

PLANNING COMMISSION STAFF REPORT

October 19, 2026

SD-06-26

GENERAL INFORMATION

Property Owner () Petitioner (x)

Downtown Rockpoint LLC

Location and Existing Zoning

2201-2217 13th Street & 1307 23rd Avenue (Zoned DP)

Size and Existing Land Use

Approximately 0.8 acres total; Commercial, Residential, & Vacant

Nature of Project

Construction of sixteen townhome units.

Description of Proposed Work

The applicant proposes to demolish the existing structures on site to construct sixteen townhome units. Each unit includes three bedrooms. The applicant proposes a mix of two and three story units. Parking is proposed in the public right of way and in a private parking lot accessed from 13th Street.

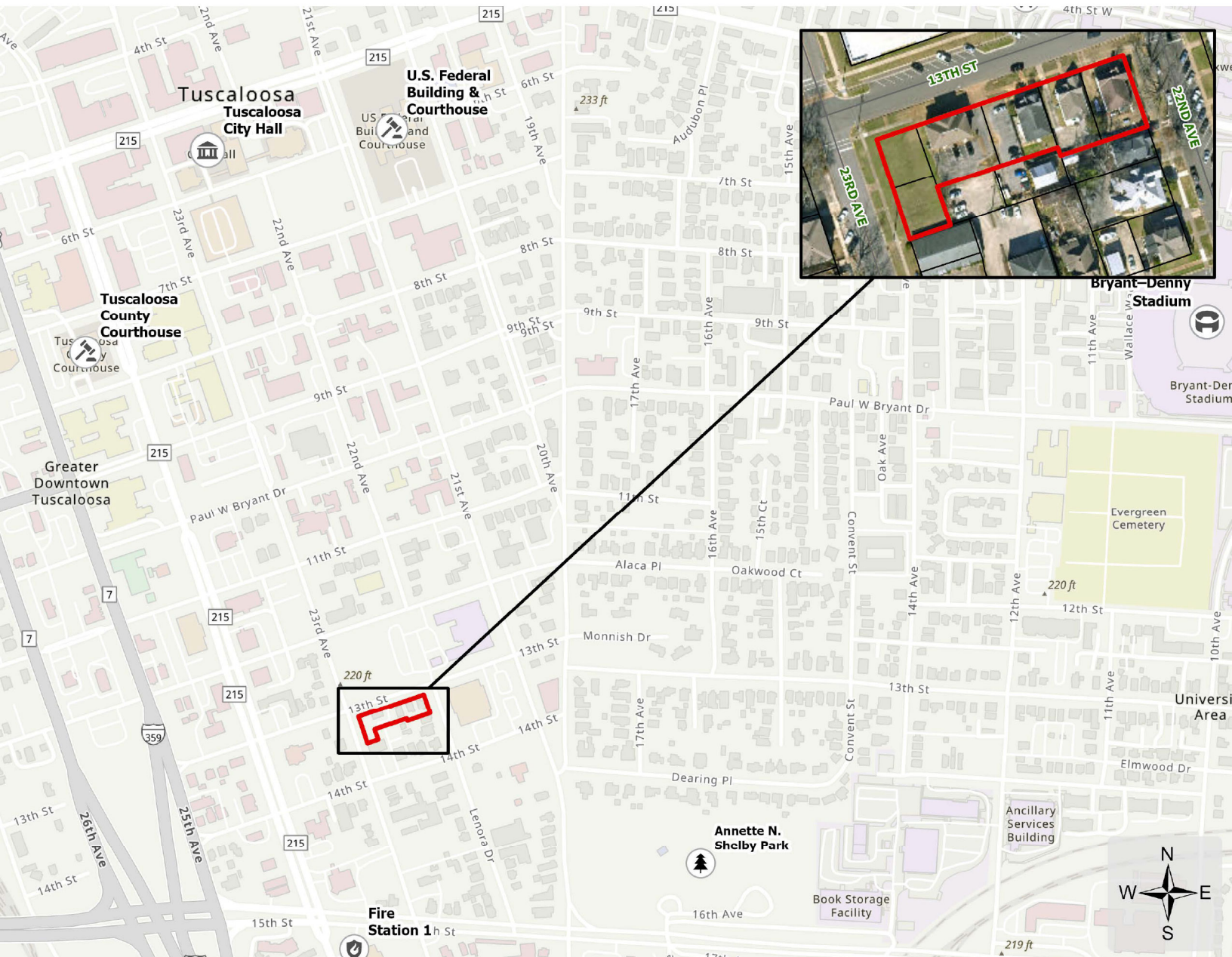
The proposed primary building materials are brick veneer and cementitious siding.

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.







DP

DHE

Special District Development Application

Have you had a pre-application conference?

Yes

Pre-Application Conference Date:

9/3/2026

Property Information:

Site Address:

2215 13th Street, Tuscaloosa, Alabama 35401

Parcel ID:

31-05-22-4-029-004.000

Total Acres:

0.81

Number of Existing Lots:

7

Number of Proposed Lots:

16

Number of Existing Structures:

5

Number of Proposed Structures:

4

Current Zoning:

Downtown Perimeter (DP)

Current Land Use:

Residential

Proposed Land Use:

Residential

Detailed Description of the Proposed Request:

Townhome development with 3 townhome buildings consisting of 16 total units, a swimming pool amenity, and new off-street and on-street parking. A Preliminary Plat for the subdivision of the townhome units is also included.

Applicant Information:

Applicant Name:

Downtown Rockpoint LLC

Alexander Architecture, LLC

residential

commercial

5520 10th Ct. E.
Northport, AL
35473

City of Tuscaloosa
Planning and Urban Development

IN DESIGN COLLABORATION WITH



(205) 343-9214

Leah@Alexander
ARC.com

PROJECT NARRATIVE (REVISED 10/6/26)

Project: Mill's Row Townhome Development for Downtown RockPoint, LLC

Project parameters are as follows:

3 total buildings - Two 6 Unit Buildings, 4 Unit Building
Total of 16 Townhome units (3 BR each unit) Total 48 BR

Amenities: The property will provide a pool for residents as well as a covered outdoor cabana. [See cabana elevation drawings attached.](#)

Enclosed dumpster: A dumpster will be provided for garbage containment in the development. The dumpster will be enclosed from view from the street by an enclosure of materials matching materials used on the building (painted brick walls and hardie panel doors).

The development will provide a section of interior off street parking as well as utilize on street parking surrounding the site on three sides.

Below is a summary of the architectural features demonstrating compliance with Sections 25-166 and 25-78-2 of the zoning ordinance:

Section 25-166

h. Building façades:

1. Materials and fenestration:

- i. – [Exterior building walls are primarily painted brick veneer with unpainted distressed reclaimed brick accents. Cementitious siding is used in some areas to the rear of the buildings.](#)

ii. The percentage of street facing facade openings is greater than 20% in all locations. The percentages are as follows:

Building A: 23rd Ave facing - 35%

Building A: End 13th St. facing - 23%

Building B: 13th St. facing - 31%

Building C: 22nd Ave facing - 32%

Building C: End 13th St. facing - 23%

2. Offsets:

There are no building facades greater than 50' in length that are UNBROKEN. End street facing facades at units A and C are 50'-0" as dimensioned. However, they incorporate projections of 2'-6" from the wall facade in the form of awnings - see revised elevations.

Other main street facing facades on A, B and C are broken up by building offsets with the units stepping back and forth at least 2' from each other at distances less than 50' apart. Other design features listed in the zoning ordinance such as recessed entrances and covered porches also provide projections in these wall planes.

3. Design features:

Main street facing façades of A, B and C incorporate the following design elements listed in 25-166.3:

- 1) ii. Recessed entrances
- 2) iii. Covered porches
- 3) iv. Columns next to the doorway
- 4) vi. Eaves projecting at least 6" from the facade plane
- 5) viii. Multiple windows with 4" wide trim
- 6) x. Roof form and line changes consistent with the facade offsets

End street facing facades of units A and C incorporate the following design elements listed in 25-166.3:

- 1) iii. Covered rear porch, and covered front porch with archway
- 2) iv. Columns next to the doorway at rear porch
- 3) vi. Eaves projecting at least 6" from the facade plane - (32" projection at awning over windows)
- 4) viii. Multiple windows with 4" wide trim

i. Roofs:

1. Sloped main roofs on buildings do not exceed 100' without being bisected by other roof forms/walls, or roofing planes.
2. No flat roofs are present.

3. Alternate roof forms: Alternate roof forms and pitches are used at the front entrances, and in the sculpted parapet forms.

4. All roof based vents, pipes, etc. will be located on the rear elevation so as to have a minimal impact from the street. There will be no roof mounted hvac equipment.

j. Utilities and service areas:

1. All existing and proposed utilities including communication, cable, electric and the like, shall be installed underground except where such utilities are not visible from any right-of-way.

2. HVAC equipment will be screened from street view and will not be placed in the front yard.

3. Garbage collection dumpster will be screened from all rights of way.

Section 25-78-2.

2. Building design standards:

i. Building materials allowed-

(a) Primary materials: 75% or greater on each facade

1) Brick veneer &

2) Cementitious siding:

(b) Accent materials: no greater than 25% on any facade

1) Ornamental metal

(c) Balconies: No wood will be visible at balconies. All balconies will be trimmed with horizontal cementitious trim to match the aesthetic and construction of the development and to provide protection and longevity.

(d) Alternative materials not listed in the subsections a-c above may be approved by the director of planning.

(e) Parking structure screening materials - not applicable

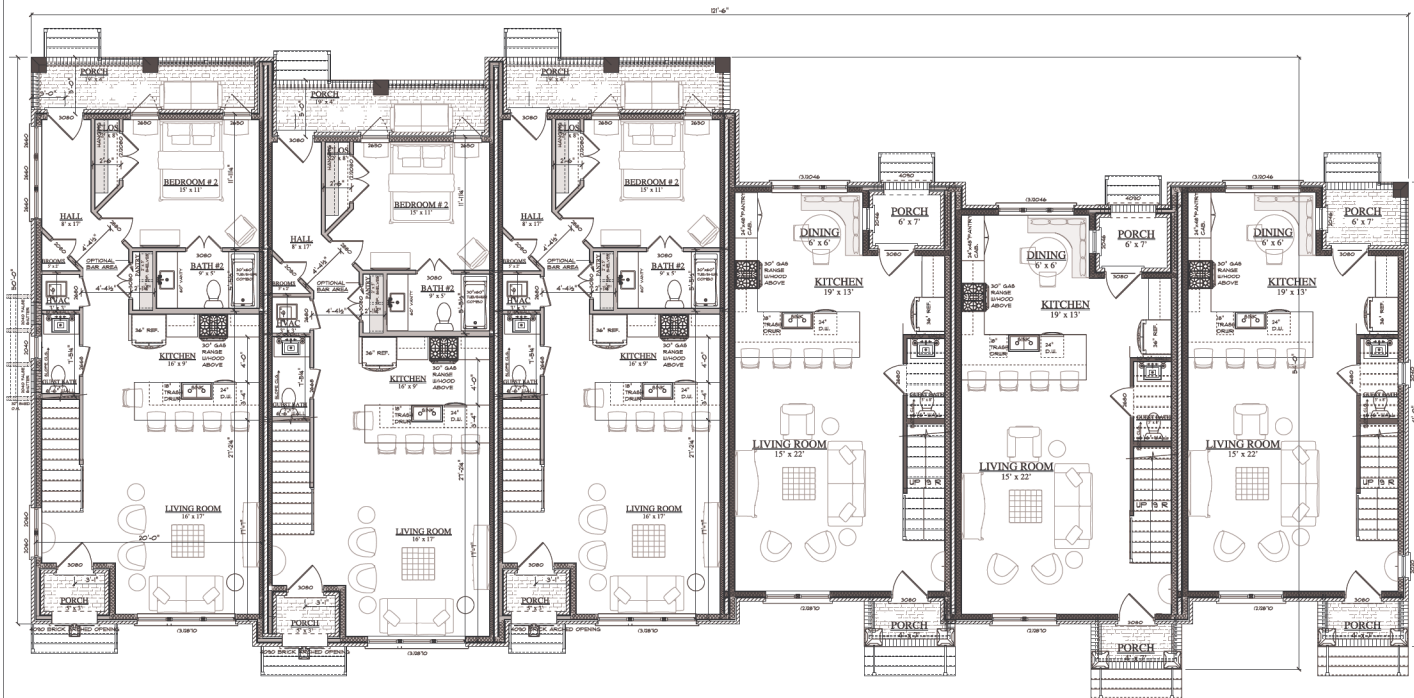
ii. Fenestration- Deals with non-residential or mixed use buildings - not applicable

iii. Building massing and scale - The following design elements are incorporated along the width of the building facade: b) ground level overhangs in the form of shed roofs over porch entrances; c) recesses or projections in the wall plane greater than 1' deep at recessed entrances, porches, and building units stepping back and forth 2'.

iv. Building entrances - All unit entrances are clearly defined, through the use of recesses in the wall plane, arches, porches and other architectural elements.

END





MILLS ROW, BUILDING A, 23rd AVENUE, 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

IN DESIGN COLLABORATION WITH

BOB CHATHAM
— CUSTOM HOME DESIGN —
718 SOUTH SECTION STREET
FAIRHOPE, ALABAMA
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251.528.0988

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Mills Row Townhomes
for Downtown RockPoint, LLC
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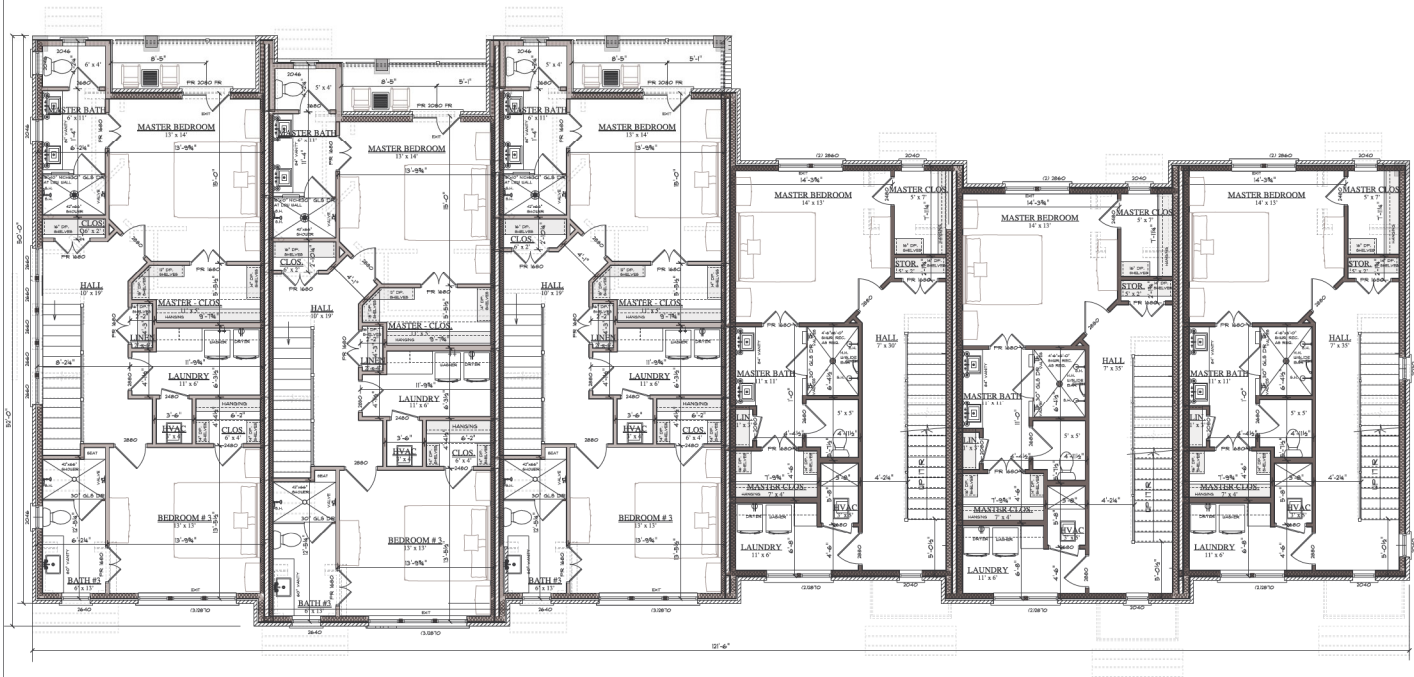
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Contractor to verify site conditions and all dimensions prior to construction.

REVISIONS :

A101

Project No. 020446



MILLS ROW, BUILDING A, 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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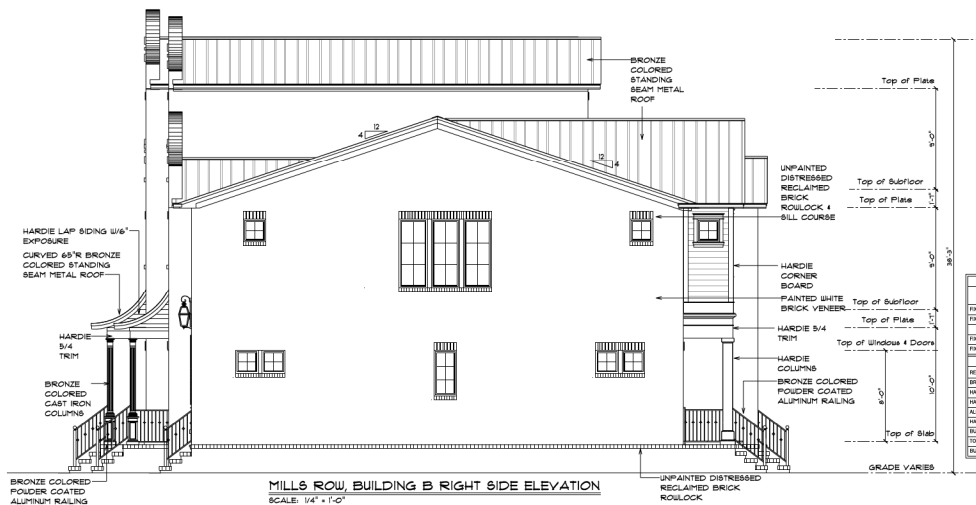
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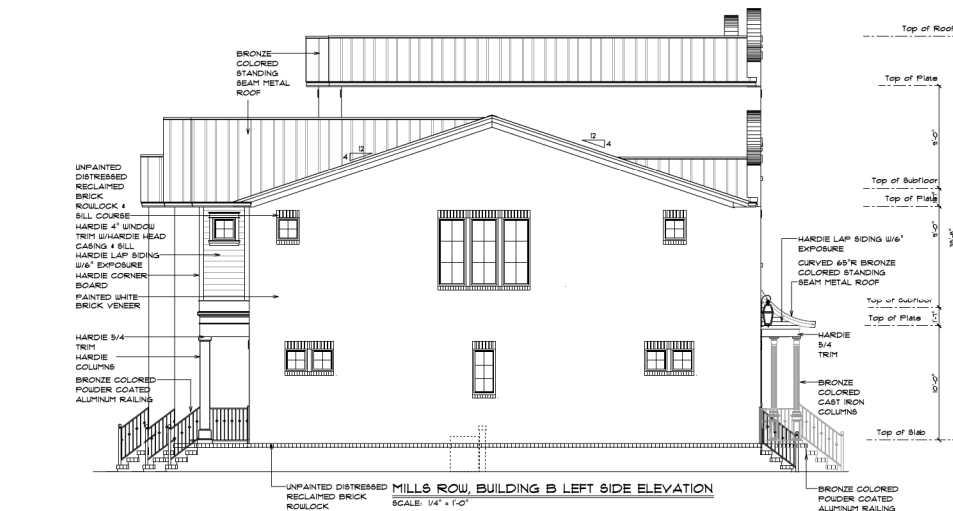
REVISIONS:

A102

Project No. 2016-046
Date: 03/20/16



BUILDING B, RIGHT SIDE, 2nd FLOOR, WINDOWS & OPENINGS					
DESCRIPTION	SIZE	SQ FT	COUNT	TOTAL GLASS & OPENING SQ FT	TOTAL BRICK SQ FT
FIXED CASEMENT	2'-0"x4'-0"	4	3	12	0
FIXED CASEMENT W/1/4" x 1/4" MIN/PAINTER TRIM	132'-4"x4'-0"	40	1	40	49
BUILDING B, RIGHT SIDE, 1st FLOOR, WINDOWS & OPENINGS					
FIXED CASEMENT	2'-0"x4'-0"	8	5	8	0
FIXED CASEMENT W/1/4" x 1/4" MIN/PAINTER TRIM	132'-0"x4'-0"	8.6	5	17.3	0
BUILDING B, RIGHT SIDE, COVERAGE & OTHER MATERIALS					
REAR PORCH					57
BRICK FACE SQ/2 SQ FT FROM F.F.					(32)
PAVING PAV. SLOPED W/OUT EXPOSURE		23	22		23
PAVING TRIM BOARD		24	24		24
ALUMINUM RAILING					23
INTERIOR PAINT COULUM	11'-0"x4'-0"	8.6	1		8.6
TOTAL BRICK & RIGHT SIDE TOTAL GLASS & W/OUT REAR PORCH SQ FT FROM F.F.		310			970
BUILDING B, RIGHT SIDE, WINDOWS, DOORS & OPENINGS SQ FT					88.2



BUILDING B, LEFT SIDE, 2ND FLOOR, WINDOWS & OPENINGS					
DESCRIPTION	SIZE	SQ FT	COUNT	TOTAL GLASS & OPENING	TOTAL BRICK SQ FT
FIXED CASEMENT	2'-0" x 4'-0"	4	3	12	
FIXED CASEMENT 8'-0" x 4'-0" WALL NICHESIDE TRIM	12'-0" x 4'-0"	48	1	48	
BUILDING B, LEFT SIDE, 2ND FLR, WINDOWS & OPENINGS					
FIXED CASEMENT	2'-0" x 4'-0"	8	1	8	
FIXED CASEMENT 8'-0" x 4'-0" WALL NICHESIDE TRIM	12'-0" x 4'-0"	8.6	2	17.2	
BUILDING B, LEFT SIDE, ROOFINGS & OTHER MATERIALS					
BEAM PORCH					97
BRICK RAISE 1/2" FT FROM F.F.					931
WOOD 1/4" x 6" x 12" x 12" CANTERBURY		49			49
BRICK TIE RODS		24			24
ALUMINUM NAILING		23			23
HANGER PORCH COLUMN	11'-0" x 4"	44			44
BUILDING B LEFT SIDE, TOTAL BRICK N/OUT PORCH 1/2" FT FROM F.F.		970			970
TOTAL BRICK & OPENING SQ FT					86.2
TOTAL BRICK & N/OUT WOODS, CORRS & OPENINGS OF PORCH					956.2

IN DESIGN COLLABORATION WITH



78 SOUTH SECTION STREET
FARMHORE, ALABAMA
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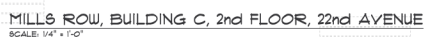
REVISIONS :

A204

Project No: C00446
Date: 10/20/2024

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— CUSTOM HOME DESIGN —

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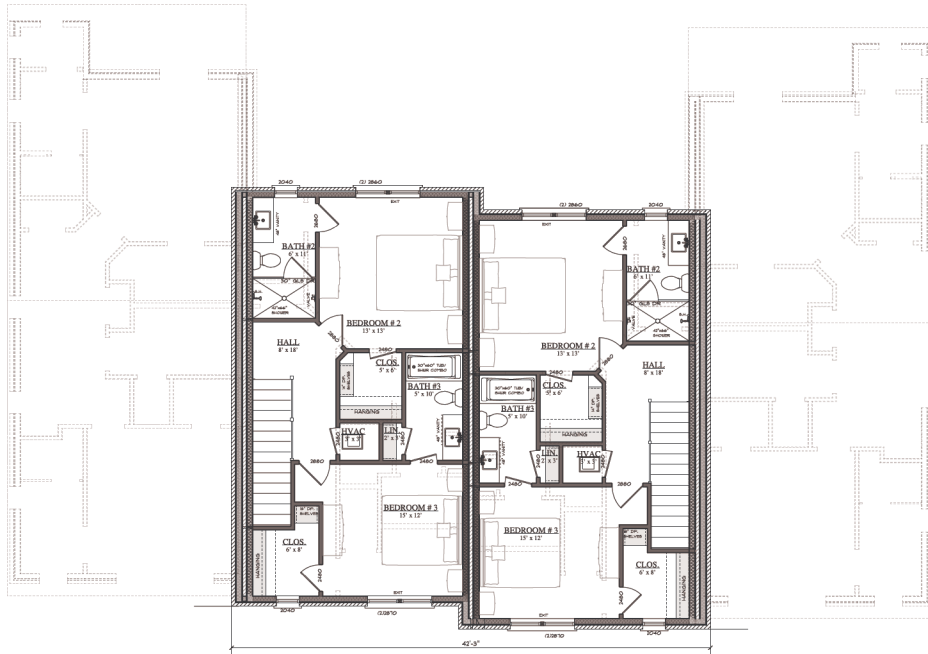


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REVISIONS :

Project No. Q26-46
Date: 10/6/2026



MILLS ROW, BUILDING C, 3rd FLOOR, 22nd AVENUE
SCALE: 1/4" = 1'-0"

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STATE OF ALABAMA
Professional Construction

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Revisions:

A109
Project No. 00846
Date: 05/20/16



MILLS ROW, BUILDING C, REAR ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING C, REAR SIDE, 3RD FLOOR, WINDOWS & OPENINGS				
DESCRIPTION	SIZE	SQ FT	COUNT	TOTAL GLASS SQ FT
EGRESS CASINGMENT W/1/4" WALL MINORSE TRIM	232" 4" x 6" 0"	34	2	68
FIXED CASINGMENT	232" 4" x 6" 0"	18	2	36
BUILDING C, REAR SIDE, 2ND FLOOR, WINDOWS & OPENINGS				
FIXED CASINGMENT	232" 4" x 6" 0"	9	2	18
FIXED CASINGMENT	232" 4" x 6" 0"	9	2	18
EGRESS CASINGMENT W/1/4" WALL MINORSE TRIM	232" 4" x 6" 0"	34	2	68
FIXED CASINGMENT	232" 4" x 6" 0"	18	2	36
EXTERIOR DOOR W/1/4" WALL 8'0" GLASS PANEL	8'0" x 6'0" 0"	48	4	192
BUILDING C, REAR SIDE, 1ST FLOOR, WINDOWS & OPENINGS				
EGRESS CASINGMENT	232" 4" x 6" 0"	12.5	4	50
FIXED CASINGMENT W/1/4" WALL MINORSE TRIM	232" 4" x 6" 0"	18	2	36
BRICK ARCHED OPENING	8'0" x 6'0" 0"	48	2	96
EXTERIOR DOOR W/1/4" WALL 8'0" GLASS PANEL	8'0" x 6'0" 0"	48	4	192
BUILDING C, REAR SIDE, COVERAGES & OTHER MATERIALS				
3 FLOORS BRICK INCL. SILL & HEADERS ABOVE F.F.	VARIABLE	1256.8		1256.8
HARDIE LAP SIDING W/6" EXPOSURE	11'0" x 4"	14	2	28
HARDIE PORCH COLUMN 1ST FLOOR	11'0" x 4"	8.3	6	50.4
HARDIE PORCH COLUMN 2ND FLOOR	11'0" x 4"	7.8	4	31.2
MAIN REAR EXTERIOR SIDE WALKWAY ROOF	VARIES	198		198
COVERED 1ST FLR BACK PORCH	20'0" x 20'0"	400.0	2	800.0
COVERED 2ND FLR BACK PORCH	11'0" x 11'0"	121.0	2	242.0
HARDIE PORCH TRIM	2" x 4" x 8'0"	16.0	2	32.0
HARDIE PORCH TRIM	2" x 4" x 8'0"	16.0	2	32.0
ALUMINUM PORCH RAILING	VARIES	156.0		156.0
TOTAL REAR SIDE WINDOW & OPENING SQ FT				526
BUILDING C REAR INCL. SQ FT WITH PORCHES				2532
BUILDING C REAR SIDE BRICKING, SIDING & OPENINGS % OF FACADE				24.4%

IN DESIGN COLLABORATION WITH:

BOB CHATHAM
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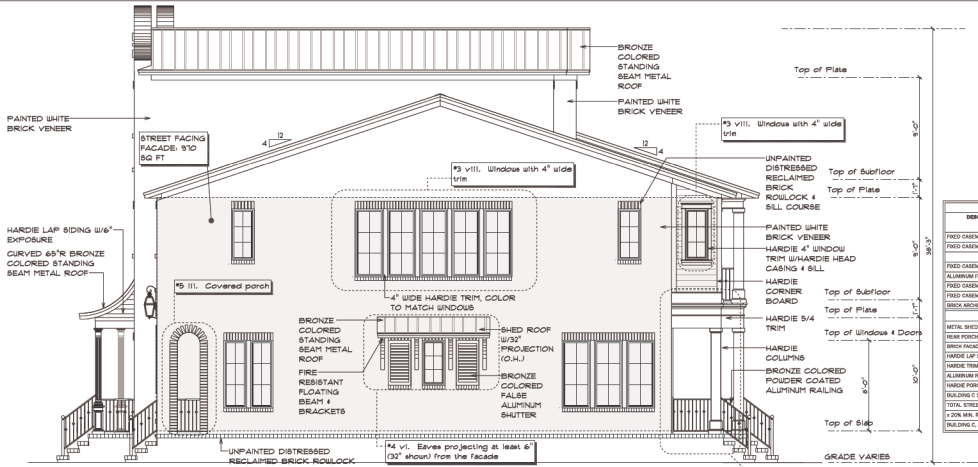
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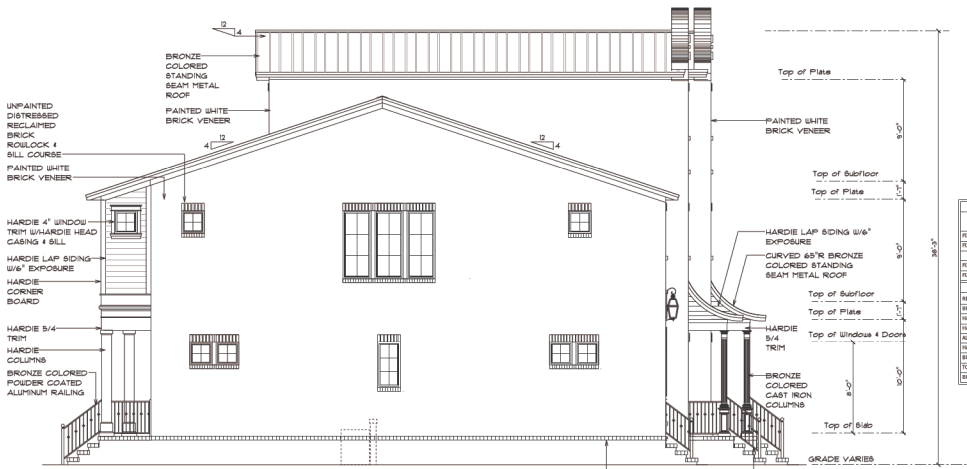
REVISIONS :

A206

Project No. 2016-046
Date: 07/20/16



MILLS ROW, BUILDING C, FACING 13th STREET, RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MILLS ROW, BUILDING C LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING C, LEFT SIDE, 2ND FLOOR, WINDOW & OPENING					
DESCRIPTION	SIZE	SQ FT	COUNT	TOTAL GLASS & OPENING SQ FT	TOTAL MISC SQ FT
FREE CASINGMENT	2'-0" x 4'-0"	8	3	24	
FREE CASINGMENT W/4" WALL W/SHADE TRIM	2'-0" x 4'-0"	8	1	8	
FREE CASINGMENT	2'-0" x 4'-0"	8	1	8	
ALUMINUM FALSE SHUTTER	2'-0" x 4'-0"	8	2	16	
FREE CASINGMENT W/4" WALL W/SHADE TRIM	2'-0" x 4'-0"	8	1	8	
FREE CASINGMENT W/4" WALL W/SHADE TRIM	2'-0" x 4'-0"	8	1	8	
BRICK ARCHES OPENINGS	2'-0" x 4'-0"	17.0	1	17.0	
METAL SHED ROOF OVER WINDOWS				14	
REAR PORCH	4'-0" x 4'-0"			16.0	
SHED ROOF OVER 10' FT FROM F.F.				16.0	
SHED LAP SIDING W/4" EXPOSURE				15	
SHED TRIM BOARDS				24	
ALUMINUM RAILING				20	
HARDIE PORCH COLUMNS	12" x 12" x 4'		1	8.0	
TOTAL STREET SIDE WINDOW & OPENING SQ FT				238.0	
* 20% W/L REQUIRED WINDOWS, DOORS & OPENINGS				134	
BUILDING C, STREET SIDE WINDOW, DOORS & OPENINGS % OF FRAC				23.8%	

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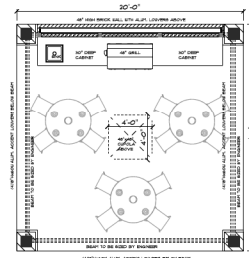


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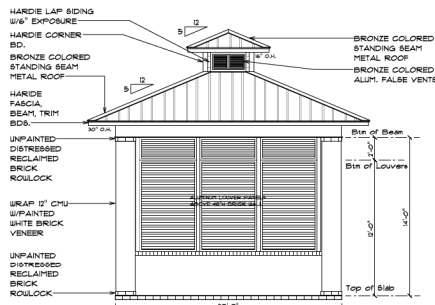
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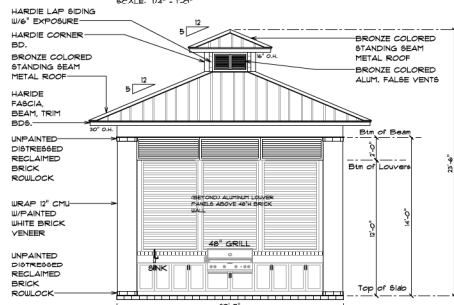
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A207
Project No. 00046
Date: 01/20/2024



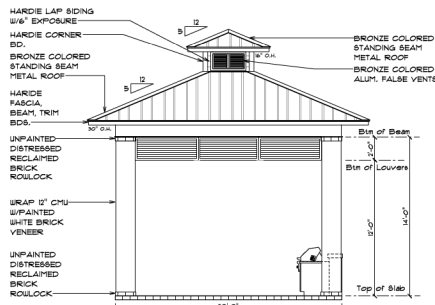
MILLS ROW, POOL CABANA FLOOR PLAN
SCALE: 1/4" = 1'-0"



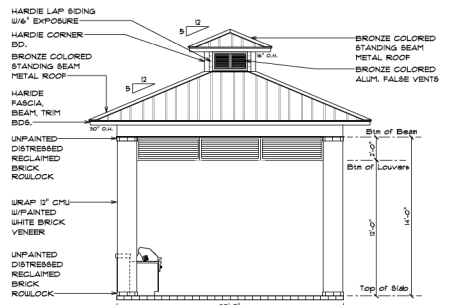
MILLS ROW, POOL CABANA, REAR ELEV.
SCALE: 1/4" = 1'-0"



MILLS ROW, POOL CABANA, FRONT ELEV.
SCALE: 1/4" = 1'-0"



MILLS ROW, POOL CABANA, RIGHT ELEV.
SCALE: 1/4" = 1'-0"



MILLS ROW, POOL CABANA, LEFT ELEV.
SCALE: 1/4" = 1'-0"

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A502

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