

PLANNING COMMISSION STAFF REPORT

August 17, 2026

SD-03-26

GENERAL INFORMATION

Property Owner () Petitioner (x)

21st Avenue Development, LLC (Price McGiffert)

Location and Existing Zoning

808 Almon Avenue (Zoned D), requesting to rezone to DP

Size and Existing Land Use

Approximately 0.25 acres total; Vacant

Nature of Project

Construction of three townhome units.

Description of Proposed Work

The applicant proposes to construct three townhome units each approximately 1765 square feet with three bedrooms and three and a half bathrooms. The proposed townhomes are an expansion of the existing six townhome units at the intersection of 8th Street & Almon Avenue and will match in design, materials, and finishes per the applicant. A shared parking lot will be constructed at the rear of the proposed townhomes.

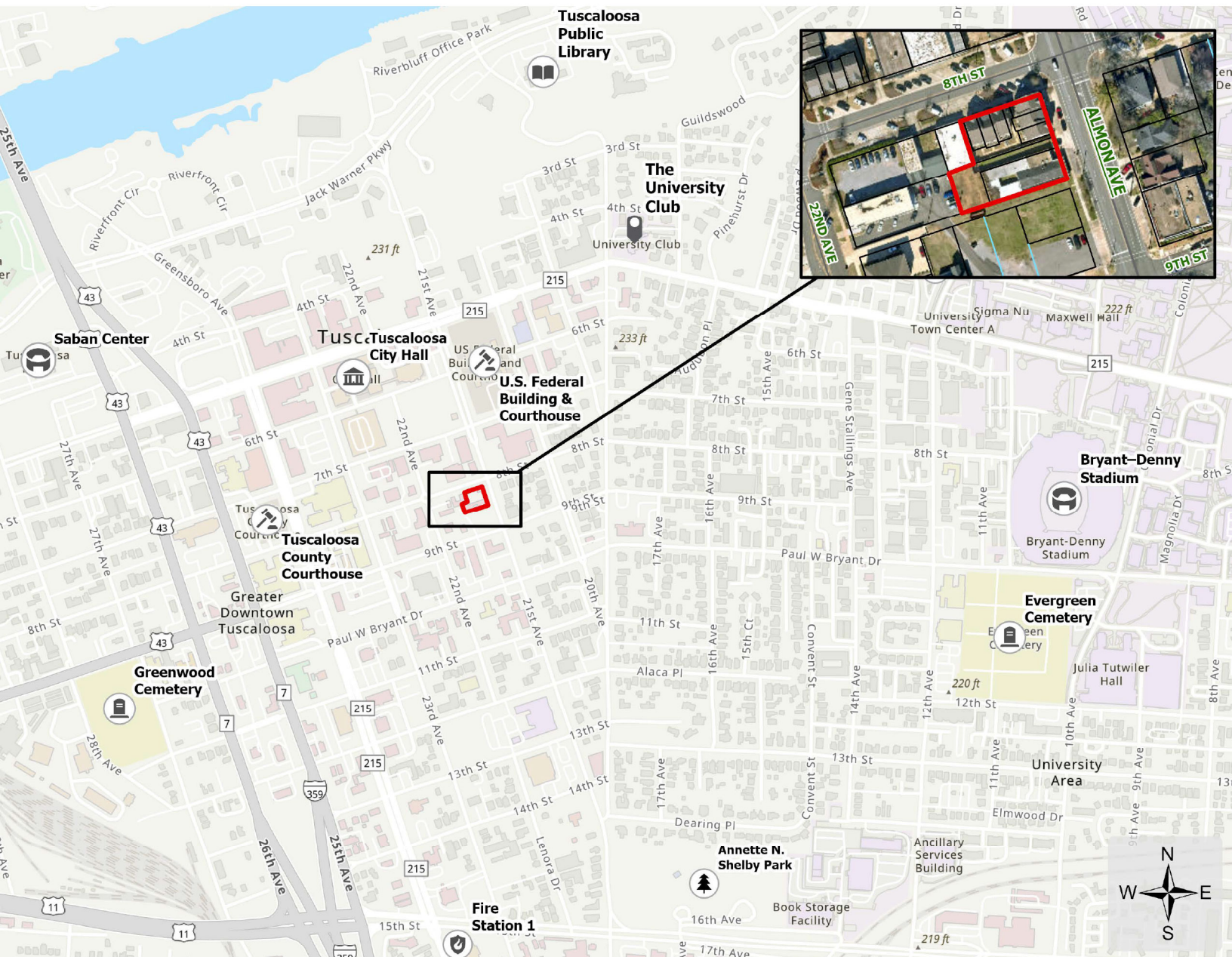
The proposed primary building materials for the townhomes are brick and cementitious siding.

See project narrative, site plan, and elevations for further details.

Staff Comments

Overall, the development proposal meets the intent of the Downtown Perimeter (DP) standards and guidelines in accordance with Sec. 25-79. The Architectural Review Committee (ARC) voted to recommend this project for approval by the Planning and Zoning Commission per Sec. 25-40.d.







Special District Development Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

2/16/2026

Property Information:

Site Address:

808 Almon Ave., Tuscaloosa, Alabama 35402

Parcel ID:

31-05-22-1-111-046.000 and 31-05-22-1-111-045.000

Total Acres:

0.25

Number of Existing Lots:

2

Number of Proposed Lots:

3

Number of Existing Structures:

2

Number of Proposed Structures:

3

Current Zoning:

Downtown (D)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

The Phase II of 21st Avenue Townhomes is a proposed expansion of the existing six-unit townhome development at the intersection of 8th Street and Almon Avenue within the Downtown zoning district of Tuscaloosa. The project includes the construction of three additional units attached to the existing building along Almon Avenue, as well as a new shared parking lot designed to reduce on-street parking demand and improve overall site circulation. As part of this application, the property is also requested to be rezoned to the Downtown Perimeter district.

Each new townhome will be approximately 1,765 square feet and will include 3 bedrooms and 3.5 bathrooms. Architectural design, materials, and finishes will match the existing townhomes, consisting primarily of brick and cementitious siding. Each unit will sit on its own platted lot.

Applicant Information:

Applicant Name:

21st Avenue Development, LLC (Price McGiffert)

21st Avenue Townhomes Phase II Project

Downtown Perimeter District

Project Narrative

Introduction:

The Phase II of 21st Avenue Townhomes is a proposed expansion of the existing six-unit townhome development at the intersection of 8th Street and Almon Avenue within the Downtown zoning district of Tuscaloosa. The project includes the construction of three additional units attached to the existing building along Almon Avenue, as well as a new shared parking lot designed to reduce on-street parking demand and improve overall site circulation. As part of this application, the property is also requested to be rezoned to the Downtown Perimeter district.

Each new townhome will be approximately 1,765 square feet and will include 3 bedrooms and 3.5 bathrooms. Architectural design, materials, and finishes will match the existing townhomes, consisting primarily of brick and cementitious siding. Each unit will sit on its own platted lot.

Site Configuration:

The site consists of two parcels previously used for commercial purposes as a veterinary office, as well as the existing townhomes with one open lot and 6 townhome lots. All three new units will front Almon Avenue. Vehicular access to the rear parking pads for each unit will be provided via a private drive, with a right-in/right-out connection to Almon Avenue. When combined with the existing on-street parking and the proposed additional on-street spaces, the development will exceed all applicable parking requirements.

Utilities/Waste Service:

Sanitary sewer service for each townhome will tie into existing City of Tuscaloosa infrastructure within Almon Avenue through a new extension line (if required) on the front of the townhomes as shown on the site plan. Water service is currently available on Almon Avenue through one existing meter, and two additional meters will be installed for the new units. This project will significantly reduce the amount of overhead utility infrastructure on the site, as all new services will be placed underground. Environmental Services and Planning have confirmed that individual carts are acceptable for waste service since only three new units are being added; however, we plan to add a dumpster that will also remove all of the trash carts from the 6 existing units. A dedicated enclosed area for the dumpster will be provided on site as shown in the submitted site plan for the three new units as well as the existing six units.

Architecture:

Below is a summary of the architectural features demonstrating compliance with Sections 25-166 and 25-78-2 of the zoning ordinance:

Section 25-166

h. Building façades:

1. Materials and fenestration:

- i. – The primary building material is brick veneer with accents of cementitious siding.
- ii. The street facing façade percentage of windows or doors matches the percentage of the existing adjoining building at 30%.

2. Offsets:

There are no building facades greater than 50' in length facing a street that do not incorporate wall offsets. The units project 3' from each other and stoops and balconies project at the street front of each unit creating offsets along the front building plane.

3. Design features:

Front façades provide 1) covered stoops, 2) columns adjacent the doorways, 3) eaves projecting more than 6", and 4) roof forms and line changes consistent with the façade offsets.

i. Roofs:

- 1. Sloped roofs step back and forth with each unit at an 8:12 pitch. Balcony roof pitches vary from 5:12 and 10:12 with varying gable and shed roofs over the balconies.

No flat roofs are present.

All roof based mechanical equipment, as well as vents, pipes, etc. will be located on the rear elevation so as to have a minimal impact from the street.

Section 25-78-2.

2. Building design standards:

i. Building materials allowed-

(a) Primary materials

- 1) Brick veneer : 85% street façades
100% alley end façade
50% rear façade

2) Cementitious Siding: 50% rear façade

(b) Accent materials

- 1) Cementitious siding: 15% street façade

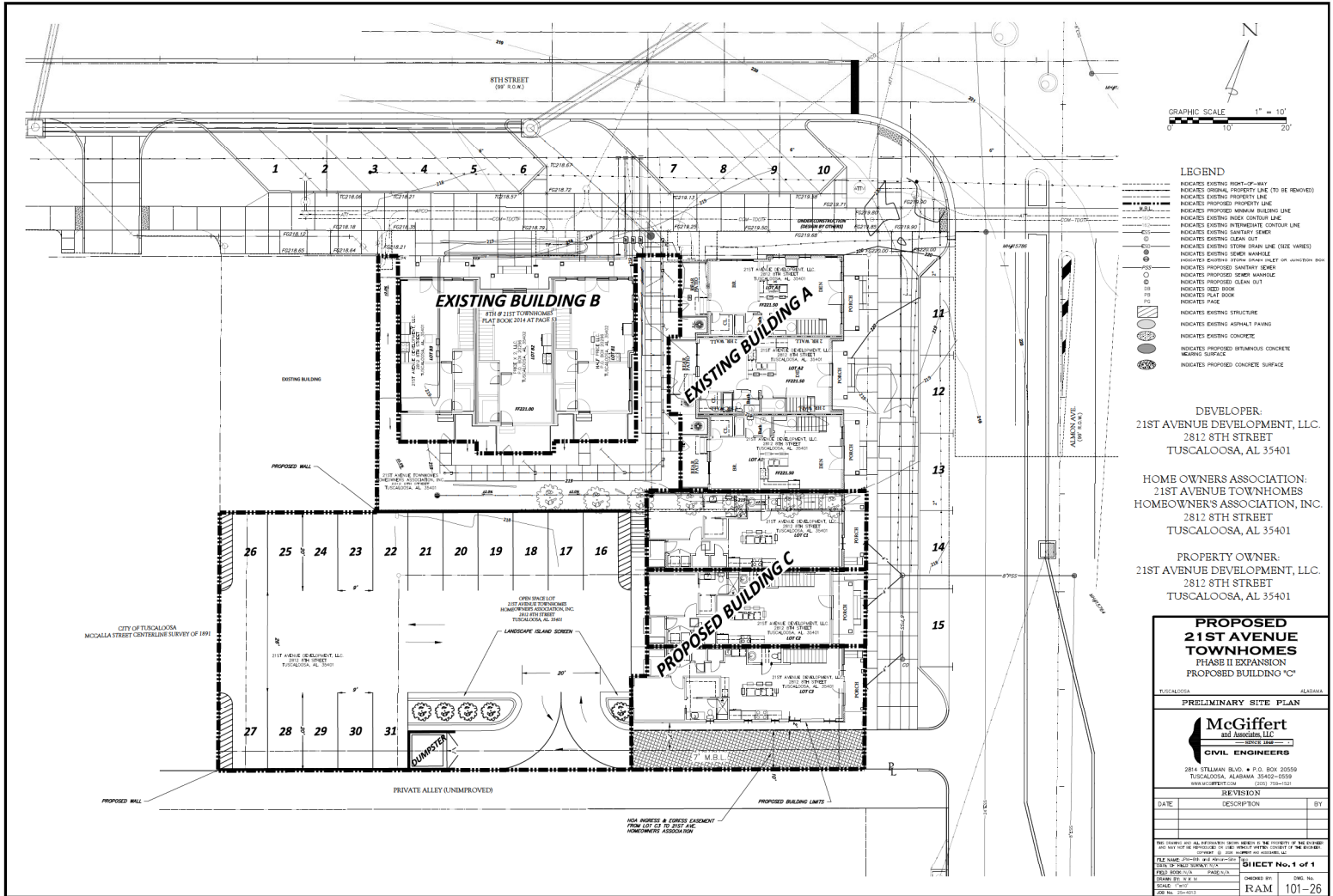
(c) Balconies will be veneered and protected with cementitious trim and supported by Hardie columns to match the aesthetic and construction of the adjacent balconies of the adjoining units within the development. Steel railings will be used.

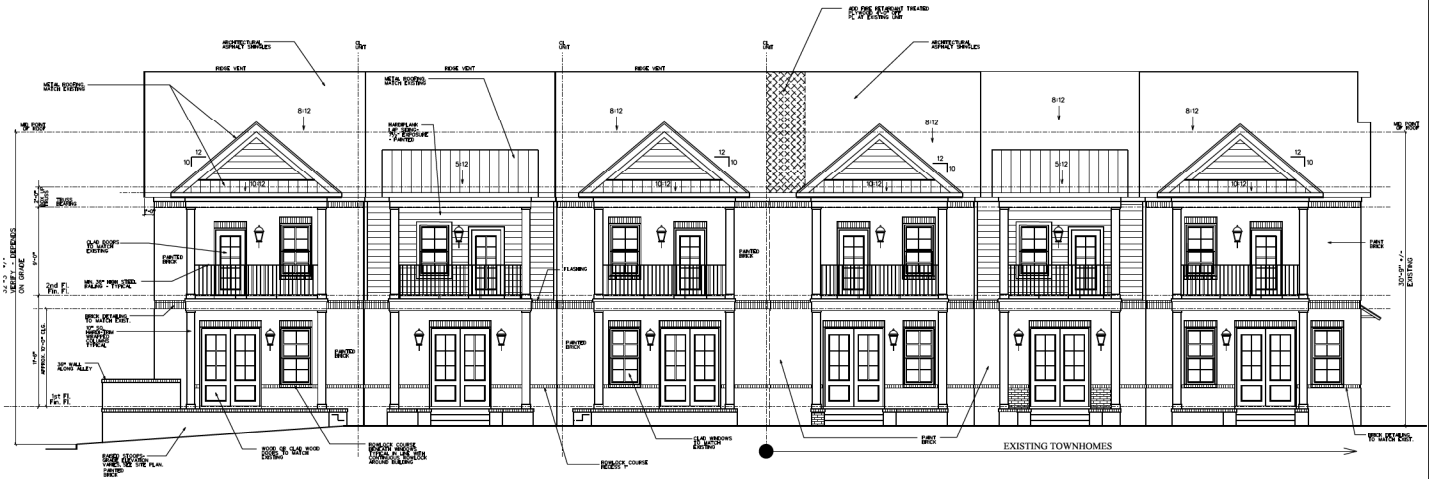
ii. Fenestration –

- (a) The street facing façade along Almon avenue is comprised of 30% transparent windows/door openings which matches the existing adjoining townhomes.

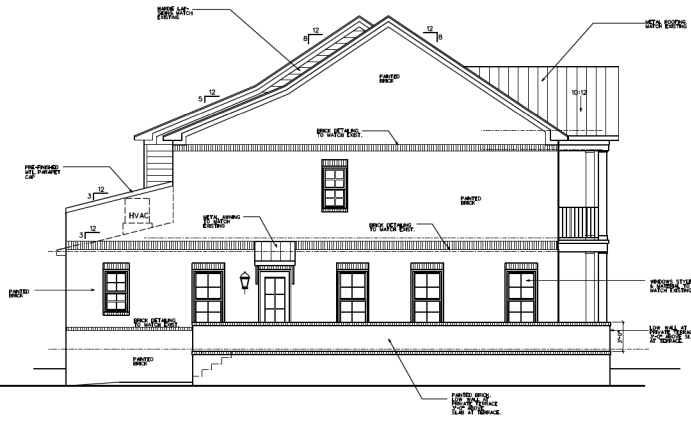
iii. Building massing and scale - The following design elements are incorporated into the façade at each unit: second floor balconies, primary pedestrian entrances, variations in roof lines and roof form.

iv. Building entrances - All unit entrances are clearly defined

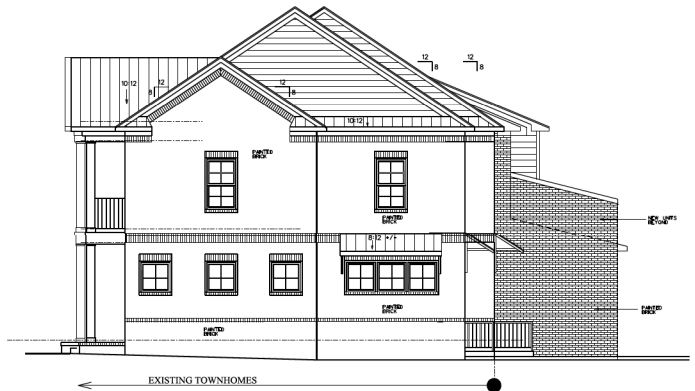




1 ALMON AVE. ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH (ALLEY) ELEVATION
SCALE: 1/4" = 1'-0"



3 8TH STREET ELEVATION
SCALE: 1/4" = 1'-0"

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Almon Avenue Townhomes
Phase II - Building "C"
for HALF PRICE, LLC
Tuscaloosa, Alabama



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Contractor to verify all conditions and dimensions prior to construction.

REVISIONS: 11/25/2025

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