

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

7/7/2026

Have you reviewed the Preliminary Plat Checklist?

Yes

Property Information:

Preliminary Plat Title (this can be abbreviated):

CHANNING PARK NO. 2

Site Address:

5851 31ST ST, TUSCALOOSA, Alabama 35401

Parcel ID:

63 31 09 32 2 004 002.000

Total Acres to be Subdivided:

7.2

Total Acreage Controlled by Owner:

7.2

Number of Existing Lots:

1

Number of Proposed Lots:

14

Number of Existing Structures:

0

Number of Proposed Structures:

14

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Single Family Residential 2 (SFR-2)

Proposed Zoning:

Single Family Residential 2 (SFR-2)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Divide and construct 14 new houses

Surveyor or Engineer Information:

Survey or Engineer Company:

Sentell Engineering Inc.

Surveyor or Engineer Name:

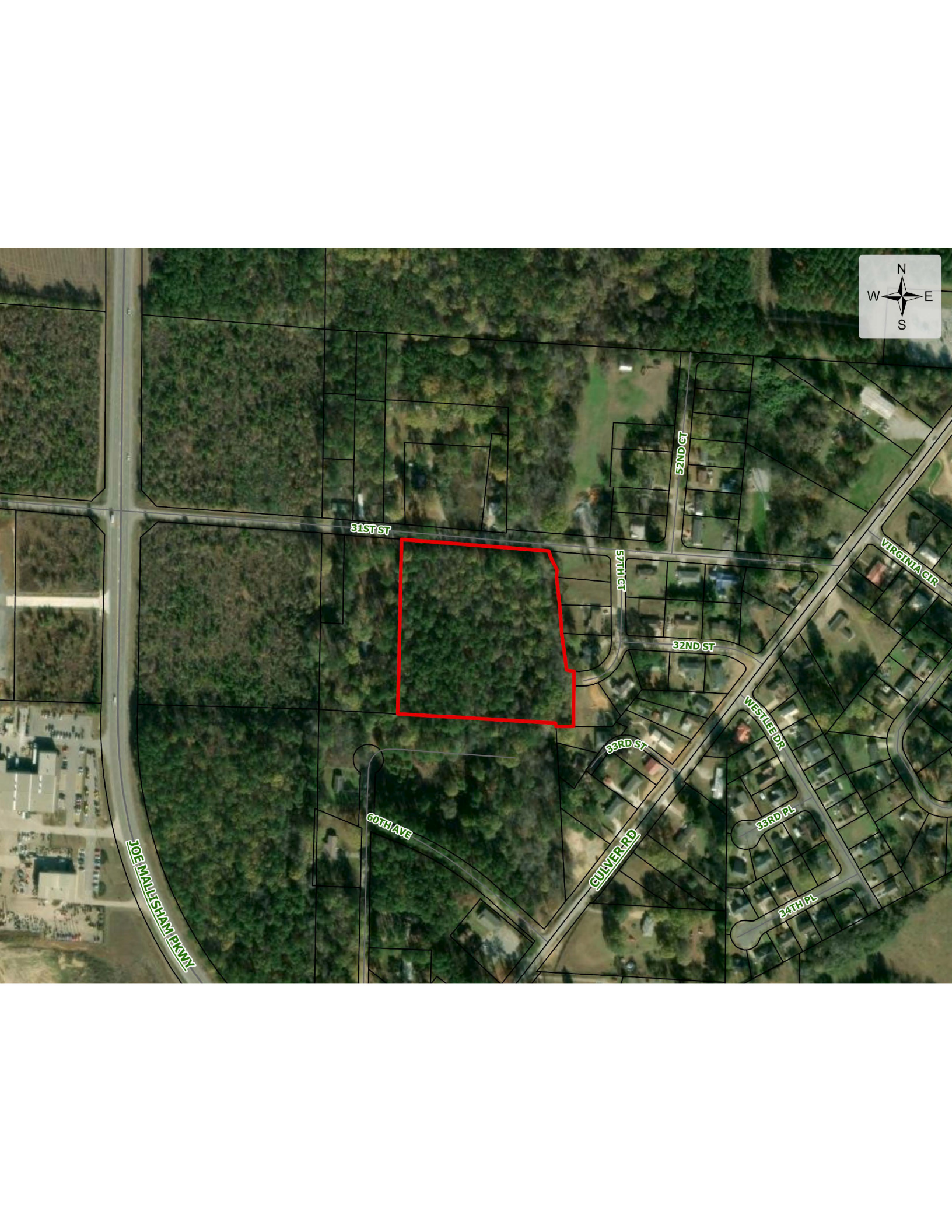
Christopher Sentell

Applicant Information:

Applicant Name:

Beautiful Homes Investors Group LLC

Additional Information Regarding Request:



JOE MALLISHAM PKWY

31ST ST

60TH AVE

GUIVER RD

33RD ST

52ND CT

57TH CT

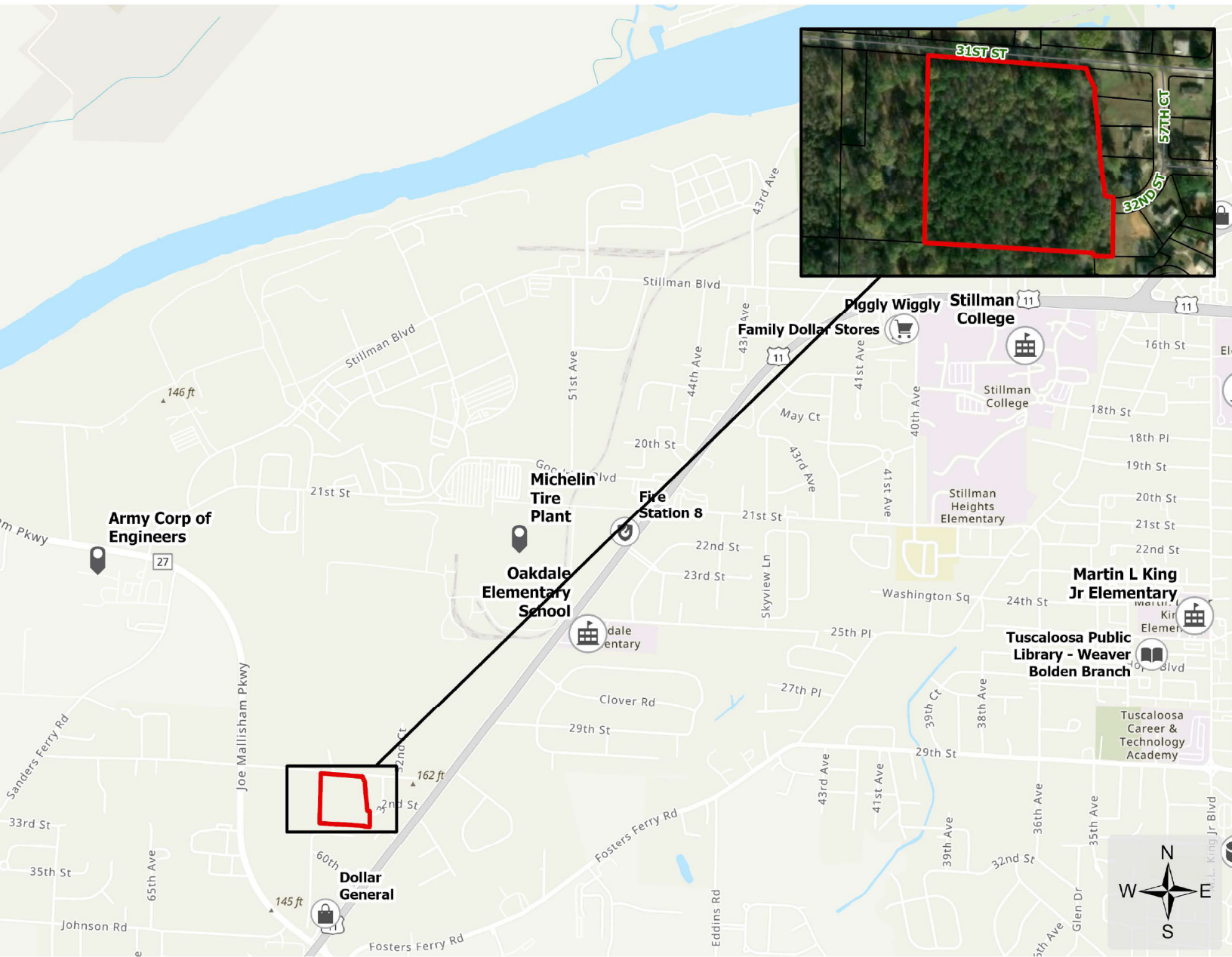
32ND ST

WESTFIELD DR

33RD PL

34TH PL

VIRGINIA CIR







639 BLACK BEARS WAY
TUSCALOOSA, AL 35401
OFFICE (205) 752-5564
FAX (205) 752-5569

October 5, 2026

Director of Planning
City of Tuscaloosa
Planning and Development Services
2201 University Blvd,
Tuscaloosa, Alabama 35401

Re: Waiver Request for Channing Park No.
2 Subdivision

We are requesting on behalf of Channing Park No. 2 Subdivision the following waiver:

Stub Street: I am writing on behalf of the residents of Channing Park No. 1 regarding the proposed Channing Park No. 2, located on 31st Street on the left just past 57th Court. The proposal would extend 32nd Street, which currently ends at a stub street, into the proposed subdivision. We respectfully request that the city does not require the stub street to connect to the proposed subdivision and instead allow the connection to be terminated or replaced with a turnaround or other design, if applicable. We make this request because continuing 32nd Street into the proposed subdivision would not be feasible since that would reduce the number of lots that we have proposed for this subdivision. Also, we would have concerns about cut-through traffic, pedestrian safety and drainage on the property. Under the current design, stormwater runoff from the property will be directed to the end of the proposed cul-de-sac, conveyed through a drainage easement, and discharged to the proposed open-space lot. A detention pond or other approved stormwater-management facility will be installed on that lot to collect and manage the runoff. We ask the Commission to consider these effects when reviewing the subdivision plan. We understand that street connections can serve planning and emergency-access purposes. We therefore ask that the city evaluate whether those purposes can be met through alternative connection, emergency-only access, pedestrian connection, revised street layout, or other proposed solution without creating the impacts described above. Please include this letter in the record for the subdivision review and allow us to speak at the public hearing. We appreciate your consideration.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
SENTELL ENGINEERING INC.

Christopher G. Sentell, PLS
Vice-President