

ZONING BOARD OF ADJUSTMENT STAFF REPORT

September 28, 2026

ZBA-78-26

GENERAL INFORMATION

Petitioner

Arlesta Peterson

Requested Action and Purpose

Variance from the institutional use specific standards to allow a day care center that accommodates more than 30 individuals to have a driveway that does not connect to a street classified as a collector or arterial.

Location and Existing Zoning

3093 Palisades Court. Zoned NC. (Council District 6).

Size and Existing Land Use

Approximately 0.46 acres, Commercial

Surrounding Land Use and Zoning

North: Commercial, NC

East: Commercial, NC

South: Commercial, GC

West: Commercial, NC

Applicable Regulations

Division 2. – Principle Uses.

Sec. 25-100.c.1

c. Standards specific to institutional uses.

1. *Community services.*

i. *Day care center.*

(a) All loading and unloading of children or adults receiving services at the facility shall take place on the site and not on public property.

(b) Parking and circulation systems shall be designed to enhance the safety of individuals receiving day care at the facility as they arrive at and leave the facility.

(c) Establishments that provide day care services to thirty (30) or more individuals shall have a driveway that provides direct access from the site to a street classified as a collector or arterial street in the Major Street Plan of Tuscaloosa.

(d) A facility for the care of children shall include an outdoor play area to the side or rear that meets the district setback requirements that apply to the principal structure. In any areas where the outdoor play area abuts a residential use, parking lot, or public right-of-way, the play area shall be screened by a solid fence or wall at least six (6) feet in height supplemented with landscaping.

ZONING BOARD OF ADJUSTMENT STAFF REPORT
September 28, 2026

SUMMARY

The petitioner is requesting a variance from the institutional use specific standards to allow a day care center that accommodates more than 30 individuals to have a driveway that does not connect to a street classified as a collector or arterial. The property abuts Palisades Ct and Palisades Dr, which are both classified as local streets. The petitioner states that "The hardship results from the existing location and physical characteristics of the property. Palisades Court is classified as a local street, and there is no adjacent collector or arterial street available to this property for direct driveway access. This condition is inherent to the property and cannot reasonably be changed by the applicant."

The petitioner notes that pickup and dropoff will occur entirely on private property and an outdoor playground will be located at the rear of the property which will be screened according to City regulations. The daycare will provide services for 30 children with seven employees and operate Monday through Friday from 5:30am to 5:30pm.

Variance Application

Property Information:

Site Address:

3093 Palisades Court, Tuscaloosa, Alabama 35405

Total Acres:

0 ,m.46

Number of Existing Structures:

1

Current Zoning:

Open Space (OS)

Current Land Use:

Commercial

Applicant Information:

Applicant Name:

Arlesta Peterson

Is the applicant also the property owner?

No

Property Owner Information:

Owner 1**Property Owner Name:**

Stepping Stones Academy L.L.C

The primary consideration for a variance request is whether a literal enforcement of a zoning ordinance will result in an unnecessary hardship. Circumstances that are not hardships include self-inflicted or self-created, inconvenient, financial or personal. The petitioner must specifically state a hardship for the variance.

Detailed Description of the Proposed Request, including Hardship:

The applicant requests a variance from Sec. 25-100(c)(1)(i)(c) to operate a childcare/daycare center serving 30 or more individuals at 3093 Palisades Court. The hardship results from the existing location and physical characteristics of the property. Palisades Court is classified as a local street, and there is no adjacent collector or arterial street available to this property for direct driveway access. This condition is

inherent to the property and cannot reasonably be changed by the applicant. All child drop-off and pick-up will occur entirely on-site using the existing parking and circulation areas, with no loading or unloading on the public street. The outdoor playground will be located in the grassy side/rear area of the property and will be enclosed and screened in accordance with the City's applicable fencing, setback, landscaping, and safety requirements. The applicant will comply with all remaining applicable daycare requirements.

Supporting Documents:

Site Plan (if applicable):

Elevation Drawings (if applicable):

Additional Documents:

Drop Off "Conceptual Exhibit – Not to Scale." .png

Playground "Conceptual Exhibit – Not to Scale." .png

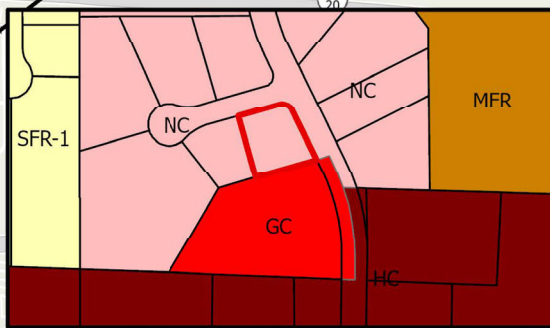
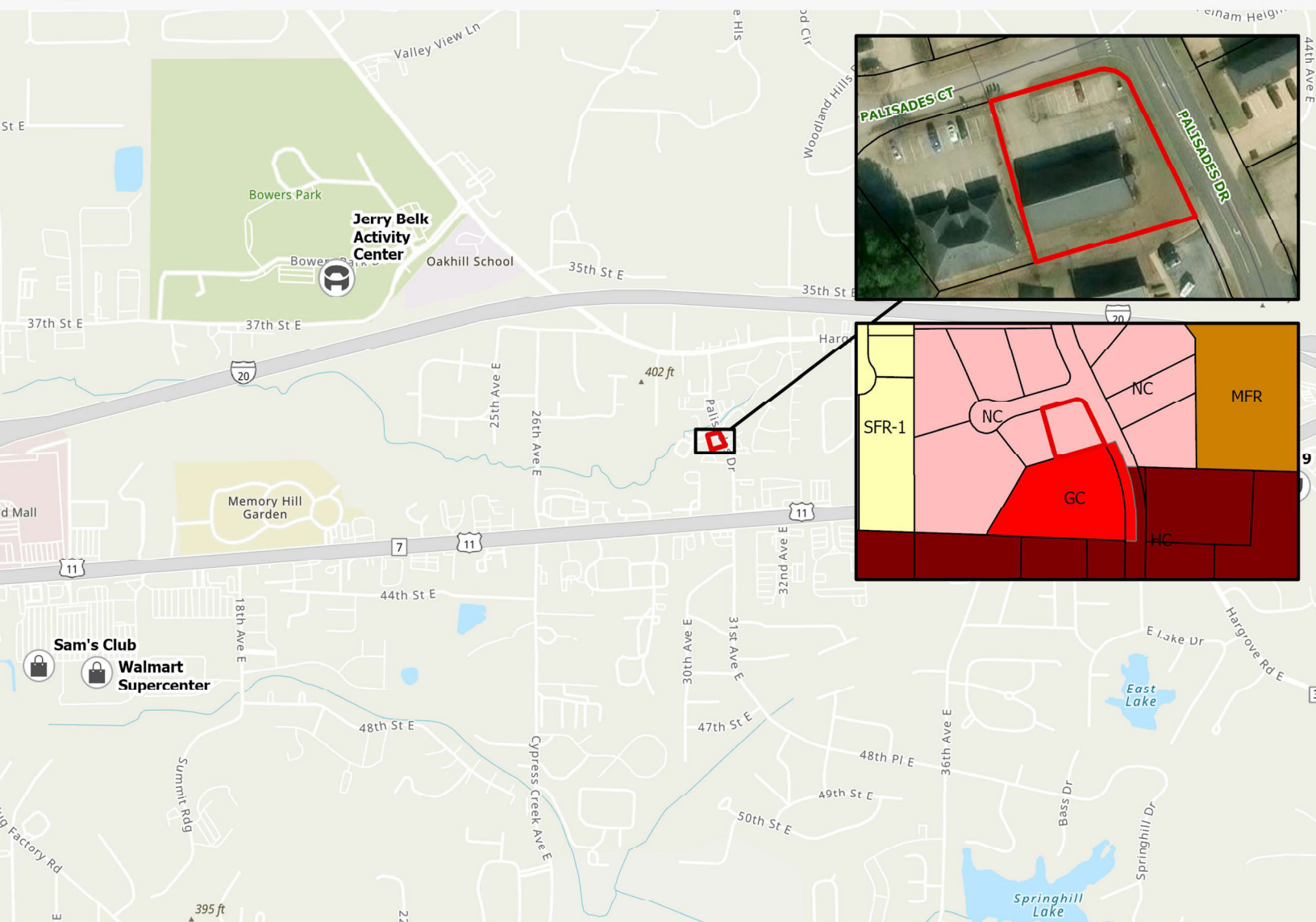
Building permit - Stepping Stones Academy - 3093 Palisades Ct.eml

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email. By submitting this application, you recognize the city will send public notification and place a sign on the property with information for the public.



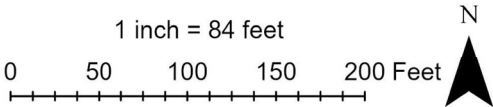
3093 Palisades Court

0 610 1,220 1,830 2,440 Feet





3093 Palisades Court











**PARENT DROP-OFF / PICK-UP
TRAFFIC FLOW PLAN**

-  ENTER PROPERTY
-  PARENT TRAFFIC FLOW
-  DROP-OFF / PICK-UP AREA
(ALL LOADING/UNLOADING ON SITE)
-  EXIT PROPERTY

1. ENTER

Parents enter the property from Palisades Drive.

2. DROP-OFF / PICK-UP AREA

All children are loaded/unloaded in this area only.
No children are loaded/unloaded in Palisades Drive.

KEY POINTS FOR VARIANCE

- All loading and unloading of children occurs completely on site.
- Parents do not stop, load, or unload children on Palisades Drive.
- Traffic flows in a loop to minimize backing out onto the street.
- Adequate stacking space is provided within the property.

3. EXIT

Parents exit the property and return to Palisades Drive.

PALISADES DRIVE

← ——— NO LOADING / UNLOADING IN STREET ——— →
ALL ACTIVITIES STAY ON PROPERTY

PARENT PARKING & DROP-OFF / PICK-UP PLAN

- ➡ Enter from Palisades Court
- ➡ Drive forward and park in any open space
- ➡ Exit back onto Palisades Court (same way)

**PARENTS WILL PARK, GET CHILDREN
AND WALK THEM IN / OUT OF THE BUILDING**

IMPORTANT

Wide driveway allows
two-way traffic flow.
Two vehicles can enter
and exit safely at the
same time.

**ENTER / EXIT
from
Palisades Court**



PARKING OVERVIEW

- 20 Total Parking Spaces
 - 10 Spaces Closest to Building
 - 10 Spaces Behind
- Handicap Spaces 1 & 2 (Closest to Building)
- Parents Park, Get Children and Walk Them In / Out of the Building
- Safe Two-Way Access and Exit for All Vehicles
- No new curb cuts proposed. Existing driveway / access to remain.

KEY POINTS

- All parking and pick-up / drop-off occurs on site.
- Parents park in any open space.
- No stopping, loading or unloading in the street.
- Children must be accompanied by an adult at all times.
- Follow all parking lot speed and safety rules.

SITE INFORMATION

Property Address:
3093 Palisades Court, Tuscaloosa, AL 35405

Total Parking Spaces: 20

- Standard Spaces: 18
- Handicap Spaces: 2

All activities remain on property.
No new curb cuts proposed.
Existing driveway / access to remain.





KEY POINTS

- All child drop-off and pick-up will occur entirely on-site.
- No loading or unloading of children will occur on Palisades Court or in the public street.
- Playground will be enclosed and screened in accordance with all City requirements.
- Outdoor play area is located in the grassy side/rear area of the property.

LEGEND

- Approximate Property Line
- + + + 6-Foot Screening / Fence
- Proposed Outdoor Play Area





