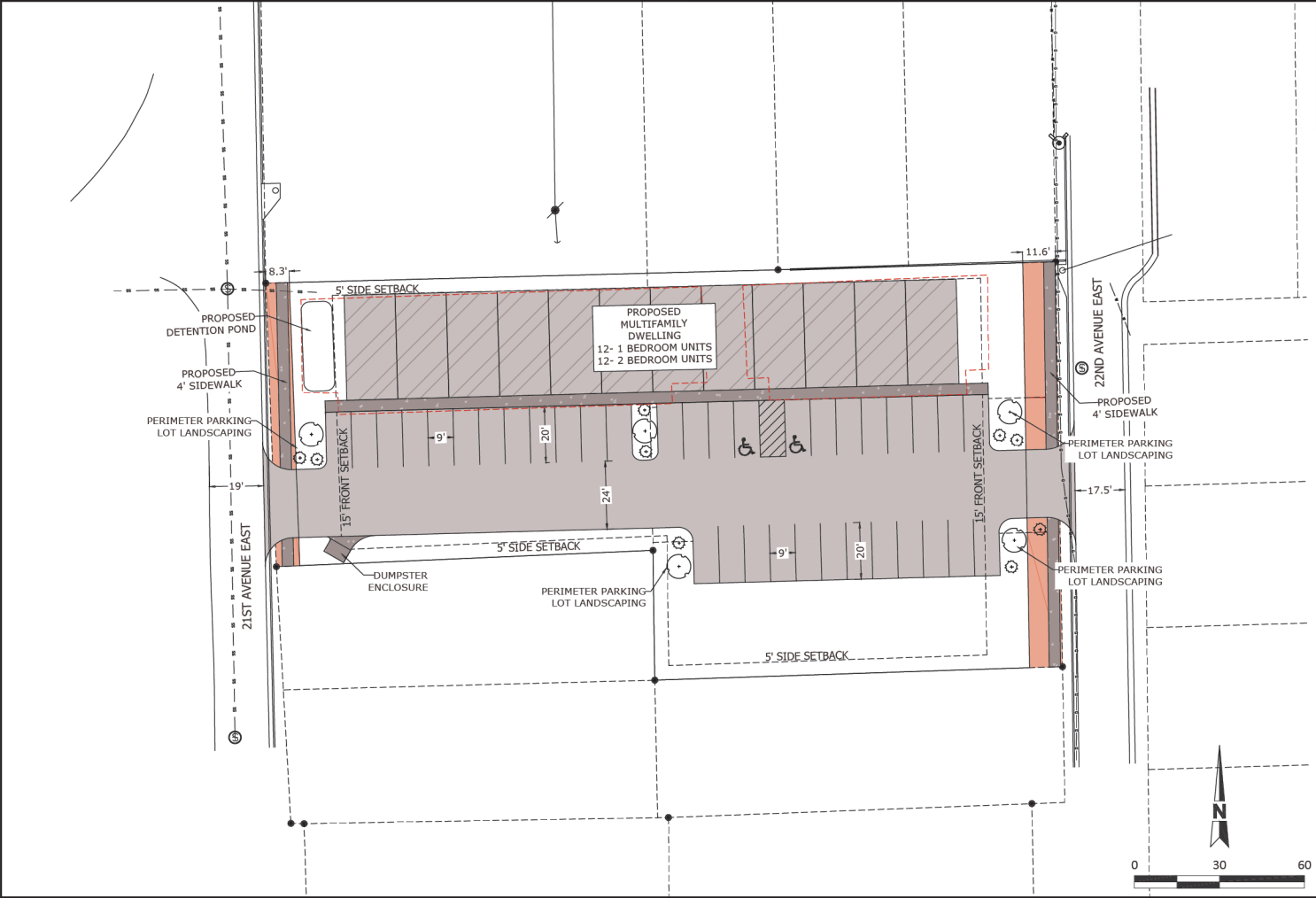
Mike Hicks

Property Owner Information

Owner 1

Property Owner Name:

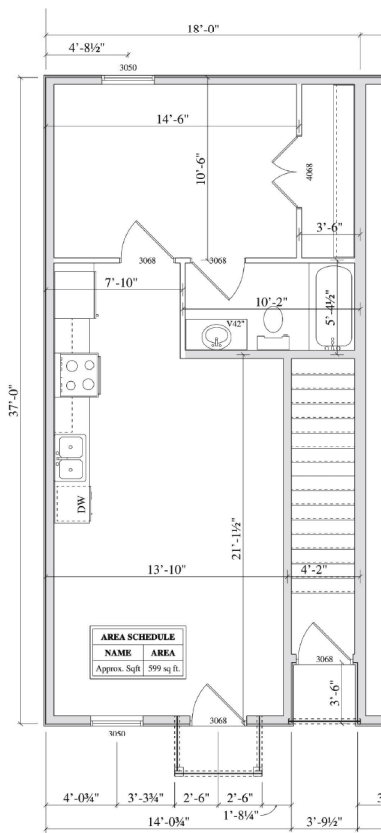
Dockery Properties, LLC .



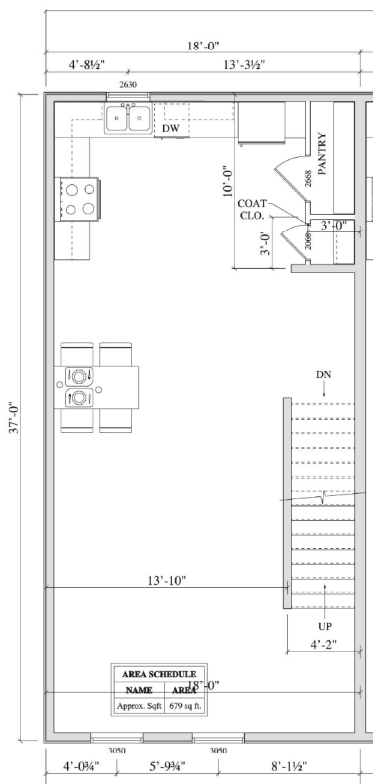
PROPOSED MULTIFAMILY DWELLING 12- 1 BEDROOM UNITS 12- 2 BEDROOM UNITS	
2111 UNIVERSITY BOULEVARD EAST APARTMENTS TUSCALOOSA, ALABAMA	
PORTER-HIGGINBOTHAM ENGINEERING, INC.	
2111 UNIVERSITY BOULEVARD EAST TUSCALOOSA, ALABAMA 35401 TEL: 205.333.1111 FAX: 205.333.1112 WWW.PHENGINEERING.COM	
PRELIMINARY - NOT FOR CONSTRUCTION	
SHEET NO.	



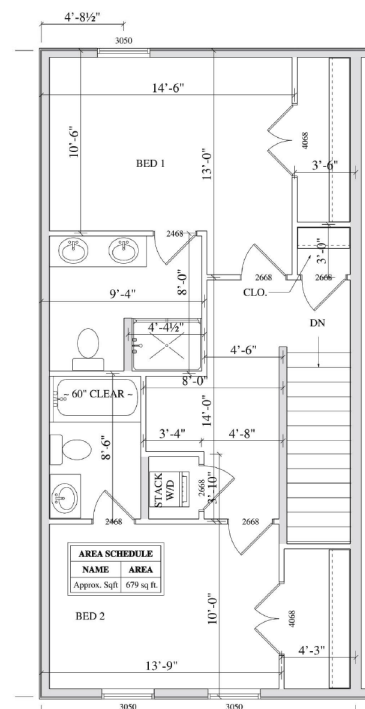
ELEVATION - FRONT
SCALE 1/4" = 1'-0"



FIRST FLOOR
SCALE: 3/8" = 1'-0"



SECOND FLOOR
SCALE: 3/8" = 1'-0"



THIRD FLOOR
SCALE: 3/8" = 1'-0"