

# PLANNING COMMISSION STAFF REPORT

May 18<sup>th</sup>, 2026

## SD-02-26

### GENERAL INFORMATION

#### **Property Owner ( ) Petitioner ( x)**

Kyle & Kyle LLC, ANDREW BAKER EATMAN KYLE & LEONARD CHRISTOPHER KYLE, JR. KYLE; Tyler Stephens

#### **Location and Existing Zoning**

1016 & 1020 Almon Avenue and 2112-2120 Maxie Thomas Way (Zoned DP)

#### **Size and Existing Land Use**

Approximately 0.7 acres total; Vacant

#### **Nature of Project**

Construction of eleven townhome units.

#### **Description of Proposed Work**

The applicant proposes to construct eleven townhome units with three bedrooms and three and a half bathrooms. Each townhome will include a two car garage at the rear of the unit that is accessed through a shared drive.

The proposed primary building materials for the townhomes are brick veneer, cementitious siding, and asphalt shingles.

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.

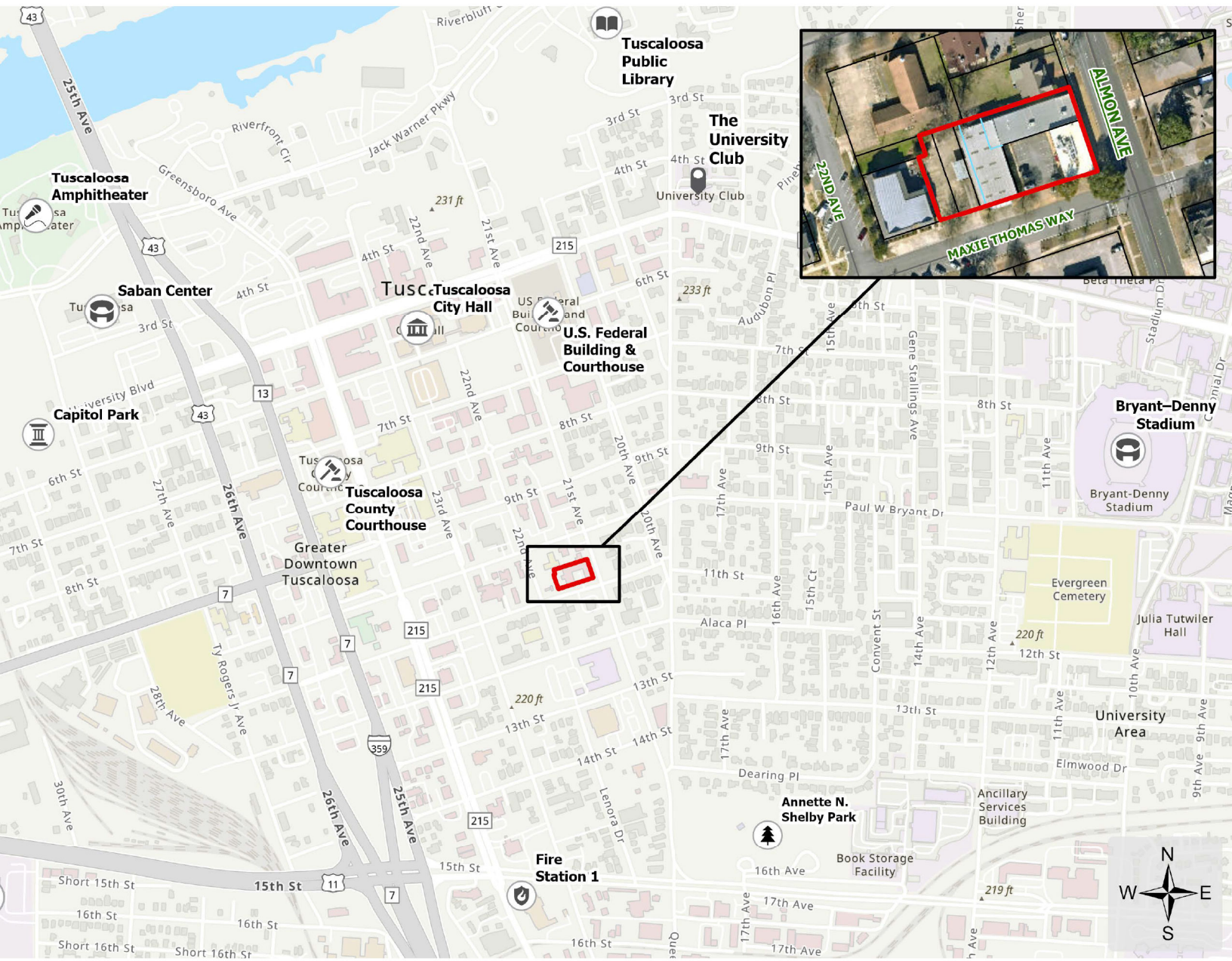


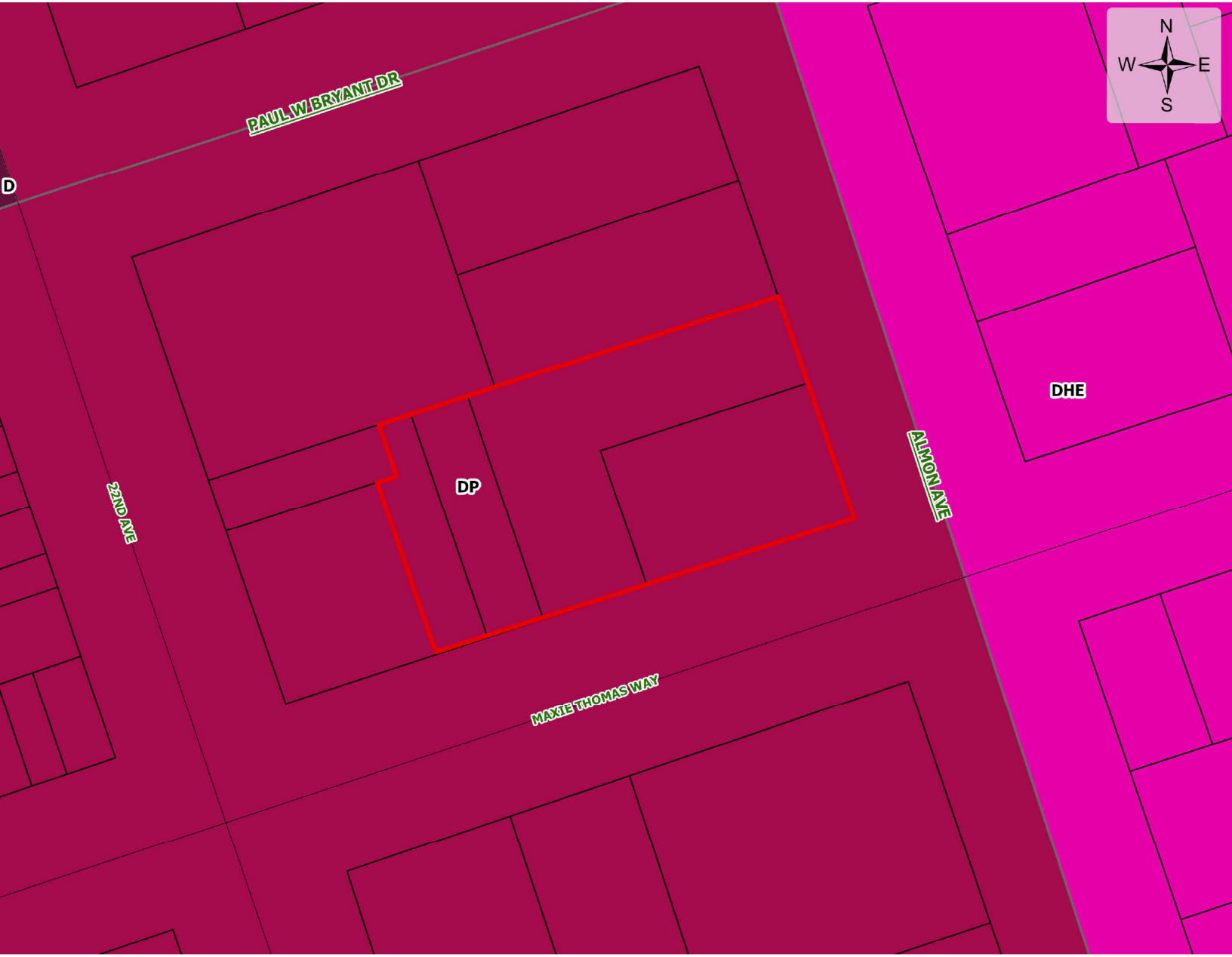
PAUL W. BRYANT DR

ALMON AVE

MAXIE THOMAS WAY

32ND AVE





PAUL W BRYANT DR

32ND AVE

DP

MAXIE THOMAS WAY

ALMON AVE

DHE



# Special District Development Application

Have you had a pre-application conference?

Yes

**Pre-Application Conference Date:**

3/19/2026

## Property Information:

**Site Address:**

1020 Almon Ave, Tuscaloosa, Alabama 35401

**Parcel ID:**

**Total Acres:**

.94

**Number of Existing Lots:**

5

**Number of Proposed Lots:**

12

**Number of Existing Structures:**

1

**Number of Proposed Structures:**

2

**Current Zoning:**

Downtown Perimeter (DP)

**Current Land Use:**

Vacant

**Proposed Land Use:**

Residential

**Detailed Description of the Proposed Request:**

THE PROJECT CONSISTS OF (11) NEW WOOD-FRAMED MULTISTORY TOWNHOMES. EACH OVER A PRIVATE GARAGE ACCESSED BY A COMMON REAR COURTYARD/DRIVE.

The proposed development meets Sec. 25-166.h.3 by including:

1. A covered porch
2. One or more bay windows projecting at least twelve (12) inches from the façade plane
3. Eaves projecting at least six (6) inches from the façade plane
4. Multiple windows with a minimum four-inch-wide trim
5. Roof form and line changes consistent with the façade offsets

## Applicant Information:

**Applicant Name:**

Tyler Stephens

## Property Owner Information:

### Owner 1

**Property Owner Name:**

KYLE & KYLE, LLC N/A

**Property Owner Address:**

32 GUILDSWOOD, TUSCALOOSA, Alabama 35401

**Property Owner Phone Number:**

(205) 799-4519

**Property Owner Email Address:**

drewkyle65@gmail.com

### Owner 2

**Property Owner Name:**

ANDREW BAKER EATMAN KYLE & LEONARD CHRISTOPHER KYLE, JR. KYLE

**Narrative for the Meridian Townhomes -Planning & Zoning Commission staff review**

*The project consists of eleven (11) new wood-framed multi-story townhomes that comply with the development standards of the Downtown district. The buildings are oriented to face both streets and align with the property line, defining the edges of the streets. The design of the townhome facades is of residential scale, including a generous quantity of windows and a front entry porch facing the street. Public sidewalks will connect with the individual entry walkways to each unit's entry porches. Parking for each townhome includes an internal private garage with two (2) spaces per unit. The parking is in the rear of each townhome, accessed from the street by a driveway into a common rear courtyard and drive. Additional required parking will be provided as angled parking spots off of Maxie Thomas Avenue as per City requirements.*

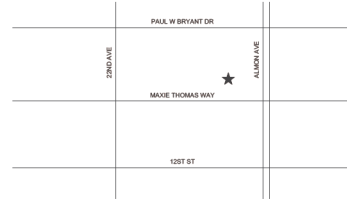
DRAWING SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	BUILDING SECTION
	SECTION DETAIL
	PLAN OR DETAIL CALLOUT
	ELEVATION
	LEVEL REFERENCE
	SPOT ELEVATION
	ROOM TAG
	PARTITION TYPE
	DOOR TAG
	CEILING HEIGHT
	COLUMN DESIGNATION
	NEW PARTITION
	NEW / RELOCATED DOOR
	REVISION TAG

**LIGHTING/ELECTRICAL LEGEND**

SYMBOL	DESCRIPTION
	CEILING MOUNTED FLUORESCENT FIXTURE
	PENDANT TYPE LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	RECESSED DIRECTIONAL LIGHT FIXTURE
	EXHAUST FAN
	UNDER-CABINET LIGHT (UCL)
	FLOOD
	TELEPHONE RECEPTACLE
	DATA RECEPTACLE
	NEW RELOCATED SWITCH
	3-WAY POLE SWITCH
	DUPLEX RECEPTACLE
	FLOOR OUTLET
	FLOOR DRAIN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECTRICAL JUNCTION BOX
	CEILING FAN w/ LIGHT

SHEET INDEX:	
<b>GENERAL</b>	
G-000	COVER SHEET
<b>ARCHITECTURAL</b>	
A-001	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-103	FLOOR PLANS
A-104	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-310	SECTIONS AND DETAILS

# THE MERIDIAN TOWNHOMES TUSCALOOSA, AL



**LOCATION MAP**  
N.T.S.

**PROJECT DESCRIPTION**  
THE PROJECT CONSISTS OF (11) NEW WOOD-FRAMED MULTISTORY TOWNHOMES, EACH OVER A PRIVATE GARAGE ACCESSIBLE BY A COMMON REAR COURTYARD/DRIVE.

CODE DATA	
ZONING	1 DOWNTOWN PERIMETER (DP)
BUILDING CODE	1 2021 IRC
USE GROUP	1 R3 (RESIDENTIAL)
FIRE SUPPRESSION SYSTEM	1 BASED ON MUNICIPAL CODES
CONSTRUCTION TYPE	1 WOOD WALL FRAMING
BLDG. AREA	1 133,671 GSF
BLDG. HT. (ALLOW ACTUAL)	1 4 STORIES ABOVE GRADE PLANE / 3 STORIES ABOVE GRADE PLANE

SAVOY PROPERTIES  
1004 S BIRMINGHAM BLVD, SUITE 1200  
ST. LOUIS, MO 63117



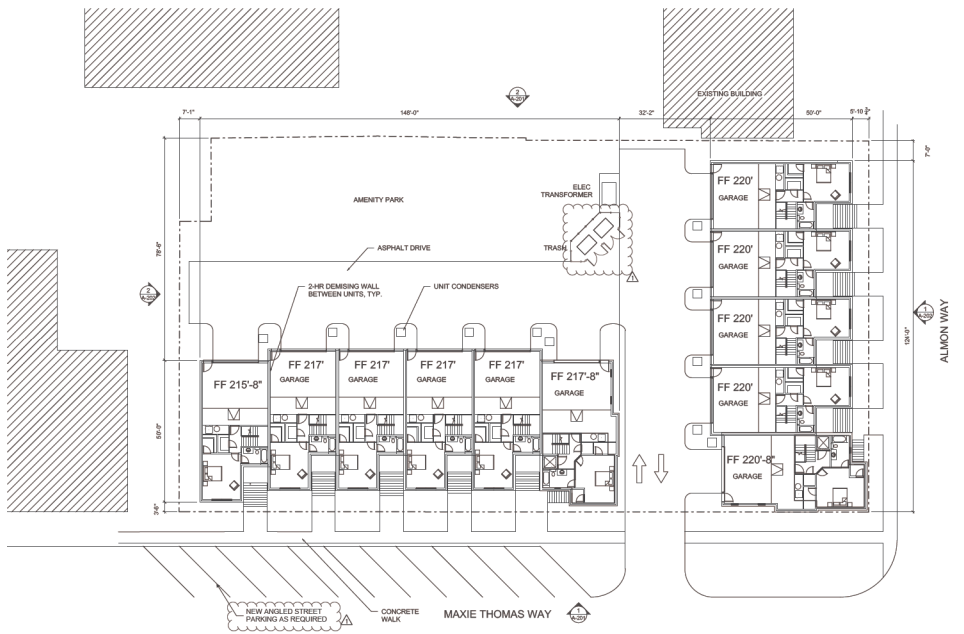
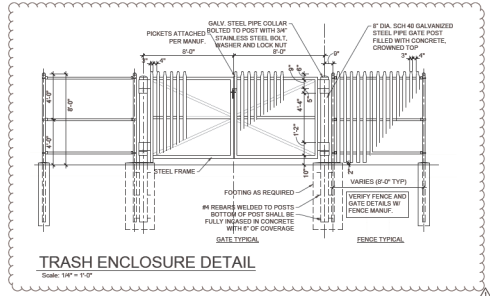
PROJECT NO. 25011  
DRAWING NO. G-000

DRAWING TITLE  
**COVER SHEET**  
PROJECT TITLE  
**THE MERIDIAN TOWNHOMES**  
1004 S BIRMINGHAM AVE • 215-247-2020 MADE THOMAS WAY  
TUSCALOOSA, AL



DATE: 15 APR 2024  
SHEET NO.: 25011  
PROJECT NO.: G-000

**G-000**  
DRAWN BY: J. ...  
CHECKED BY: ...  
DATE: 15 APR 2024



**SAVOY PROPERTIES**  
1006 S. BIRMINGHAM BLVD., SUITE 1300  
ST. LOUIS, MO 63117

**SAVIO ALMADA**  
ARCHITECTS  
4150 25TH  
4150250

PLUMBING CONTRACT  
424 912

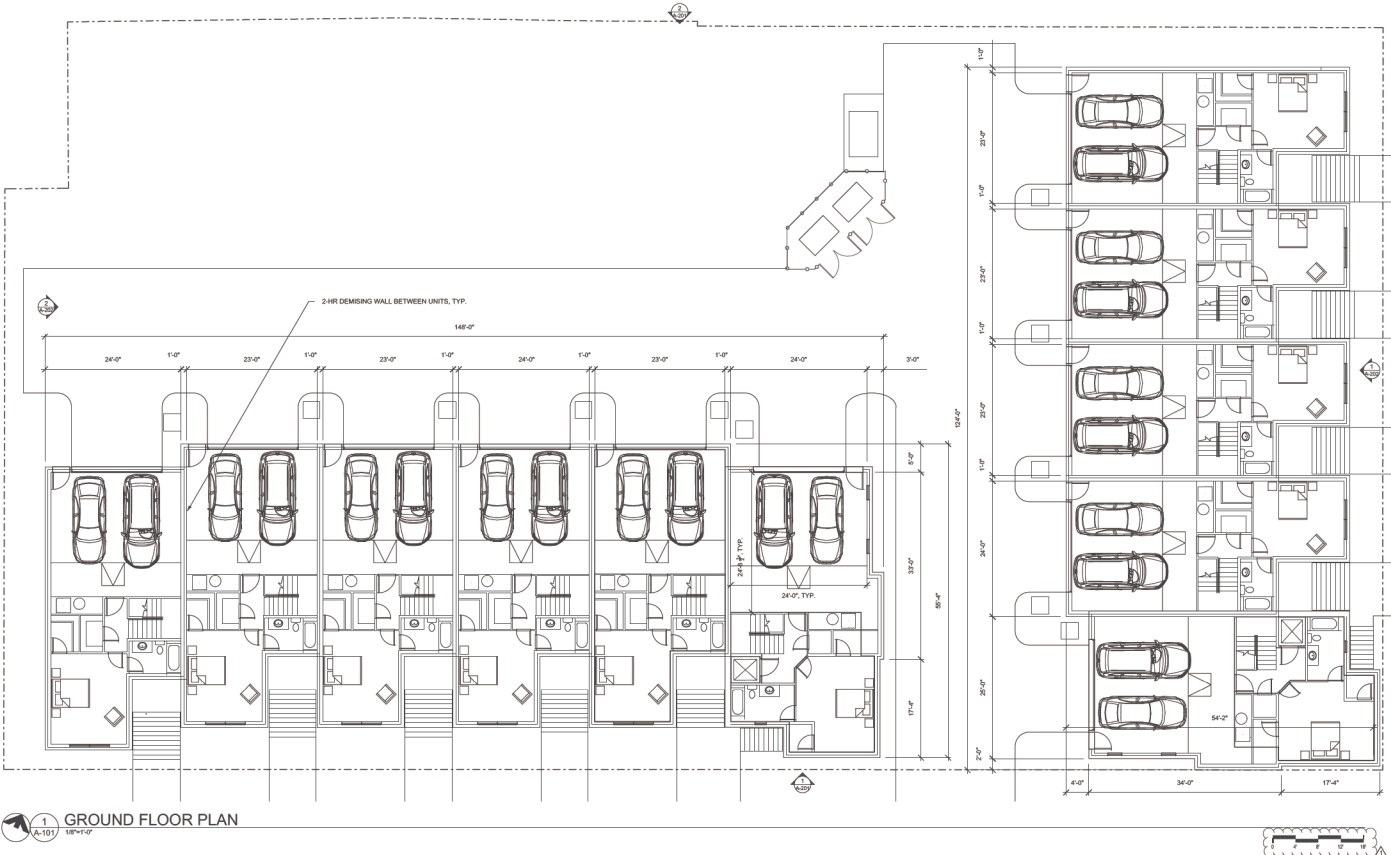
**core10**  
ARCHITECTURE  
1006 S. BIRMINGHAM BLVD., SUITE 1300  
ST. LOUIS, MO 63117  
314.254.4545  
WWW.CORE10.COM

**DRAWING TITLE**  
SITE PLAN

**PROJECT TITLE**  
THE MERIDIAN TOWNHOMES  
1006 S. BIRMINGHAM AVE. • 215-247-2000  
1006 S. BIRMINGHAM AVE.

DATE: 15 APR 2026  
PROJECT NO.: 25011

**A-101**



1 GROUND FLOOR PLAN  
1/8"=1'-0"

SAVOY PROPERTIES

1004 S. BIRCHWOOD BLVD, SUITE 1200  
ST. LOUIS, MO 63117



PLUMBING PROJECT  
4/15/22

core10 ARCHITECTURE  
1004 S. BIRCHWOOD BLVD, SUITE 1200  
ST. LOUIS, MO 63117  
TEL: 314.433.1000  
WWW.CORE10.COM

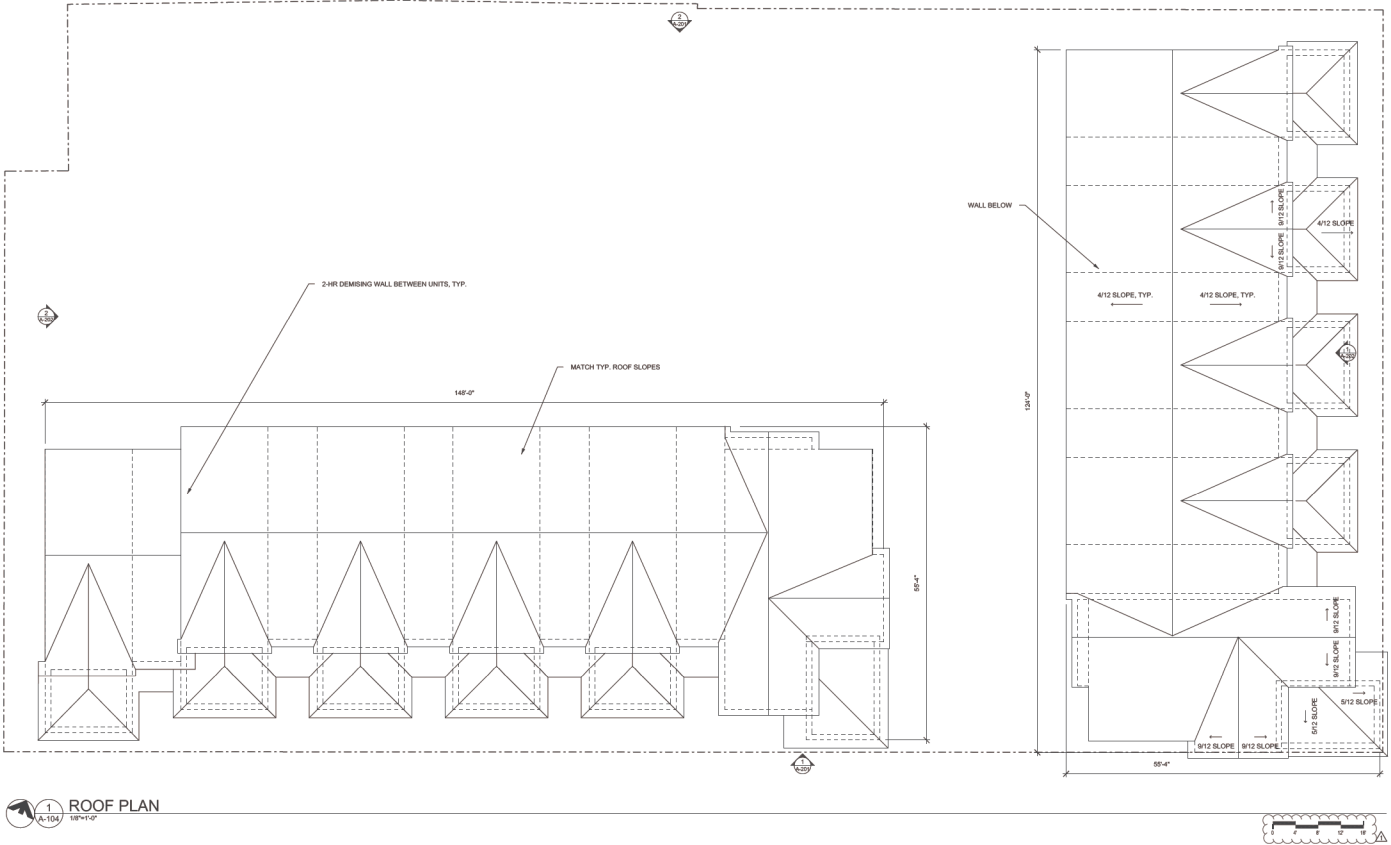
PROJECT TITLE  
THE MERIDIAN TOWNHOMES  
1004 S. BIRCHWOOD BLVD, SUITE 1200  
ST. LOUIS, MO 63117

DATE: 15 APR 2026  
PROJECT NO.: 25011  
SHEET NO.: A-101

DATE: 15 APR 2026  
PROJECT NO.: 25011  
SHEET NO.: A-101







1 ROOF PLAN  
A-104

SAVOY PROPERTIES

1006 S BIRCHWOOD BLVD, SUITE 1200  
ST. LOUIS, MO 63117



FOR OFFICIAL USE ONLY

PROJECT TITLE  
THE MERIDIAN TOWNHOMES  
1006 S. OGDEN LAMON AVE. • 215-241-2810 MAKE THOMAS WAY  
1006 S OGDEN AVE

core10 ARCHITECTURE  
1000 LINDA L. BIRKHEAD BLVD., SUITE 100  
ST. LOUIS, MO 63117  
314.724.8333

DATE: 15-APR-2024  
SHEET NO.: 25011

A-104  
DRAWN BY: C. OGDEN



FOR OFFICIAL USE ONLY  
4/15/2020

PROJECT TITLE  
THE MERIDIAN TOWNHOMES  
1008 S OGDEN AVENUE • 215-242-20 MARIE THOMAS WAY  
ST. LOUIS, MO 63104

DRAWING TITLE  
EXTERIOR ELEVATIONS



DATE: REVISION  
DATE: REVISION  
DATE: REVISION

SHEET NO. A-201  
DATE: 15 APR 2024  
PROJECT NO. 25011



2 NORTH ELEVATION  
18'-0" x 42'-0"



1 SOUTH ELEVATION  
18'-0" x 42'-0"





FOR OFFICIAL RECORD  
 4/15/2026

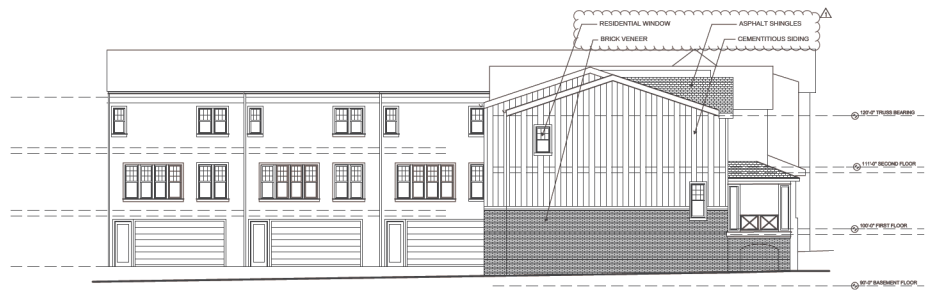
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**EXTERIOR ELEVATIONS**

PROJECT TITLE  
**THE MERIDIAN TOWNHOMES**  
 1006 S. BIRCHWOOD BLVD, SUITE 1000  
 ST. LOUIS, MO 63117



DATE: REVISION  
 15 APR 2026  
 PROJECT NO. 25011

SHEET NO. **A-202**  
 DRAWN BY: J. ...  
 CHECKED BY: ...

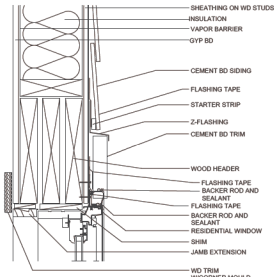


**2 WEST ELEVATION**  
 A-202 1/8"=1'-0"

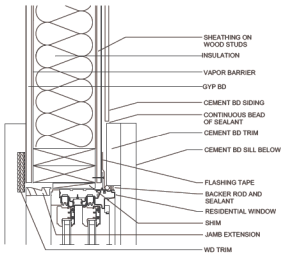


**1 EAST ELEVATION**  
 A-202 1/8"=1'-0"

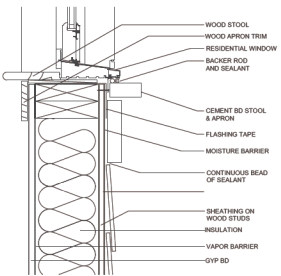




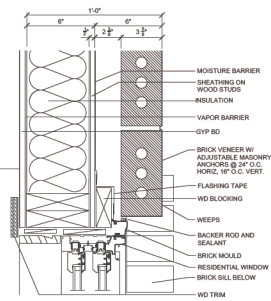
6 TYPICAL HEAD DETAIL AT SIDING  
A-310 3/8"=1'-0"



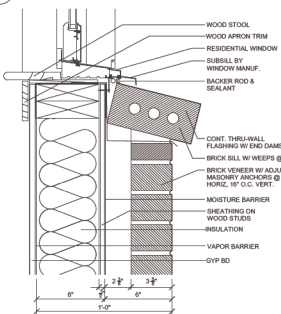
5 TYPICAL JAMB DETAIL AT SIDING  
A-310 3/8"=1'-0"



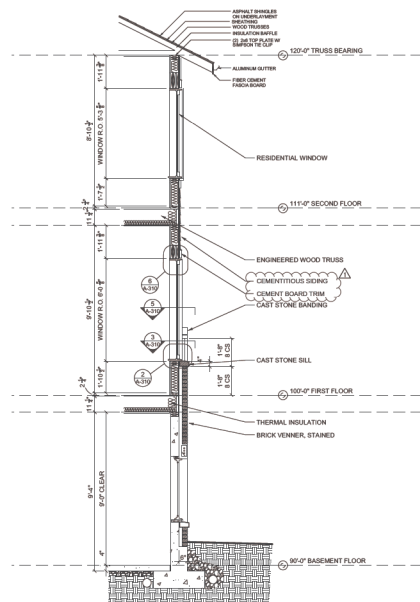
4 TYPICAL SILL DETAIL AT SIDING  
A-310 3/8"=1'-0"



3 TYPICAL JAMB DETAIL AT BRICK (LOWER LEVEL)  
A-310 3/8"=1'-0"



2 TYPICAL SILL DETAIL AT BRICK (LOWER LEVEL)  
A-310 3/8"=1'-0"



1 TYPICAL WALL SECTION  
A-310 3/8"=1'-0"

