

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:

2/16/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

21ST AVENUE TOWNHOMES, A RESURVEY OF PART OF LOT 287 ORIGINAL CITY OF TUSCALOOSA, A RESURVEY OF OPEN SPACE LOT 8TH & 21ST TOWNHOMES, AND UNPLATTED LAND

Site Address:

808 Almon Ave, Tuscaloosa, Alabama 35401

Parcel ID:

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

Total Acres to be Subdivided:

0.25

Total Acreage Controlled by Owner:

0.25

Number of Existing Lots:

2

Number of Proposed Lots:

4

Number of Existing Structures:

2

Number of Proposed Structures:

3

Water Authority:

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

Yes

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

Yes

Current Zoning:

Downtown (D)

Proposed Zoning:

Downtown Perimeter (DP)

Current Land Use:

Vacant

Proposed Land Use:

Residential

Reason for Subdivision:

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.

Surveyor or Engineer Information:

Survey or Engineer Company:

McGiffert & Associates, LLC

Surveyor or Engineer Name:

Allen McGiffert

Applicant Information:

Applicant Name:

21st Avenue Development, LLC Price McGiffert

Additional Information Regarding Request:



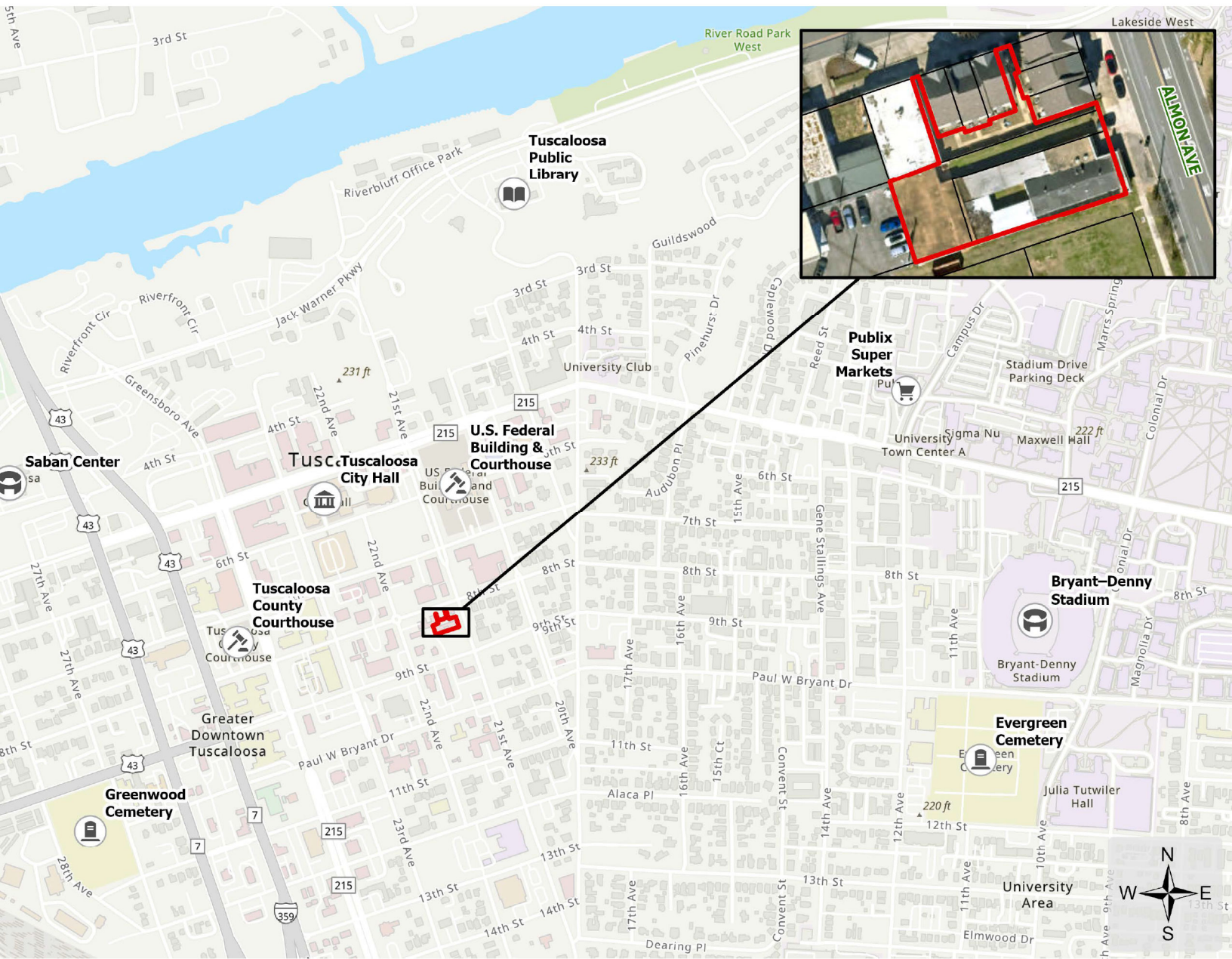
8TH ST

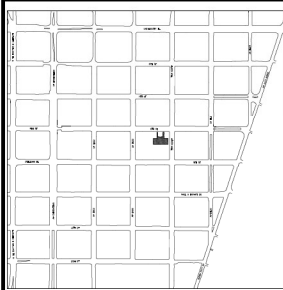
ALMON AVE

9TH ST

9TH ST

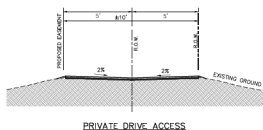
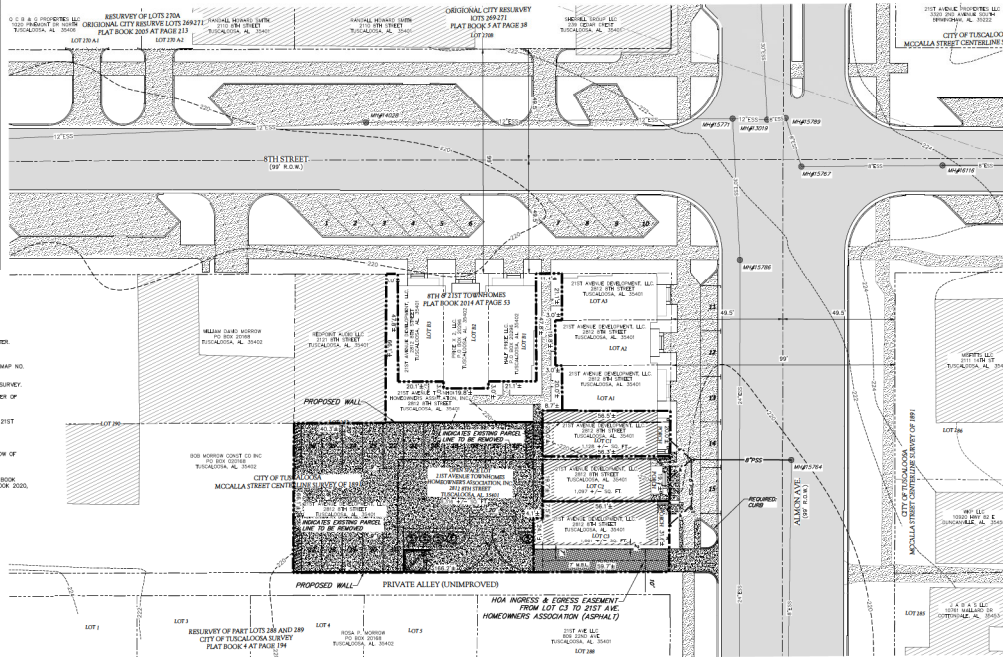
22ND AVE



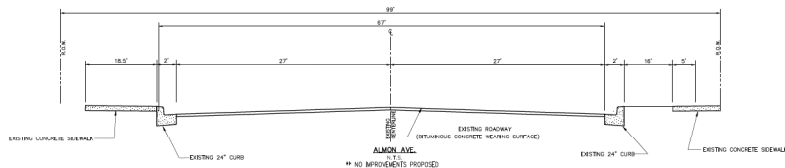
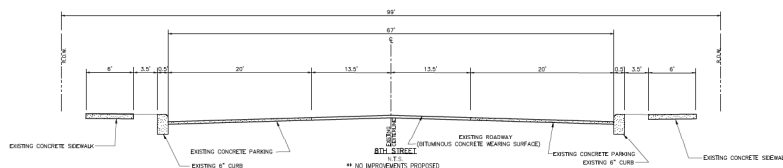


VICINITY MAP

- NOTES:**
1. TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.42 ACRES. TOTAL PROPERTY TO BE SUBDIVIDED = 0.38 ACRES.
 2. THIS SUBDIVISION IS ZONED U-1; WE ARE PENDING TO REZONE TO DOWNTOWN PERMETER.
 3. PROPERTY TO BE SERVED WITH CITY OF TUSCALOOSA WATER AND SEWER.
 4. NO PORTION OF THIS SUBDIVISION LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 0703000404P.
 5. THIS PLAN IS BASED ON AERIAL MAPPING DATA AND IS NOT BASED ON A FIELD-RUN SURVEY.
 6. THIS SUBDIVISION IS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 S, RANGE 10 W, IN TUSCALOOSA COUNTY, ALABAMA.
 7. THIS SUBDIVISION IS A RESURVEY OF LOT 287 CITY OF TUSCALOOSA, MOCALLA STREET CENTRAL SURVEY OF 1897 (UNIMPROVED PLAT) AND OPEN SPACE LOT IN 8TH AND 21ST TOWNSHIPS (PLAT BOOK 2014 AT PAGE 53).
 8. REQUIRED BUILDING SETBACKS:
FRONT: 5'
SIDE: 5' EXCEPT A MINIMUM SIDE SETBACK OF 7' IS REQUIRED AT EACH END OF A ROW OF REAR: 5'
 9. SOURCES OF TITLE: DEED BOOK 2000, PAGE 87; DEED BOOK 2023, PAGE 18007; DEED BOOK 2006, PAGE 14601; DEED BOOK 2014, PAGE 500; DEED BOOK 2020, PAGE 81; DEED BOOK 2020, PAGE 83; DEED BOOK 2020, PAGE 85; AND DEED BOOK 2024, PAGE 20038.



PRIVATE DRIVE ACCESS



LEGEND

- INDICATES EXISTING RIGHT-OF-WAY
- INDICATES ORIGINAL PROPERTY LINE (TO BE REMOVED)
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPOSED PROPERTY LINE
- INDICATES PROPOSED MINIMUM BASELINE
- INDICATES EXISTING INDEX CENTER LINE
- INDICATES EXISTING INTERMEDIATE CENTER LINE
- INDICATES EXISTING SANITARY SEWER
- INDICATES EXISTING CULVERT
- INDICATES EXISTING STORM DRAIN LINE (SIZE VARIES)
- INDICATES EXISTING SEWER MANHOLE
- INDICATES EXISTING STORM DRAIN PILET OR JUNCTION BOX
- INDICATES EXISTING SEWER MANHOLE
- INDICATES PROPOSED SEWER MANHOLE
- INDICATES PROPOSED SEWER PILET
- INDICATES EXISTING PLAT BOOK
- INDICATES EXISTING PAGE
- INDICATES EXISTING STRUCTURE
- INDICATES EXISTING ASPHALT PAVING
- INDICATES EXISTING CONCRETE
- INDICATES PROPOSED BITUMINOUS CONCRETE WEARING SURFACE
- INDICATES PROPOSED CONCRETE SURFACE

DEVELOPER:
21ST AVENUE DEVELOPMENT, LLC.
2812 8TH STREET
TUSCALOOSA, AL 35401

HOME OWNERS ASSOCIATION:
21ST AVENUE TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.
2812 8TH STREET
TUSCALOOSA, AL 35401

PROPERTY OWNER:
21ST AVENUE DEVELOPMENT, LLC.
2812 8TH STREET
TUSCALOOSA, AL 35401

21ST AVENUE TOWNHOMES, A RESURVEY OF PART OF LOT 287 ORIGINAL CITY OF TUSCALOOSA, A RESURVEY OF OPEN SPACE LOT 8TH & 21ST TOWNSHIPS, AND UNPLATTED LAND

PART OF THE SE 1/4 OF THE SE 1/4, SECTION 33, TOWNSHIP 33, RANGE 10, TUSCALOOSA, ALABAMA

PRELIMINARY SUBDIVISION PLAT

McGiffert
CIVIL ENGINEERS
2814 STILLMAN BLVD. • P.O. BOX 20050
TUSCALOOSA, ALABAMA 35402-0050
WWW.MCGIFFERT.COM (205) 755-1101

DATE	REVISION	BY

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FILE NAME: 21ST AVENUE TOWNHOMES
PROJECT: 21ST AVENUE TOWNHOMES
DRAWN BY: J. D. G.
CHECKED BY: J. D. G.
SCALE: 1"=20'
JOB NO. 25-1013

CHICIT No. 1 of 2
RAM 118-26

