

PLANNING COMMISSION STAFF REPORT

September 21, 2026

Z-25-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Northriver Country Club, LLC; Andy McCartney

Requested Action and Purpose

Rezone from OS to LMF. The applicant states, "Requesting rezoning from OS to LMF for potential development of upscale townhomes/condominiums on the property."

Location and Existing Zoning

West of New Watermelon Road and north of the Harbor Ridge at Northriver Subdivision – Zoned OS

Size and Existing Land Use

4.4 acres total; Open Space

Surrounding Land Use and Zoning

North – Open Space, Zoned OS

East – Vacant, Zoned LR

South – Single-family residential, Zoned LR

West – Open Space, Zoned OS

Applicable Regulations

Sec. 25-61. – Purpose.

The purpose of the lake multifamily (LMF) district is to provide lands near Lake Tuscaloosa for multifamily residential development that is appropriately set back from the lake, in order to protect water quality, and that is compatible with the character of surrounding areas. District standards support a low-to-medium-density residential environment that may include compatible public, civic, and institutional uses.

See end of report for details of permitted uses in the LMF zone.

Transportation

New Watermelon Road, a Minor Arterial

Physical Characteristics

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

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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:

7/8/2026

Property Information:

Site Address:

New Watermelon Road, Tuscaloosa, Alabama 35406

Parcel ID:

632105213001005.000

Total Acres:

4.4

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Open Space (OS)

Proposed Zoning:

Lake Multifamily (LMF)

Current Land Use:

Commercial

Proposed Land Use:

Residential

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

Requesting rezoning from OS to LMF for potential development of upscale townhomes/condominiums on the property.

Applicant Information:

Applicant Name:

Andy McCartney

Property Owner Information

Owner 1

Property Owner Name:

Northriver Country Club LLC

