

PLANNING COMMISSION STAFF REPORT

September 21, 2026

Z-26-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

Michael Williams; DPG Springbrook LLC

Requested Action and Purpose

Rezone from SFR-2 to GC. The applicant states, "The rezoning is requested so that the subject property can be developed with the proposed Springbrook Commons commercial development."

Location and Existing Zoning

58 Springbrook – Zoned SFR-2

Size and Existing Land Use

0.2 acres total; Residential

Surrounding Land Use and Zoning

North – Residential/Commercial, Zoned SFR-2 & GC

East – Commercial, Zoned GC

South – Commercial, Zoned GC

West – Residential, Zoned SFR-2

Applicable Regulations

Sec. 25-83. – Purpose.

The purpose of the general commercial (GC) district is to provide lands for the development of a wide range of nonresidential uses including office, commercial, employment and retail businesses, that may be developed in conjunction with residential uses, either in the same building or on the same development site.

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

Transportation

Albright Road, a Local street

Springbrook, a Local street

Physical Characteristics

0.2 acres to be rezoned. The property currently residential, with commercial zoning to the north, east, and south and residential to the north and west.

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SUBJECT PROPERTY

ANALYSIS

In **Framework**, this property is identified in the Future Land Use and Character Map as Traditional Neighborhood, Edge (TN2) (p. 22).

TN2 areas include “Tuscaloosa's mid-20th century neighborhoods and modern developments that are primarily single family housing on average size lots developed in a connected street network. Compared to core areas, these neighborhoods have a more uniform housing pattern with larger average lots and longer blocks, that are more car-oriented. These neighborhoods may include areas of small-lot, attached or multi-family dwellings that have a single family scale. They also may feature parks and schools within the neighborhood and may be connected to commercial areas.” (p. 34).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For TN2, building blocks include (p. 34):

- Height range: 1-3 stories (generally up to 35 feet).
- Building form: Variety of building types and sizes clustered and grouped but linked by a connected street network.
- Building setback: 10-30 feet, generally consistent within a block.
- Streets: Blocks are small and walkable. Streets form an irregular grid system within the neighborhood; may include alleys.
- Transportation: Automobile access with complete sidewalk network; recreational trails.
- Parking: On-street and private off-street; may include front-loaded or alley-loaded garages.
- Open Space: Preserved passive open space, neighborhood parks, pocket parks, private yards.

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Framework is organized into six broad theme chapters, reflecting the inter-relatedness of issues. Each chapter is supported by a goal and several objectives that serve to organize the 111 specific actions in the Plan. The Growing chapter provides guidance for the physical development, infrastructure improvement and stewardship of natural resources with the following Goal (p. 10):

Well-managed land and infrastructure that includes revitalization, strategic growth, and stewardship of the natural environment, creates an appealing community character, and promotes the city's long-term financial health.

The intent of the TN2 area outlined on pg. 34 is as follows:

- Provide vehicular and pedestrian connections to adjacent neighborhoods where feasible.
- Allow residential infill that fits-in with neighboring homes (building scale, placement, etc.).
- Accommodate front-loaded or alley-loaded garages.
- Support neighborhood-scale commercial uses located at the edges of a neighborhood.
- Encourage shared open space features within the neighborhood.

Notification was sent via USPS to property owners located within 500 feet of the subject property.

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Sec. 25-101. – Commercial Principal Use Table.

a. Commercial Principal Use Table

Table V 3: Principal Use Table for Commercial Uses, identifies the uses within the Commercial 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 subsection b below. Use types are defined in Sec. 25-31, Definitions. Any use-specific standards are referenced in the right-most column of Table V 3 and are located in subsection c below.

Table V-3: Principal Use Table for Commercial 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	LFR	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- 5.2.5. __)	
Animal Care																																		
Kennel																								P		S	P	P	P		A		c.1.i	
Pet Grooming																				S			S	P	S	P	P	P	P		A			
Veterinary Clinic																				S				P	S	S	S	P	P		A		c.1.ii	
Business Services																																		
Broadcasting Studio																		P	P	S	S	S	S		P	P	P	P	P		A	A		
Catering																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Conference or Training Center																		P	P	P	P	P	P	P	P	P		P	P		A	A		
Contractor Office																				P	P			P		S	P	P	P	P	A		c.2.i	
Data Center																								P			P	P	P	P				
Office																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Research and Development																		P	P		S	S	P	S	P		S	P	P	P	P	A	A	
Food and Beverage Services																																		
Bar: Club																				C					C	C							c.3.i(a) & c.3.i(b)	
Bar: Restaurant																				C	C		C	C	C	C		C			C	C	c.3.i(a) & c.3.i(c)	
Bar: Tavern																				C	C		C	C	C	C	C				C	C	c.3.i(a) & c.3.i(d)	
Brewpub																				P	P	S	P	P	P	P	S		P		A	A		
Cigar Bar																				P	S	S	P	P	P	P	P	P			A	A		
Coffee House																				P	P	P	P	P	P	P	P	P			A	A		
Restaurant, Quick-service																				P	P	P	P	P	P	P	P	P			A		c.3.ii	
Restaurant, Sit-down																		P	P	P	P	P	P	P	P	P	P	P			A	A		
Wine Bar																				P	S	S	P	P	P	P	P				A	A		
Lodging																																		

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P = Permitted by right

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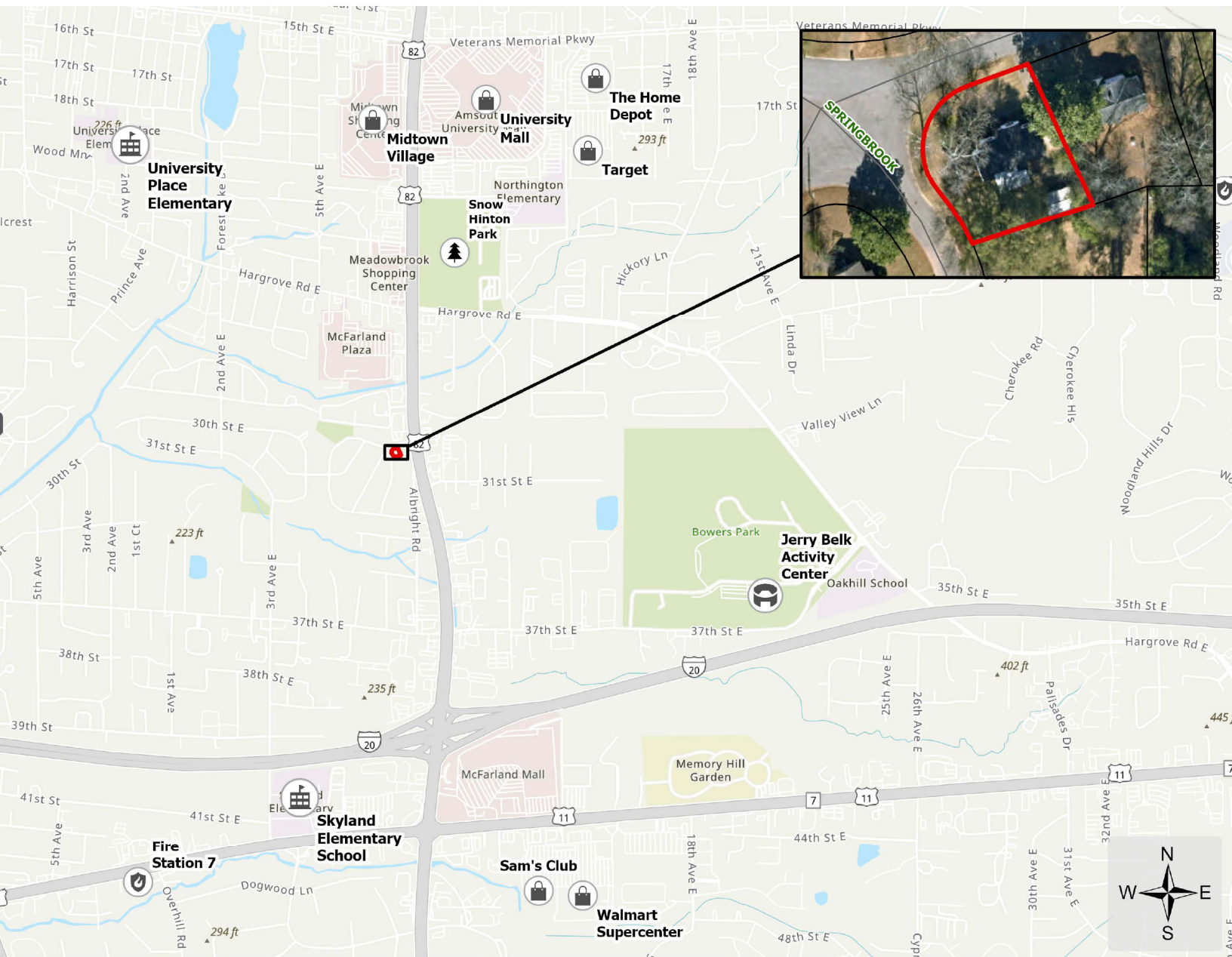
S = Special exception use permit required

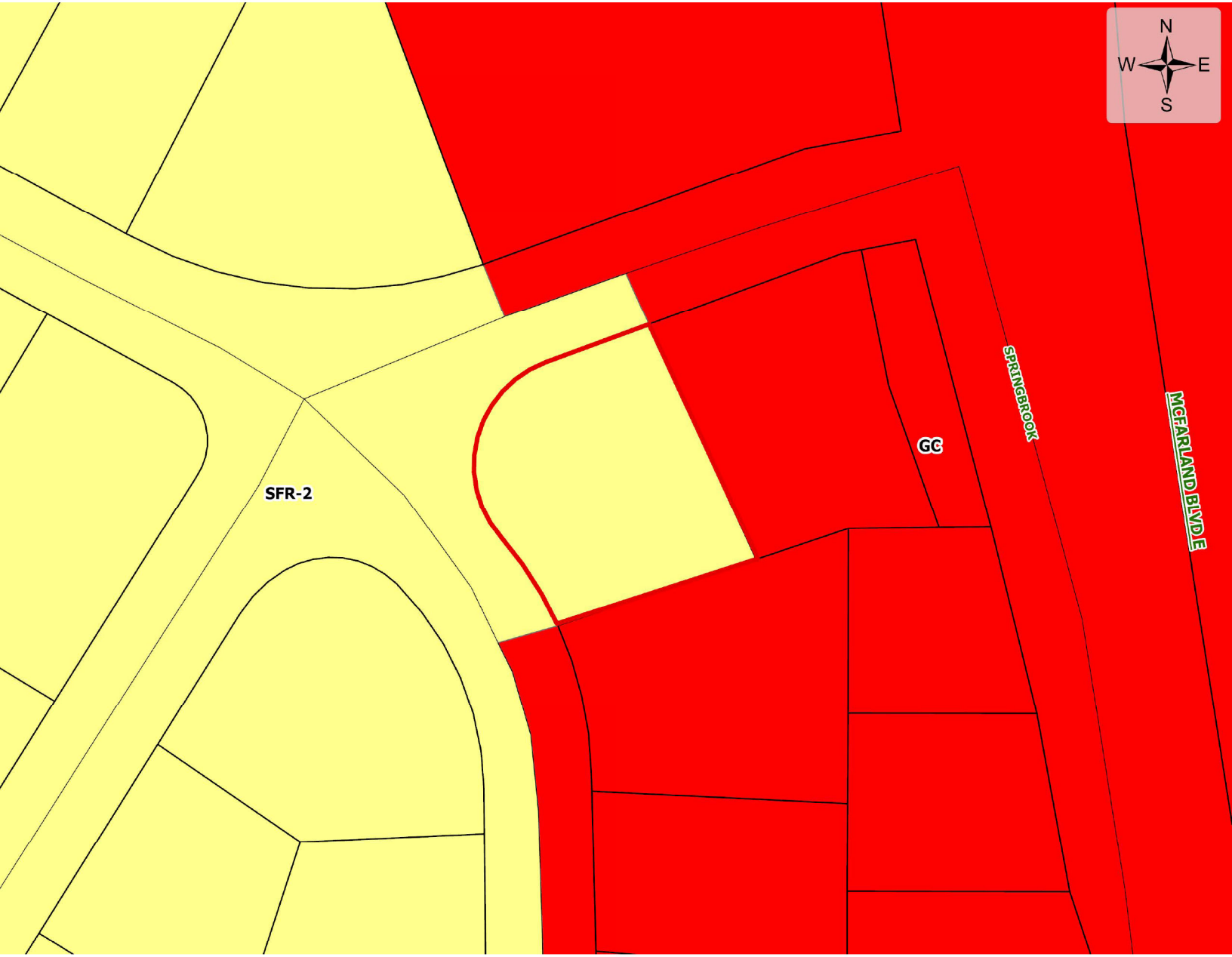
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	RESIDENTIAL																INST		BUSINESS								INDUS.		PD					
Use Classification/ Use Category/ Use	OS	CN	SFR-E	LFR	LMF	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	MR-1	MR-2	MRU	MFRU	MFR	MHR	I-P	I-SP	D	DP	DHE	R	LC	GC	UC	NC	HC	IL	IG	IH	GPD	RPD	Use Specific Standards (Sec. 25-5.2.5. __)	
Vehicle-Mounted or Tent-Sheltered Retail													S	S	S		P	P	S	S	S		S	S	S	S	S	P	P	P	A		c.6.xi	
Vehicle Sales and Service																																		
Automobile Wash																								P			P	P				A		c.7.i
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P				
Heavy Vehicle Fuel Station																											P	P	P					
Heavy Vehicle Repair																											P	P	P					
Light Vehicle Fuel Station																				P				P	P	P	P	P	P	P	P	A		c.7.ii
Light Vehicle Repair																								S	S	S	P	P	P	P	P	A		c.7.iii
Light Vehicle Sales and Rental																								P			P					A		c.7.iv
Manufactured Building Sales																											P		P	P				
Mobile Home Sales																											P		P	P				
Ride-hailing or Taxi Service																			P	P	P			P	P		P	P	P		A			







SPRINGBROOK

MCARLAND BLVD E

GC

SFR-2

Rezoning Application

Have you had a pre-application conference?
Yes

Pre-Application Conference Date:
12/13/2024

Property Information:

Site Address:
58 Springbrook, Tuscaloosa, Alabama 35405

Parcel ID:
63-31-07-36-1-001-003.000

Total Acres:	Number of Existing Lots:	Number of Proposed Lots:
0.2	1	1

Current Zoning:	Proposed Zoning:
Single Family Residential 2 (SFR-2)	General Commercial (GC)

Current Land Use:	Proposed Land Use:
Residential	Commercial

Detailed Description of the Proposed Request, Including Reason for Rezoning:
The rezoning is requested so that the subject property can be developed with the proposed Springbrook Commons commercial development.

Applicant Information:

Applicant Name:
DPG Springbrook LLC

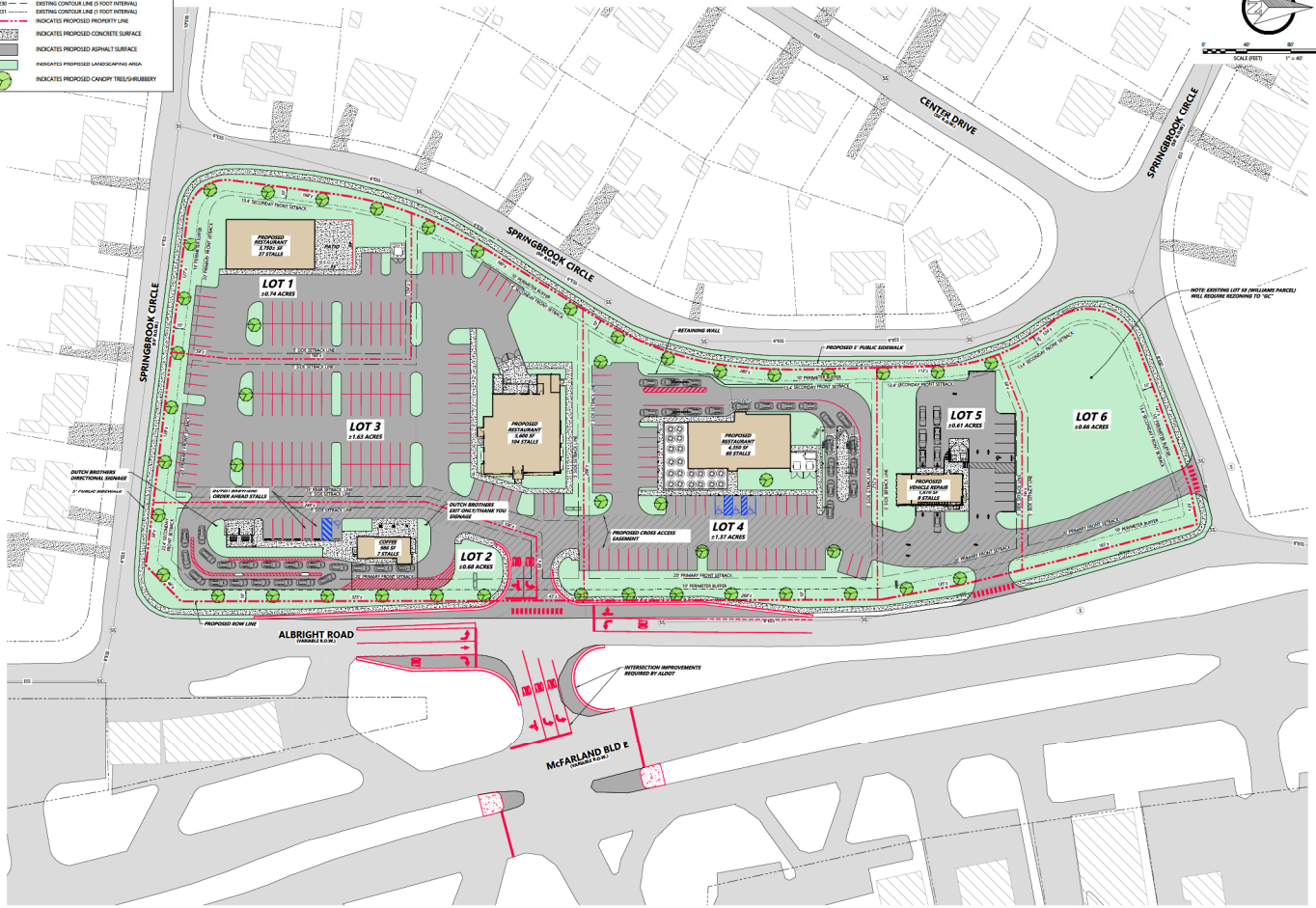
Property Owner Information

Owner 1

Property Owner Name:
Michael Williams

SYMBOLS LEGEND	
---	EXISTING CONTOUR LINE (5 FOOT INTERVAL)
---	EXISTING CONTOUR LINE (1 FOOT INTERVAL)
---	INDICATES PROPOSED PROPERTY LINE
---	INDICATES PROPOSED CONCRETE SURFACE
---	INDICATES PROPOSED ASPHALT SURFACE
---	INDICATES PROPOSED LANDSCAPED AREA
---	INDICATES PROPOSED CANOPY TREES/HUBBLY

NOTES:
1. THIS PLAN IS NOT BASED ON A FIELD RUN SURVEY OR DETAILED ENGINEERING DESIGN & IS SUBJECT TO CHANGE.



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SPRINGBROOK COMMONS
RESURFACING OF LOTS 14-32, 37-58 &
PART OF LOTS 53-56
SPRINGBROOK SUBDIVISION
TUSCALOOSA COUNTY, ALABAMA

CONCEPTUAL SITE PLAN	
DATE: 10/1/2024	SCALE: 1" = 40'
BY: J. L. COKER	PROJECT NO.: 24-001
CHECKED BY: J. L. COKER	CLIENT: SPRINGBROOK COMMONS
DATE: 10/1/2024	PROJECT NAME: 24-001

PP2.0