

PLANNING COMMISSION STAFF REPORT

October 19, 2026

SD-04-26

GENERAL INFORMATION

Property Owner () Petitioner (x)

Karen Jones; Ryan Smith

Location and Existing Zoning

1401 Greensboro Ave (Zoned DP)

Size and Existing Land Use

Approximately 1.4 acres total; Institutional

Nature of Project

Construction of an addition to an existing structure.

Description of Proposed Work

The applicant proposes to construct a 1,100 square foot addition to an existing structure on the site. The addition will include four patient bedrooms, one patient bathroom, one nursing station, and one nursing storage room.

The proposed primary building materials for the addition are brick masonry and cementitious siding.

See project narrative, site plan, and elevations for further details.

Staff Comments

Overall, the development proposal meets the intent of the Downtown Perimeter (DP) standards and guidelines in accordance with Sec. 25-79. The Architectural Review Committee (ARC) voted to recommend this project for approval by the Planning and Zoning Commission per Sec. 25-40.d.

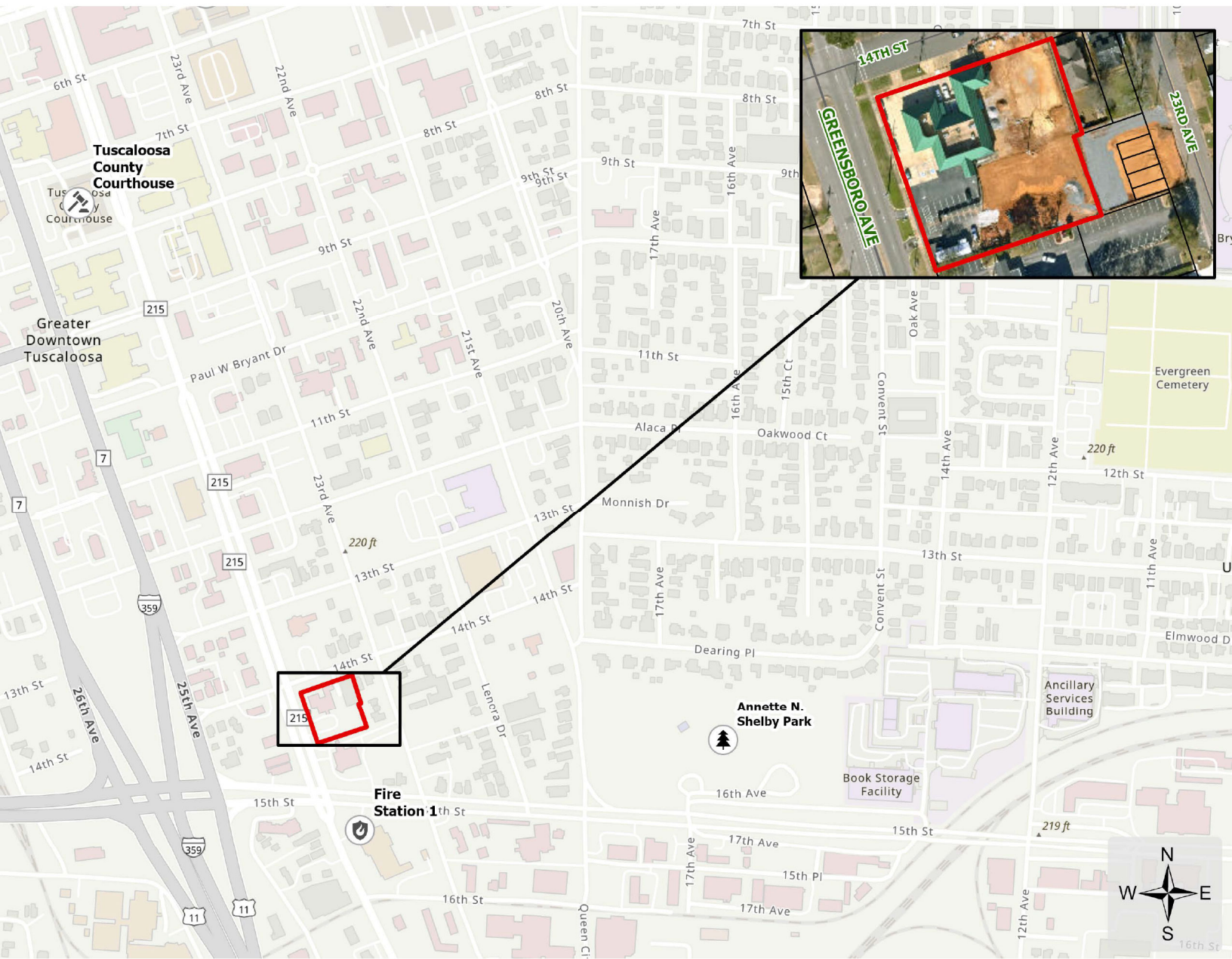


14TH ST

GREENSBORO AVE

23RD AVE

15TH ST





Special District Development Application

Have you had a pre-application conference?
Yes

Pre-Application Conference Date:
8/14/2026

Property Information:

Site Address:
1401 Greensboro Ave, Tuscaloosa, Alabama 35401

Parcel ID:
63 31 05 22 4 037 004.000

Total Acres:	Number of Existing Lots:	Number of Proposed Lots:
1.35	1	1

Number of Existing Structures:	Number of Proposed Structures:
2	2

Current Zoning:	Current Land Use:	Proposed Land Use:
Downtown Perimeter (DP)	Commercial	Commercial

Detailed Description of the Proposed Request:
Proposal for the construction of an approximately 1,100 SF building addition to the existing building structure on site

Applicant Information:

Applicant Name:
Ryan Smith

Property Owner Information:

Owner 1

Property Owner Name:
Karen Jones

September 10, 2026

City of Tuscaloosa
Office of Urban Development
P.O. Box 2089
Tuscaloosa, AL 35401

RE: Hope Pointe Crisis Center – Phase IV Addition

1401 Greensboro Avenue, Tuscaloosa, AL 35401

Project parameters are as follows:

Building addition to the existing Hope Pointe Crisis Center commercial building in order to create:

- (4) new patient bedrooms
- (1) new patient bathroom
- (1) new staff nursing station
- (1) new staff nursing storage room
- New single-sloped roof, exterior windows, exterior door, entry canopy, and concrete sidewalk
- Total new building addition area of approximately 1,100 square feet

The following is a listing of building design standards addressed in the City of Tuscaloosa Zoning Ordinance for the Downtown Perimeter District (DP), referenced in Section 25-78 and 25-79, Section 2.

2. Building Design Standards

i. Building Materials Allowed

Primary Materials – The existing building is constructed of brick masonry, cementitious siding panels, and the new building addition will be constructed of materials to match the existing adjacent building conditions. This includes (2) colors of brick masonry, (2) colors of cementitious siding and roof fascia panels, and (1) color of cementitious window trim material.

Accent Materials – The new building addition will utilize the same accent materials and colors as the existing adjacent building and will include a new pre-manufactured metal canopy at the new exterior entry/exit door to the building addition.

Alternative Materials – No alternative wall finish materials are proposed as part of the construction scope of work.

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Parking Structure Screen Materials – There is existing parking and screening on site and no additional parking or screening is proposed as part of the scope of work.

ii. Fenestration

New exterior windows and a new exterior door are proposed to match the conditions of the existing adjacent building construction.

iii. Building Massing and Scale

The new addition construction is designed as an extension to the existing adjacent building massing, and matches the existing building height, face of façade, and roof slope. The following design elements have been incorporated in accordance with the required design standards in Sec. 25-78.e.2.ii

- Changes in color of wall surfaces
- Ground level canopy
- Window bays

iv. Building Entrances

The new building addition will be constructed to utilize the current existing exterior door in order to enter the interior of the space from the adjacent building. One new exterior door is being proposed to serve as a new entry and exit to the new building addition, and will discharge onto new sidewalk construction that will connect to the existing site sidewalk hardscape. The following design elements have been incorporated in accordance with the required design standards in Sec. 25-78.e.2.iv

- Primary pedestrian entrance is clearly defined and emphasized using changes in the wall plane or façade material, lintel, and a canopy.

Sincerely,

Ryan Smith, AIA
Senior Project Architect
ryan@caldwellarchitects.com
(850) 583-5741

FLOOR PLAN LEGEND

- D58 INDICATES LOCATION OF PREFINISHED METAL DOWNPOUT WITH PVC BOOT CONNECTION TO UNDERGROUND RHYNG. PIPING TO RELEASE AT CONCRETE CURB INTO ASPHALT SURFACE. SEE CIVIL.
- D5 INDICATES LOCATION OF PREFINISHED METAL DOWNPOUT 1/4" RELEASE PL. UNIFORM. SEE CIVIL.
- ***** INDICATES SMOKE PARTITION - SEE LIFE SAFETY PLAN
- INDICATES RATED WALL - SEE LIFE SAFETY PLAN

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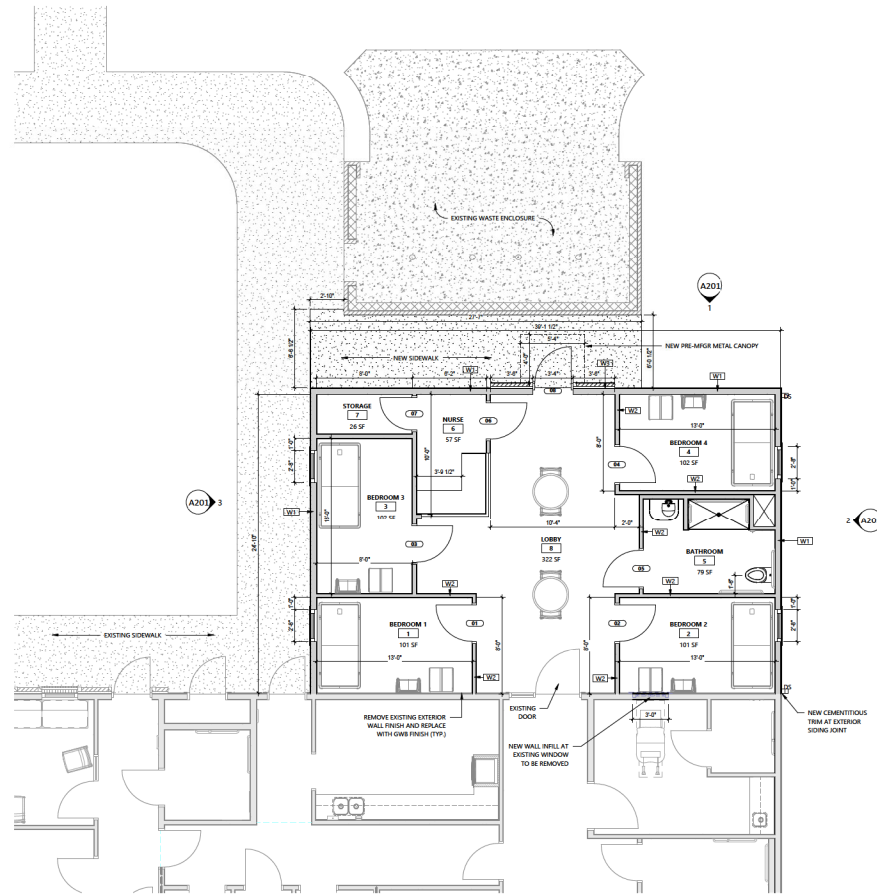
Project Issues
Schematic Design: 07/28/26
Design Development:
50% CDs:
Permit Set:
Bid Set:

Project:
HOPE POINTE CRISIS CENTER - PHASE IV ADDITION
1401 GREENSBORO AVE TUSCALOOSA, AL 35401
INDIAN RIVERS BEHAVIORAL HEALTH
Seal:

Project No. :
26039
Sheet Title:
FLOOR PLAN

Sheet Number:

A101



CALDWELL
ARCHITECTS

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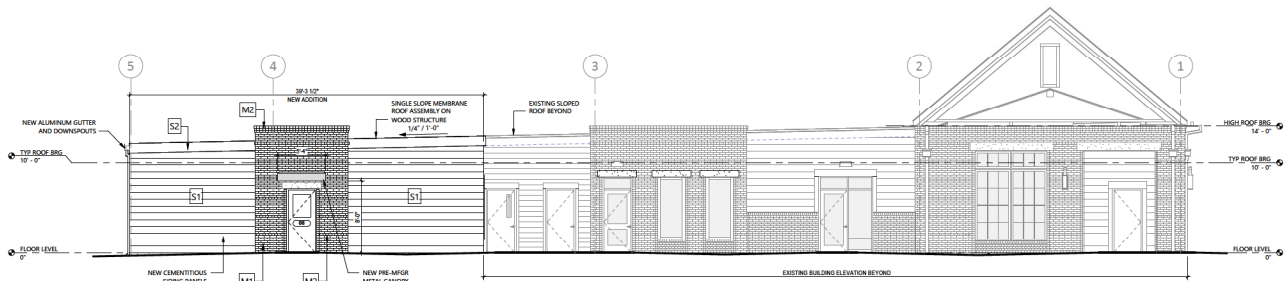
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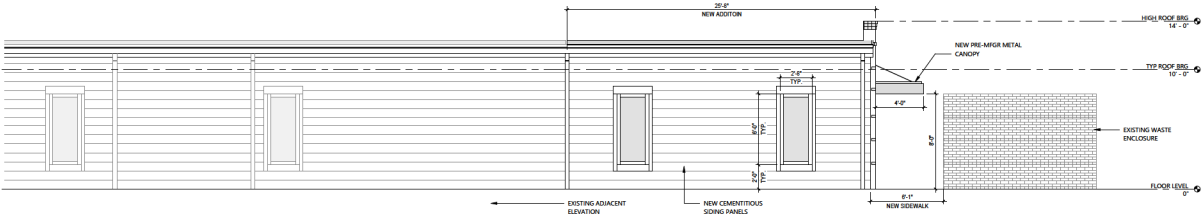
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Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

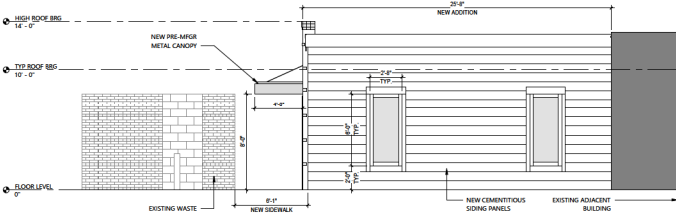
A201



1 NORTH ELEVATION
A101 A201 3/16" = 1'-0"



2 EAST ELEVATION
A101 A201 1/4" = 1'-0"



3 WEST ELEVATION
A101 A201 1/4" = 1'-0"

MATERIALS LEGEND	
M1	BRICK MASONRY FIELD COLOR
M2	BRICK MASONRY ACCENT COLOR
S1	CEMENTITIOUS SIDING FIELD COLOR
S2	CEMENTITIOUS SIDING ACCENT COLOR
T1	CEMENTITIOUS TRIM

NOTE: ALL MATERIALS ARE TO MATCH ADJACENT EXISTING BUILDING MATERIALS