

PLANNING COMMISSION STAFF REPORT

October 19, 2026

Z-27-26

GENERAL INFORMATION

Property Owner (X) Petitioner (x)

ABC Investments, Inc.

Requested Action and Purpose

Rezone from IL to NC. Applicant is requesting zoning change to, "Construct a self-service laundromat."

Location and Existing Zoning

1515 12th Avenue – IL

Size and Existing Land Use

0.2 acres total; Commercial

Surrounding Land Use and Zoning

North – Industrial, Zoned IL

East – Residential, Zoned MFR

South – Residential, Zoned MR-2

West – Industrial, Zoned IL

Applicable Regulations

Sec. 25-85. – Purpose.

The purpose of the neighborhood commercial (NC) district is to provide lands for a limited range of small-scale commercial uses within or at the edge of residential neighborhoods and along roadways. The district may apply to portions of a block, consisting of a few storefronts with limited on-site parking, and is intended for neighborhood-serving uses that are primarily pedestrian-oriented. The district regulations are intended to ensure that uses, development intensities, and development forms are consistent with this pedestrian-friendly and neighborhood scale. Second-floor residential development over ground floor commercial uses is also permitted at a scale and form that is consistent with district character.

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

Transportation

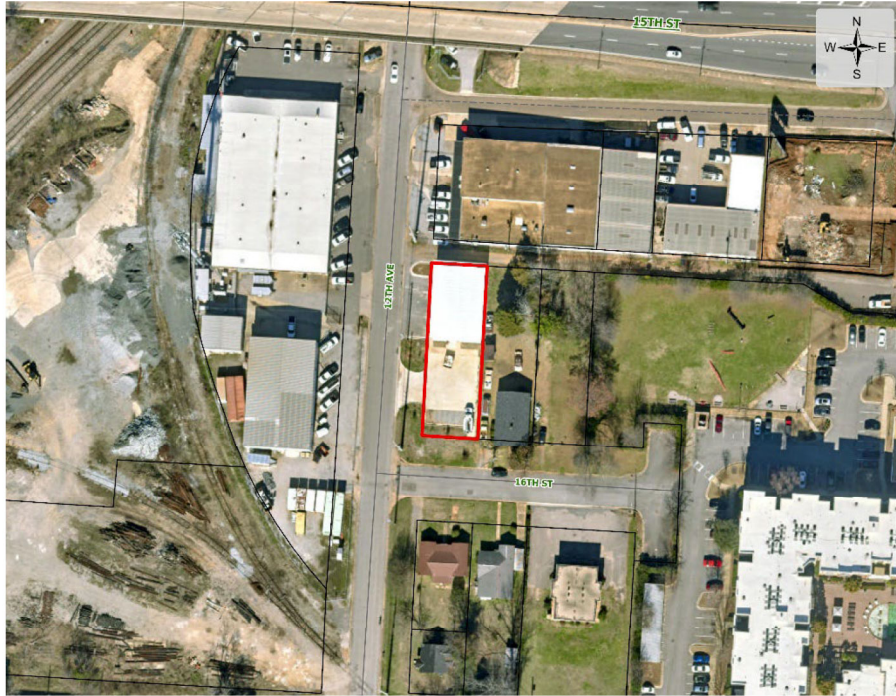
12th Avenue, a Local street

16th Street, a Local street

Physical Characteristics

0.2 acres to be rezoned. The property currently commercial, with residential zoning to the east and south and industrial zoning 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 Flex Employment Center (FE) (p. 22).

FE areas include “Flex Employment Centers accommodate an array of modern, low-impact industrial uses that include assembly, processing, warehousing, as well as flexible office/industrial space suitable for new technologies or research and development activities. These areas include existing light industrial operations. Most industrial uses are contained within a building or facility.” (p. 38).

In the Framework comprehensive plan, building blocks were outlined to serve as a general guide to the intended scale and character of development. For FE, building blocks include (p. 38):

- Height range: 1-6 stories (generally up to 75 feet).
- Building form: Large to very large footprint structures offering flexible space to accommodate various users.
- Building setback: Varies; should be consistent with the surrounding context.
- Streets: Varies; street design should reflect the surrounding context.
- Transportation: Primarily car-focused development and may include accommodation for large trucks.
- Parking: Off-street surface lots.
- Open Space: Passive preserved land and landscaped setback areas, generally private.

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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 FE area outlined on pg. 38 is as follows:

- Provide flexible space to support a variety of low-impact but high-value industrial activities.
- Encourage the transition of existing industrial uses near residential areas to lower intensity use that are less likely to create negative neighborhood impacts.
- Provide buffering through landscaping and building placement where flex employment sites are adjacent to residential areas.
- Encourage the use of higher-quality building materials and landscaping for highly-visible sites.

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.

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		A		
Veterinary Clinic																				S					P	S	S	P	P		A		c.1.ii
Business Services																																	
Broadcasting Studio																		P	P	S	S	S	S		P	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	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	P		A	A	
Wine Bar																				P	S	S	P	P	P	P	P	P		A	A		
Lodging																																	
Bed and Breakfast			S	S		S	S	S	S	S											P	P		S									c.4.i
Hotel																				P	P	P	P	P	P	P	P			A	A		c.4.ii

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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. __)	
Recreational Vehicle (RV) Park																S											S						c.4.iii	
Short-Term Rental	See use-specific standards for use permissions																													A	A	c.4.iv		
Recreation and Entertainment																																		
Casino/Gambling Hall																											C				C		c.5.i	
Marina				S																		P	P								A	A	c.5.ii	
Private Event Space	S																P	P	P	S	S	P	S	P	P	S	P	S			A	A	c.5.iii	
Recreation, Indoor	P																P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Recreation, Outdoor	P																P	P	S	S	S	S	P	P	P	S	S	S			A	A		
Theater or Auditorium																	P	P	P	P	P	P	P	P	P		P	S			A	A		
Theater, Drive-in																								P		P					A			
Retail Sales and Services																																		
Check Cashing																											P				A		c.6.i	
Convenience Store																				S	S	S	P	P	P	P	P	P	P	P	A	A		
Financial Institution																				P	P	P	P	P	P	P	P	P	P	P	A	A		
Funeral Home																				S				P	S	P					A		c.6.ii	
Laundromat																		P						P	P	P	P				A			
Laundry and Dry-cleaning Retail Facility																				S	P	P			P	P	P	P			A		c.6.iii	
Liquor Store																				S	S		P	P	P	S	S	P			A	A	c.6.iv	
Personal Services																				P	P	P	P	P	P	P	P	P	P	P	A	A		
Pharmacy																		P	P	P	P	P	P	P	P	P	P	P	P	P	A	A		
Plant Nursery/ Greenhouse																					P	P		S	P	P	S	P	P			A		c.6.v
Retail Sales, Large																								P		P					A		c.6.vi	
Retail Sales, Medium																				P	P	P	P		P	P		P			A	A	c.6.vi	
Retail Sales, Small																				P	P	P	P	P	P	P	P	P	S		A	A	c.6.vi	
Self-Service Storage																								P		P	P	P			A		c.6.vii	
Sexually-oriented Business																								S		S	S	P					c.6.viii	
Tattoo Establishment																								P		P	S	S			A		c.6.ix	
Tobacco or Vape Shop																								P		P	S				A		c.6.x	
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	

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Vehicle Sales and Service																																	
Automobile Wash																								P			P	P			A		
Heavy Vehicle and Farm Equipment Sales and Rental																											P	P	P	P			c.7.i
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	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		

Rezoning Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

9/8/2026

Property Information:

Site Address:

1515 12th Ave., Tuscaloosa, Alabama 35401

Parcel ID:

63-31-07-26-2-007-006.000

Total Acres:

0.2

Number of Existing Lots:

1

Number of Proposed Lots:

1

Current Zoning:

Industrial Light (IL)

Proposed Zoning:

Neighborhood Commercial (NC)

Current Land Use:

Commercial

Proposed Land Use:

Commercial

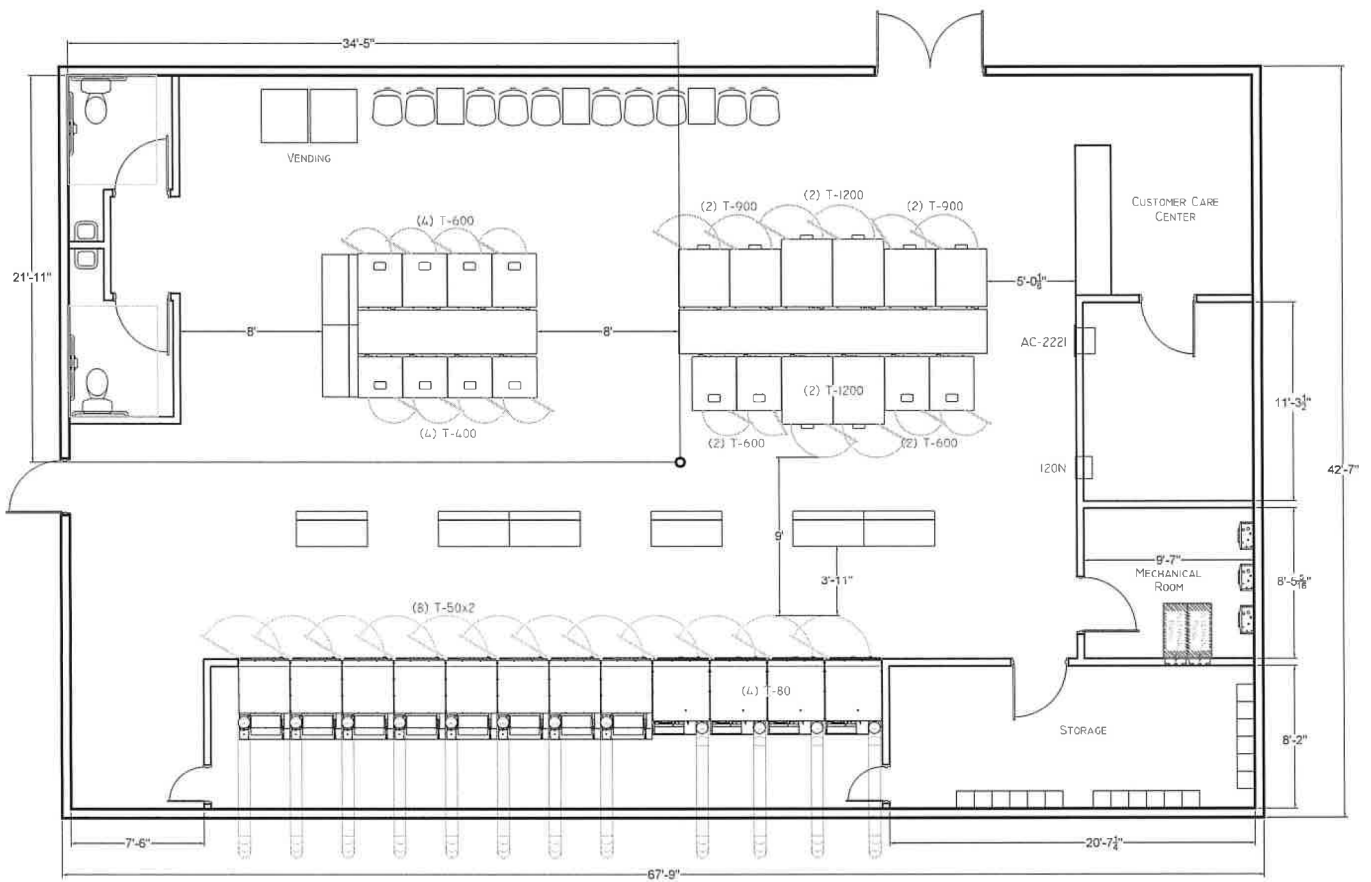
Detailed Description of the Proposed Request, Including Reason for Rezoning:

IL to NC to construct a self-service laundromat.

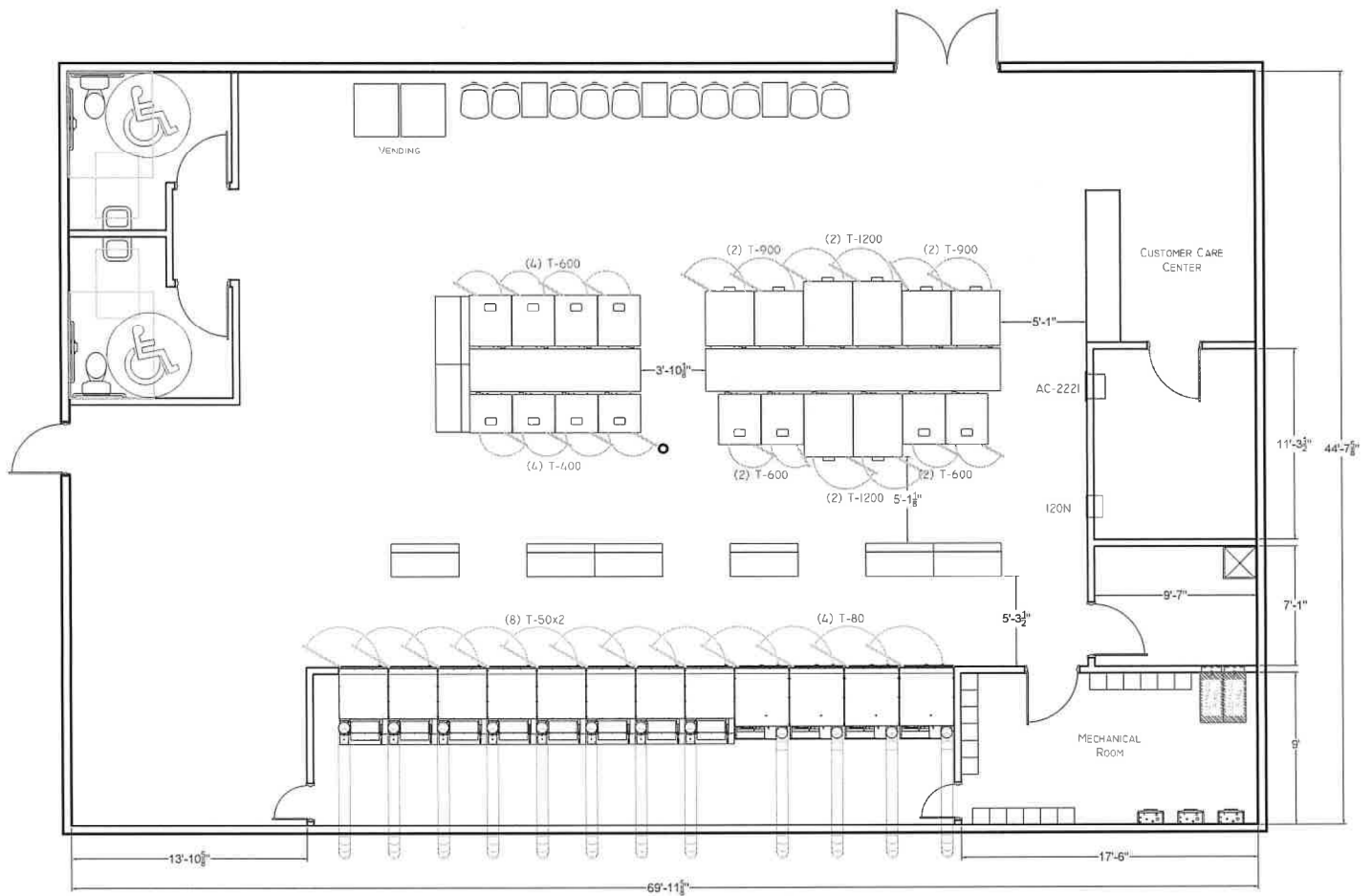
Applicant Information:

Applicant Name:

ABC Investments, Inc. ABC Investments Inc.



PROPOSED PLAN FOR
 1515 12TH AVENUE LAUNDROMAT
 SOUTHEASTERN LAUNDRY EQUIPMENT SALES
 SCALE 1/8 IN = 1 FT 29APR2026
 PROJECT NUMBER 1005-1875



PROPOSED PLAN FOR
 1515 12TH AVENUE LAUNDROMAT
 SOUTHEASTERN LAUNDRY EQUIPMENT SALES
 SCALE 1/8 IN = 1 FT 24APR2026
 PROJECT NUMBER 1005-1875

