

PLANNING COMMISSION STAFF REPORT

September 21, 2026

Z-24-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Northriver Country Club, LLC; Andy McCartney

Requested Action and Purpose

Rezone from OS to MR-2. The applicant states, "Rezoning of the property west of the existing tennis courts to MR-2 for potential development of residential condominium units."

Location and Existing Zoning

South of Barnacle Circle Northeast near 3000 Yacht Club Way Northeast – Zoned OS

Size and Existing Land Use

2 acres total; Vacant

Surrounding Land Use and Zoning

North – Single-family residential, Zoned LR

East – Open Space, Zoned OS

South – Single-family residential, Zoned LR

West – Vacant, Zoned LC

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

Yacht Club Way Northeast, a Local street

Mountbatten Road Northeast, a Local street

Barnacle Circle Northeast, a Local street

Physical Characteristics

2 acres to be rezoned. The property is currently vacant, with single-family residential to the north and south, commercial zoning to the west, and open space to the east.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, these properties are identified in the Future Land Use and Character Map as Open Space and Recreation (PK) (p. 41) (p. 22).

In Framework, "The Open Space and Recreation designation includes city and county parks, areas of preserved land such as the University of Alabama Arboretum, as well as private golf courses and cemeteries which function as open space" (p. 41).

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

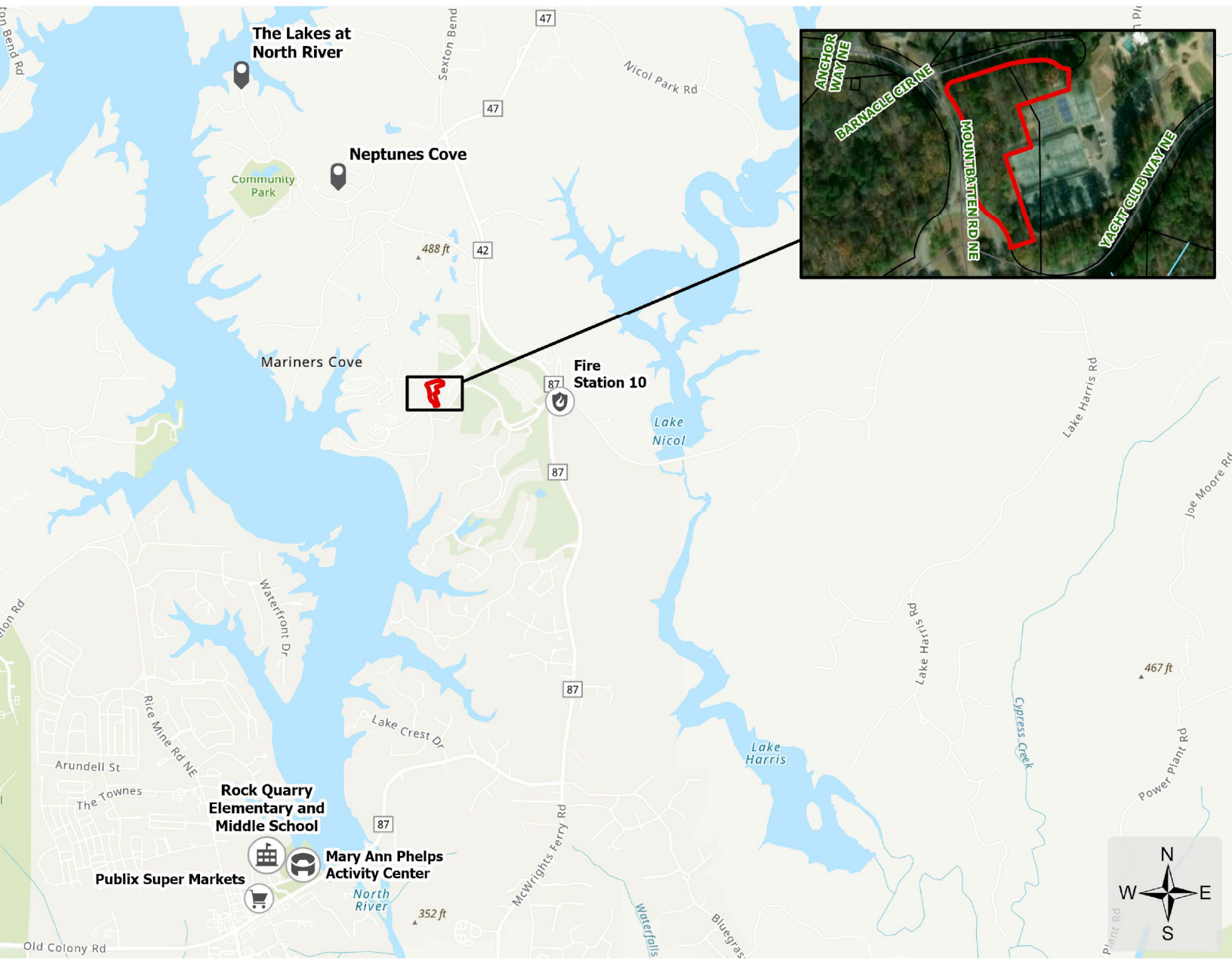
S = Special exception use permit required

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	S															A	A	e.2.i





Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

7/7/2026

Property Information:

Site Address:

2500 Yacht Club Way NE, Tuscaloosa, Alabama 35406

Parcel ID:

632104202001001.017

Total Acres:

2.06

Number of Existing Lots:

3

Number of Proposed Lots:

3

Current Zoning:

Open Space (OS)

Proposed Zoning:

Mixed Residential 2 (MR-2)

Current Land Use:

Commercial

Proposed Land Use:

Residential

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

Rezoning of the property west of the existing tennis courts to MR-2 for potential development of residential condominium units.

Applicant Information:

Applicant Name:

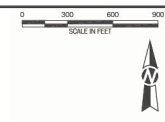
Andy McCartney

Property Owner Information

Owner 1

Property Owner Name:

Northriver Country Club LLC



2890 Rios Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

WESTERFIELD CLUB REZONINGS
NORTHRIVER COUNTRY CLUB, LLC
WESTERFIELD CLUB
TUSCALOOSA, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title	
MASTERPLAN REZONINGS	
No.	Date
Revision Description	
Drawn By: J.A.M	Checked By: J.A.M
Date Drawn: 07/17/98	Date Suggested:
Scale:	Proj. No.: 265-13-01874.00

Sheet No.
REZONING

