

PLANNING COMMISSION STAFF REPORT

September 21, 2026

SD-05-26

GENERAL INFORMATION

Property Owner () Petitioner (x)

Saleh Abdulqawi; Joe McCoy

Location and Existing Zoning

2002 University Boulevard (Zoned D)

Size and Existing Land Use

Approximately 0.2 acres total; Commercial

Nature of Project

Construction of a two-story commercial building.

Description of Proposed Work

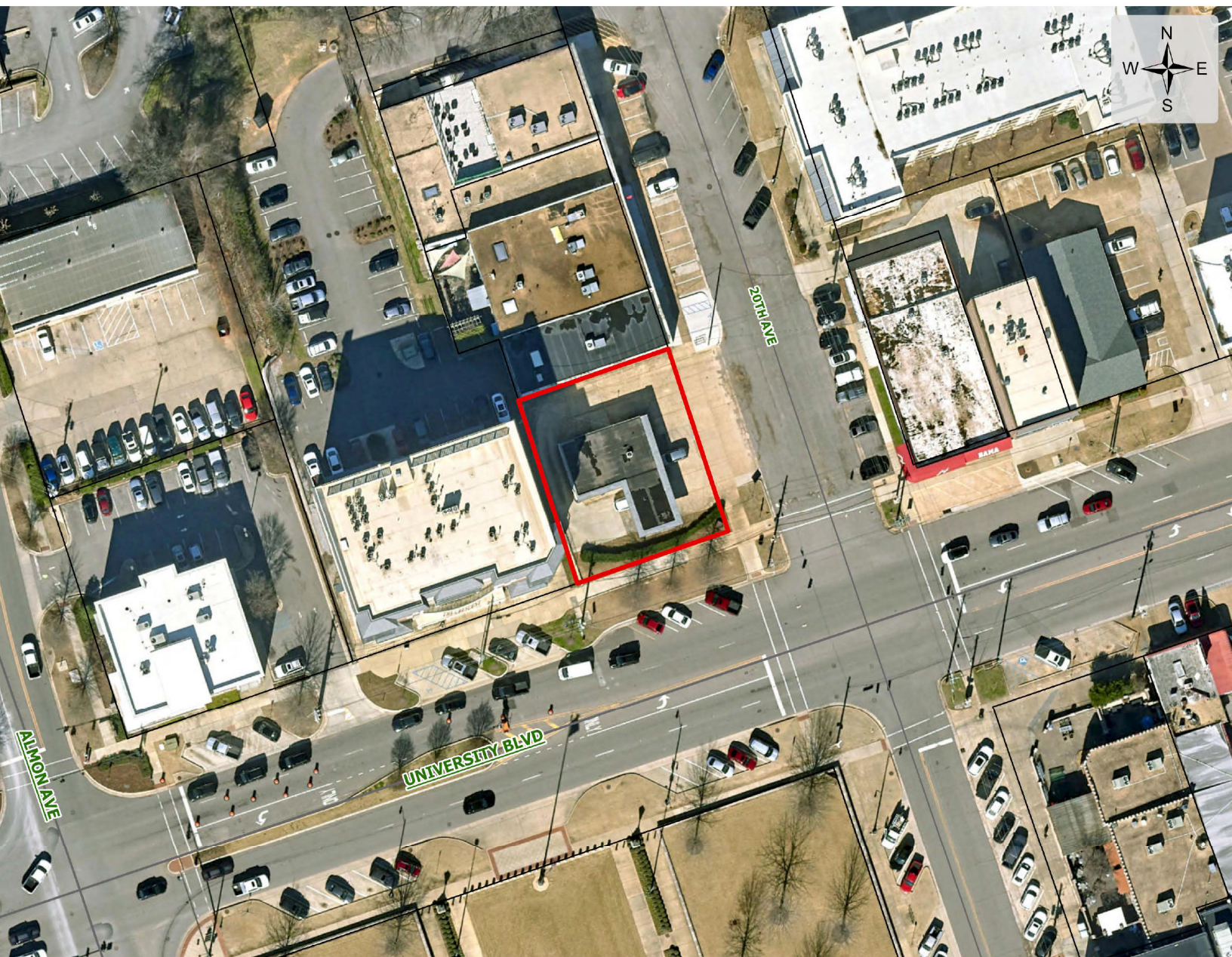
The applicant proposes to demolish the existing structure to construct a two-story commercial building on the site. The first floor consist of three commercial units for a restaurant, coffee shop, and convenience store. The second floor consists of one unit for a restaurant. The total square footage of the development is approximately 13,750 square feet. Parking is proposed in the public right of way on University Boulevard and 20th Avenue.

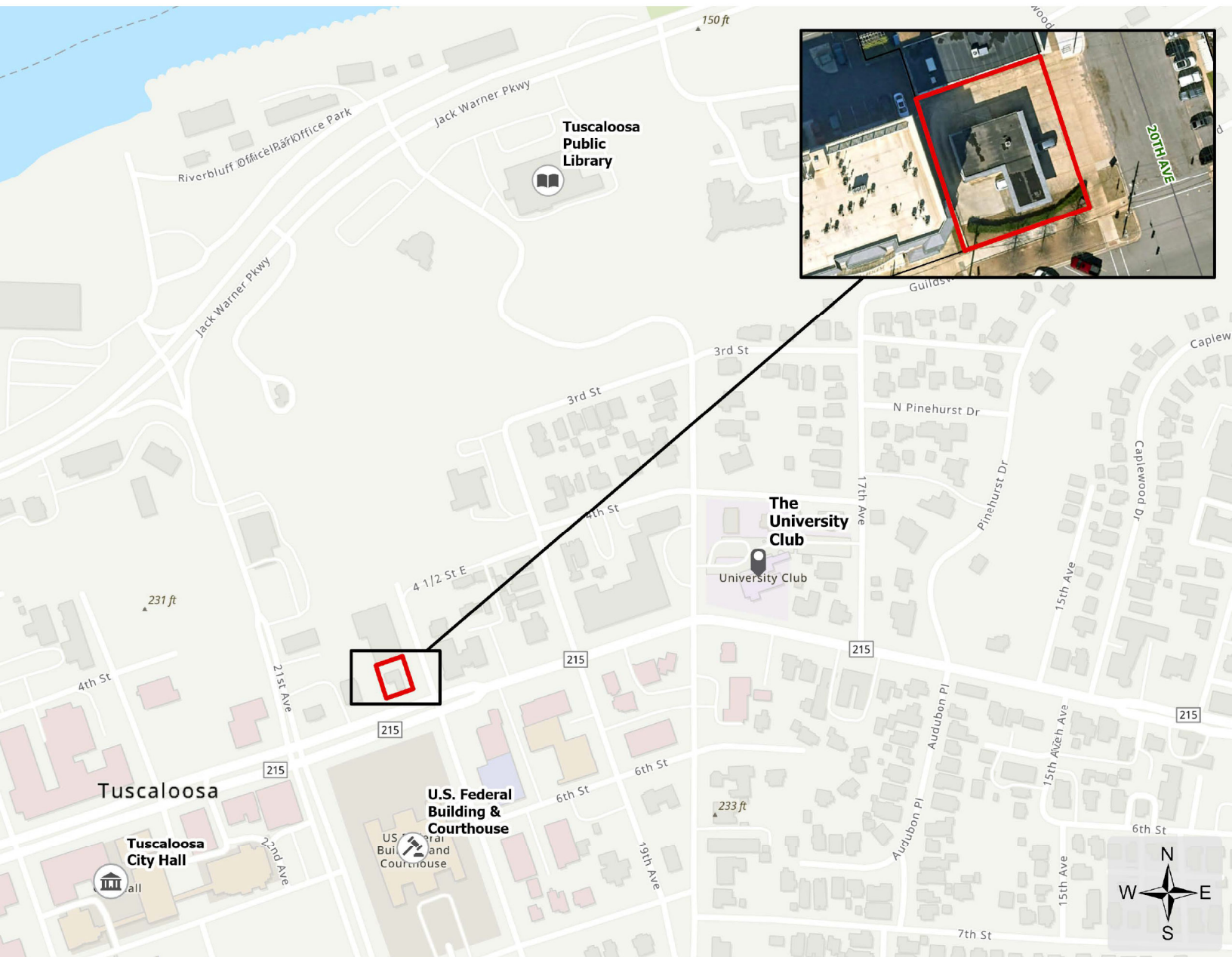
The proposed primary building materials are brick masonry and cementitious siding.

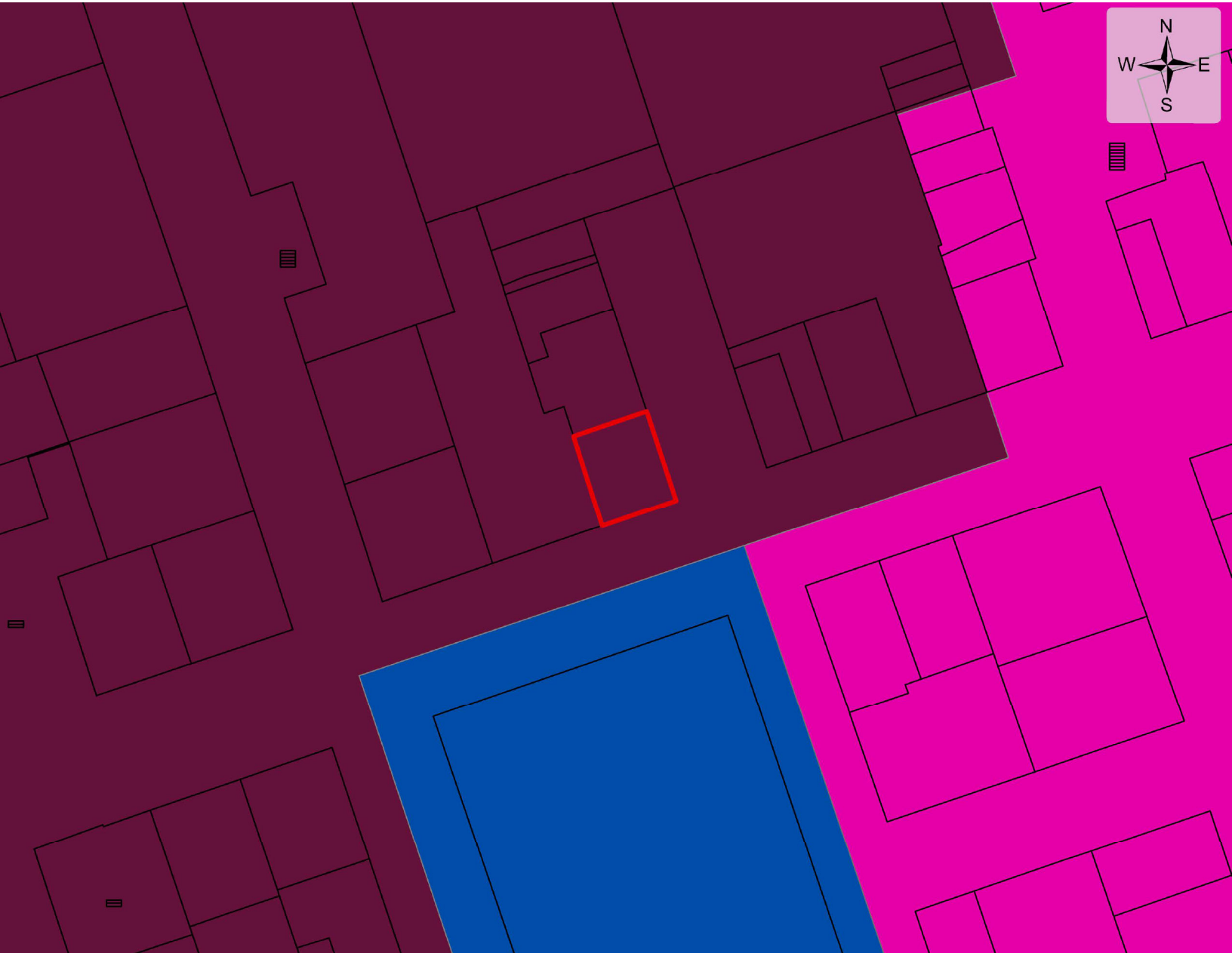
See project narrative, site plan, and elevations for further details.

Staff Comments

Overall, the development proposal meets the intent of the Downtown Perimeter (D) standards and guidelines in accordance with Sec. 25-78. 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:

8/13/2026

Property Information:

Site Address:

2002 University Blvd, Tuscaloosa, Alabama 35401

Parcel ID:

63 31 05 22 1 108 016.000

Total Acres:

0.19

Number of Existing Lots:

1

Number of Proposed Lots:

1

Number of Existing Structures:

1

Number of Proposed Structures:

1

Current Zoning:

Downtown (D)

Current Land Use:

Commercial

Proposed Land Use:

Mixed-use

Detailed Description of the Proposed Request:

Demolish existing building located on the site. Build a new two-story mixed-use building. Ground floor tenant spaces to include a restaurant, coffee shop, and convenience store. The second floor will house a restaurant.

Applicant Information:

Applicant Name:

Joe McCoy

Property Owner Information:

Owner 1

Property Owner Name:

Saleh Abdulqawi



CCR ARCHITECTURE & INTERIORS

September 8, 2026

City of Tuscaloosa
Office of Urban Development
P.O. Box 2089
Tuscaloosa, AL 35401

2002 University Boulevard 2-Story Mixed-Use Development
2002 University Boulevard, Tuscaloosa, AL 35401

Project parameters are as follows:

New construction of a 2-story mixed-use structure fronting University Boulevard.
Ground-floor mercantile spaces with a restaurant/bar on the second floor.
Approximately 13,750 SF total.

The following is a listing of building design standards addressed in the City of Tuscaloosa revised Zoning Ordinance for the Downtown District (D), referenced in Section 25-78:

2. Building Design Standards

i. Building Materials Allowed

- (a) Primary Materials – The proposed structure will consist of painted masonry brick, fiber-cement siding (cementitious siding), and glass storefront.
- (b) Accent Materials – New metal railings will be used on the second floor to enclose outdoor space for the restaurant/bar.
- (c) Balconies – No balconies will be constructed.
- (d) Alternative Materials – No alternative materials will be used.
- (e) Parking Structure Screen Materials - No parking is within the structure.

ii. Fenestration

- (a) The street-level façade facing University Boulevard is comprised of 60% transparent windows or doors. The street level façade facing 20th Street is comprised of 50% transparent windows or doors.

iii. Building massing and scale

- (a) The 80' facades on both University Boulevard and 20th Street will be broken up through change in materiality, change in color, recess and projection in the wall plane, awnings, and primary pedestrian entrances.

iv. Building entrances

- (a) The pedestrian entrances to the retail spaces below will be evident through change in materiality as well as signage.

Additional Items not included in Section 25-78

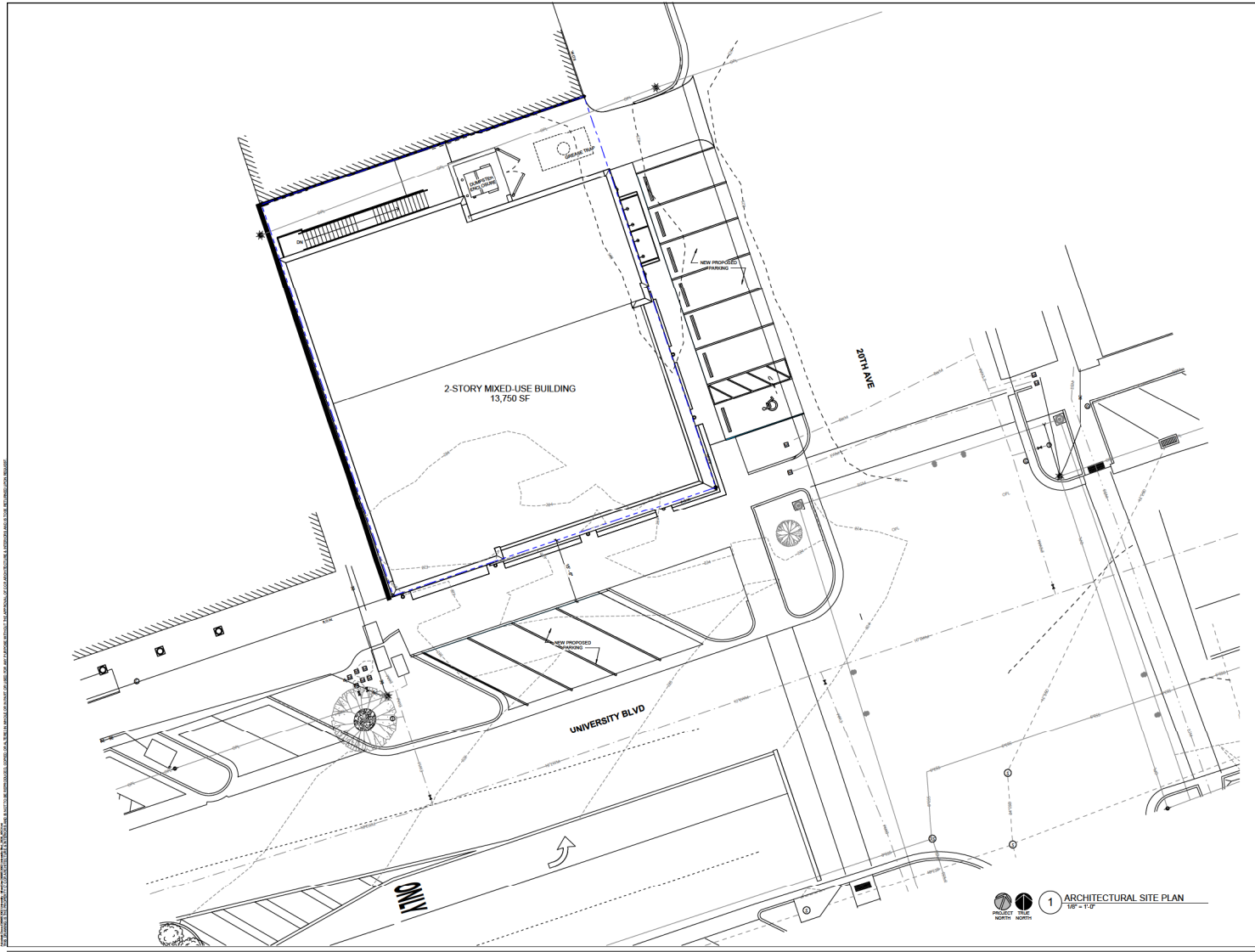
Dumpster Enclosure: Building materials used will match those used in the development. Enclosure walls will be a minimum of 6' tall and 1' taller than the object to be screened, whichever is greater.

Exterior Lighting fixtures will meet the requirements specified in the City of Tuscaloosa Code of Ordinances Chapter 25, Article VI, Division 6 – Exterior Lighting Standards.

Submitted sincerely,



T. Scott Burnett, Vice President
Scott@CCRArchitecture.com
205-278-9303



2002 UNIVERSITY BLVD - MIXED-USE
2002 UNIVERSITY BLVD
TUSCALOOSA, AL 35401

JOB NUMBER:
20005
DATE:
09/08/26

PRINTED REVISIONS	
#	DESCRIPTION

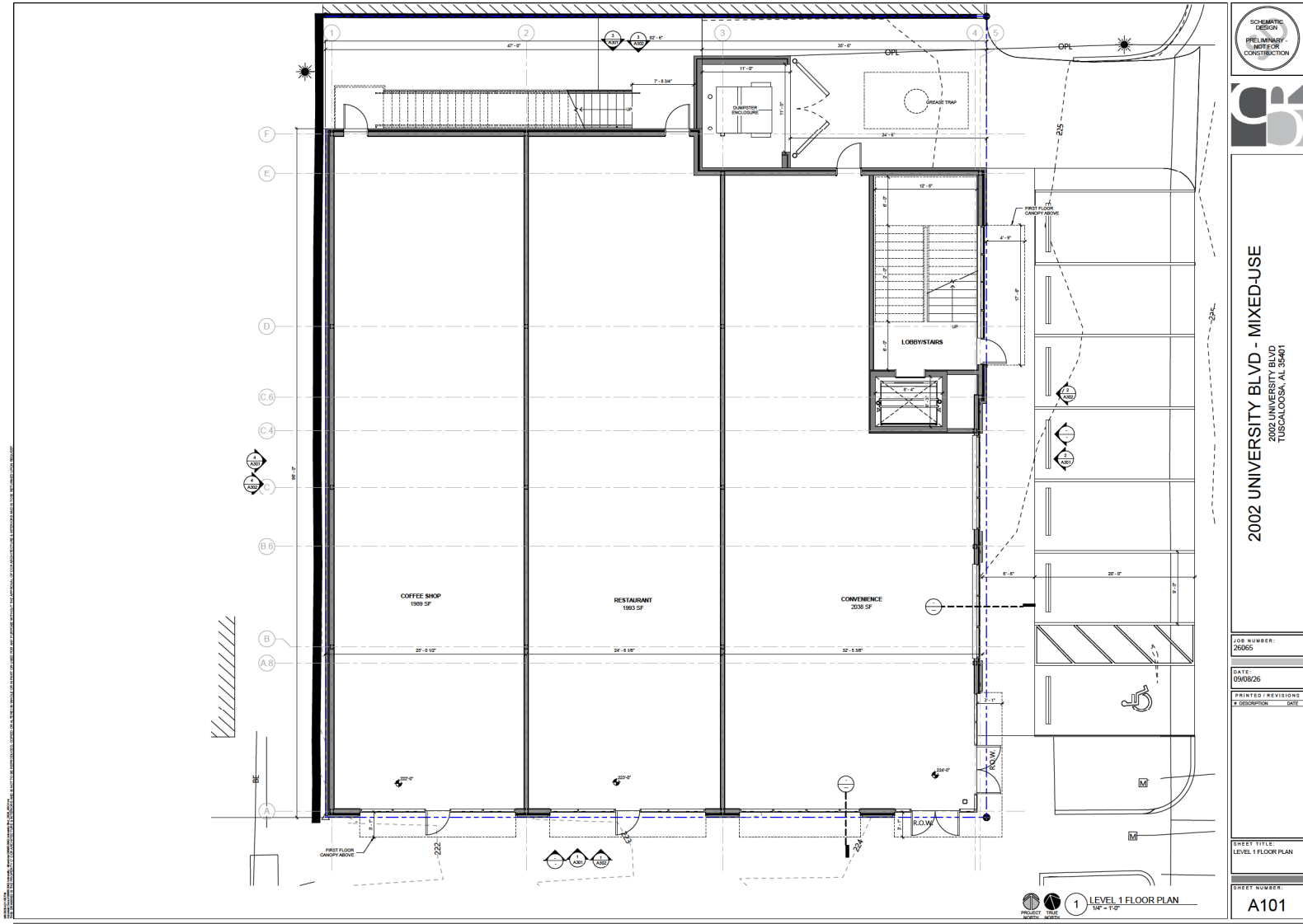
SHEET TITLE:
ARCHITECTURAL SITE
PLAN

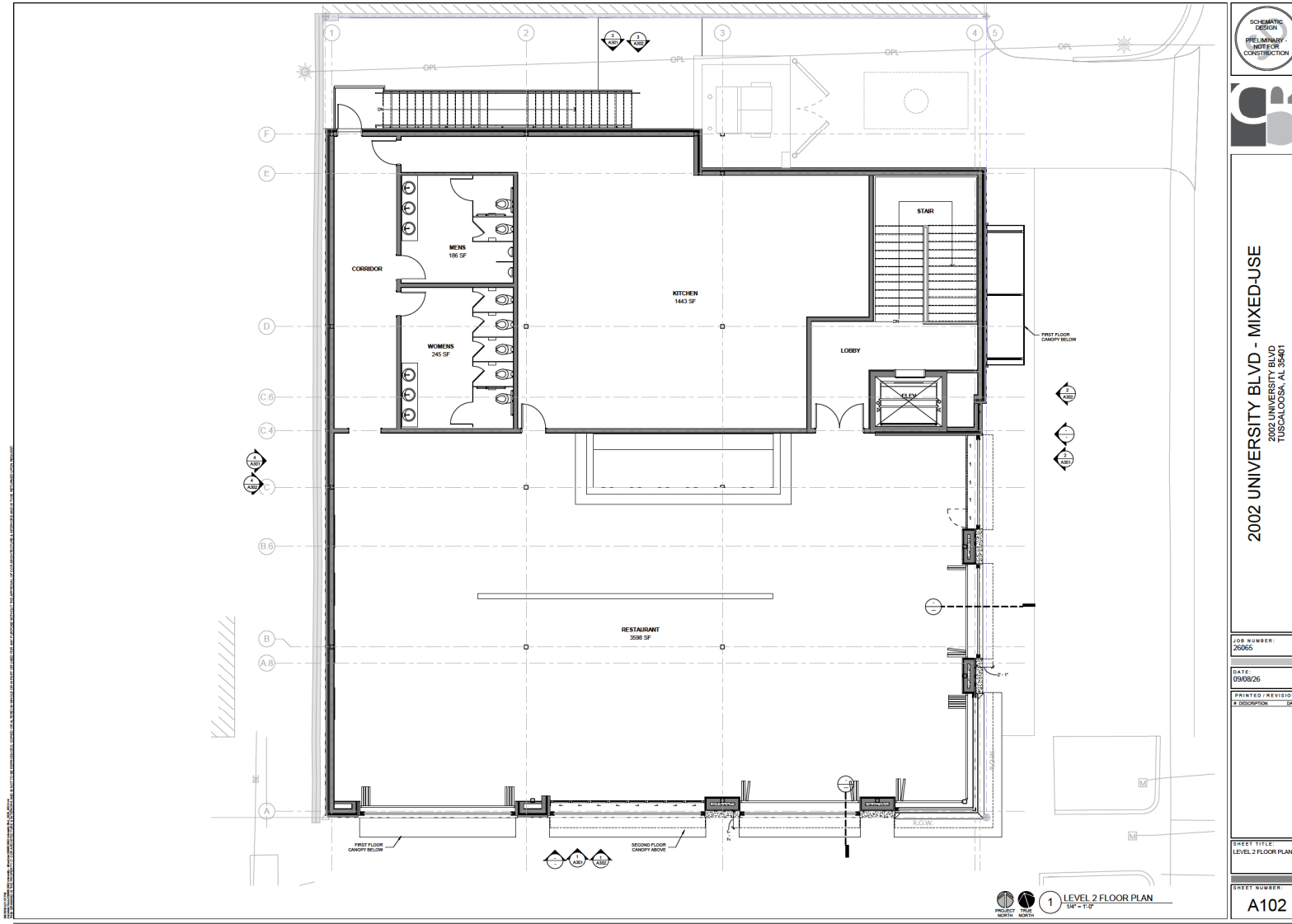
SHEET NUMBER:
A000



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

2025 RELEASE UNDER E.O. 14176





2002 UNIVERSITY BLVD - MIXED-USE
 2002 UNIVERSITY BLVD
 TUSCALOOSA, AL 35401

JOB NUMBER:
20005

DATE:
09/08/26

PRINTED REVISIONS
DESCRIPTION DATE

SHEET TITLE:
LEVEL 2 FLOOR PLAN

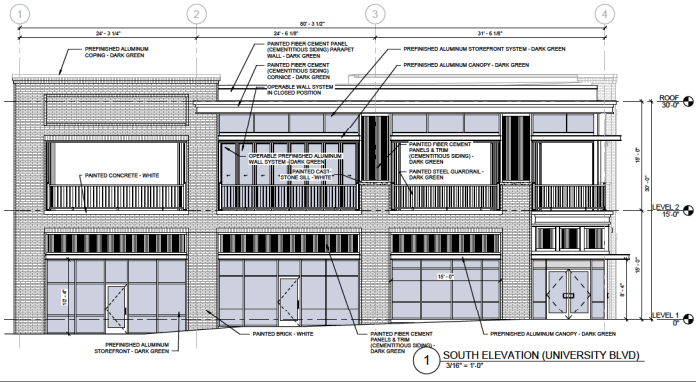
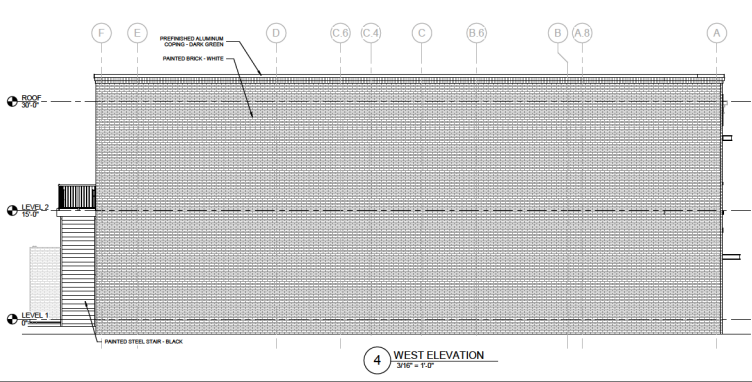
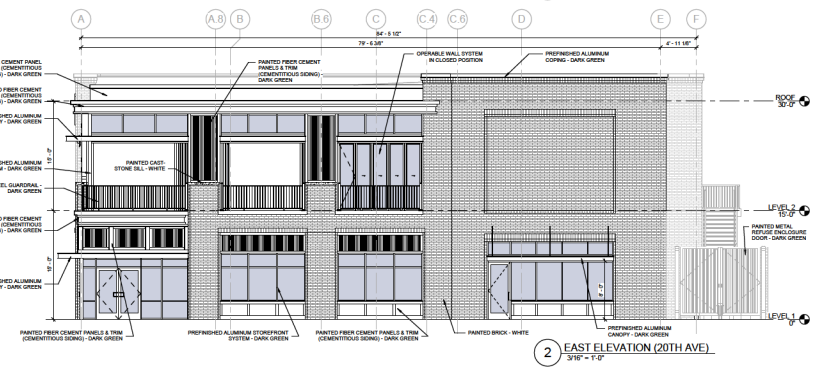
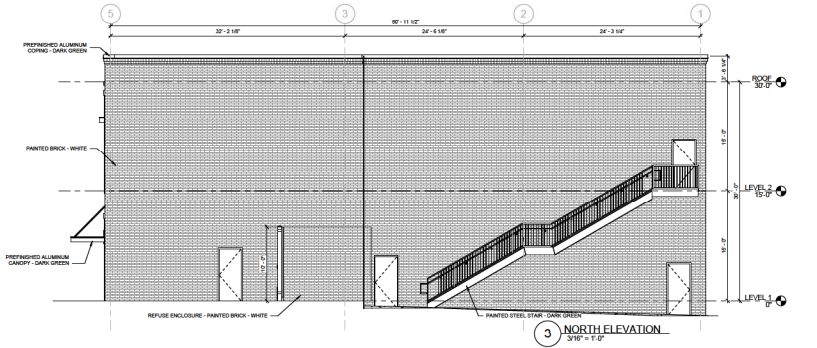
SHEET NUMBER:
A102

2920 FIRST AVENUE SOUTH BIRMINGHAM, ALABAMA 35233 CCRARCHITECTURE.COM 205-324-8864



2002 UNIVERSITY BLVD - MIXED-USE
2002 UNIVERSITY BLVD
TUSCALOOSA, AL 35401

FOR NUMBER:	26565
DATE:	09/08/26
PRINTED REVISIONS	# DESCRIPTION DATE
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET NUMBER:	A301





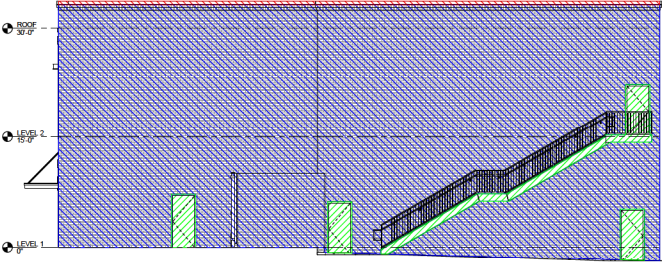
2002 UNIVERSITY BLVD - MIXED-USE
2002 UNIVERSITY BLVD
TUSCALOOSA, AL 35401

JOB NUMBER:
20005
DATE:
09/08/26

PRINTED REVISIONS
DESCRIPTION DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
MULTIPAGE 11

SHEET NUMBER:
A302



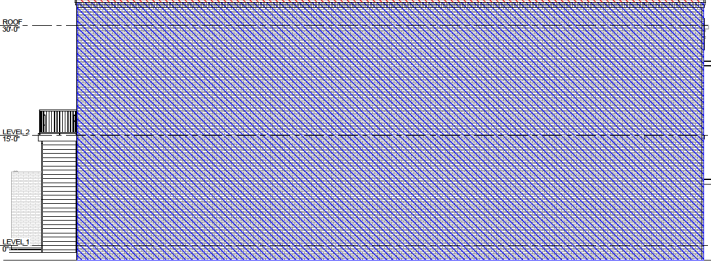
3 NORTH ELEVATION - MATERIALS
3/16" = 1'-0"

- TOTAL WALL AREA: 2,880 SF
- BRICK MASONRY: 2,880 SF (44%)
 - PAINTED BRICK MASONRY: 2,880 SF (44%)
 - ACCENT METAL: 100 SF (3%)
 - PAINTED METAL: 100 SF (3%)



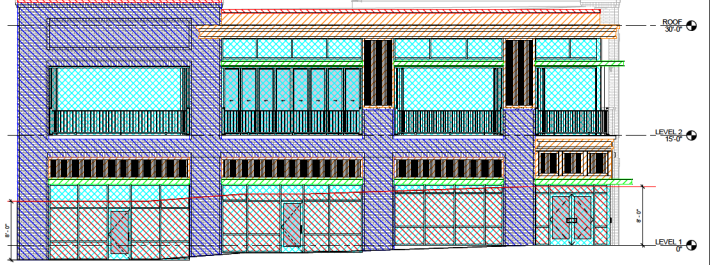
2 EAST ELEVATION (20TH AVE) - MATERIALS
3/16" = 1'-0"

- TOTAL WALL AREA: 2,880 SF
- BRICK MASONRY: 1,200 SF (44%)
 - PAINTED BRICK MASONRY: 1,200 SF (44%)
 - PAINTED FRESH CEMENT: 400 SF (14%)
 - STOREFRONT: 880 SF (31%)
 - ACCENT METAL: 100 SF (3%)
 - PAINTED METAL: 100 SF (3%)
 - STREET LEVEL PENETRATION: 100 SF (3%)



4 WEST ELEVATION - MATERIALS
3/16" = 1'-0"

- TOTAL WALL AREA: 2,880 SF
- BRICK MASONRY: 2,880 SF (44%)
 - PAINTED BRICK MASONRY: 2,880 SF (44%)
 - ACCENT METAL: 100 SF (3%)
 - PAINTED METAL: 100 SF (3%)



1 SOUTH ELEVATION (UNIVERSITY BLVD) - MATERIALS
3/16" = 1'-0"

- TOTAL WALL AREA: 2,880 SF
- BRICK MASONRY: 760 SF (44%)
 - PAINTED BRICK MASONRY: 760 SF (44%)
 - PAINTED FRESH CEMENT: 400 SF (14%)
 - STOREFRONT: 1,320 SF (48%)
 - ACCENT METAL: 100 SF (3%)
 - PAINTED METAL: 100 SF (3%)
 - STREET LEVEL PENETRATION: 100 SF (3%)









