

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

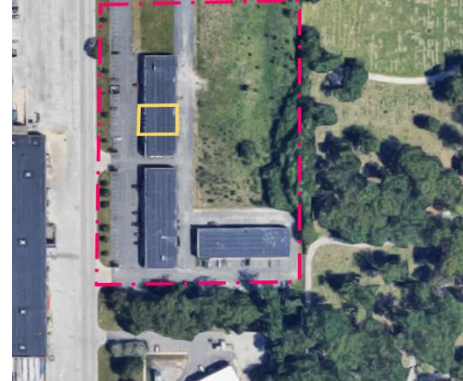
DATE OF MEETING: May 14, 2024

**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Case 24-06: Special Use Permit for Motor Vehicle Rental



### PURPOSE

The applicant, Lakeisha Williams of 119 Tranzit, requests a special use permit to operate a *motor vehicle rental facility at 17803 Bretz Drive*. The applicant's business will include motor vehicle rental and minor auto service, including paintless dent repair and other light automotive repair services. The business is proposed to be located in the M-1 Limited Manufacturing zoning district. The Homewood Zoning Ordinance classifies motor vehicle rental uses as a special use in the M-1 District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, consider the impact of the proposed use on neighboring properties, and the public need for the proposed use at the subject location.

### PROCESS

The subject property is a *multi-tenant commercial center* with a gross floor area of 1,850 square feet. The building is located on a 3.58-acre site. The minimum lot size for the proposed use is three acres; this property meets this standard. The commercial center has 15 commercial tenant spaces. The existing tenant mix in the building includes a brewery, a motorcycle repair facility, and a plumbing contractor.

On April 25, 2024, the Planning and Zoning Commission considered the request for a special use permit in a public hearing. All commission members were present and voted unanimously (5 – 0) to recommend approval of the special use permit.

### OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Special Use, and incorporated the Findings of Fact into the record:

1. The subject property is located at 17803 Bretz Drive and is within the M-1 Limited Manufacturing zoning district.

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2. The applicant, Lakeisha Williams, is the proprietor of the proposed motor vehicle rental facility, 119 Tranzit. The property owner is General Brooks.
3. The proposed use, cited by the applicant as a “motor vehicle repair and rental facility,” is classified as a motor vehicle rental use, per definitions outlined in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Lakeisha Williams, has requested a Special Use Permit in the M-1 zoning district to operate the motor vehicle rental use, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will be in a tenant space totaling 1,850 square feet.
6. The applicant has not proposed additions to the gross floor area, nor modifications to the site layout or exterior of the existing building.
7. The applicant meets the required use-specific standards for the proposed use, per Section 44-04-09.D of the Village Zoning Ordinance, which requires motor vehicle rental to meet specific standards through the duration of the operation of the use.
8. The proposed use is located within a multi-tenant shopping center; 78 spaces are required for the 23,400 sq. ft. shopping center. The subject tenant space requires a minimum of six parking spaces dedicated to the proposed use.
9. The subject site has 145 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance.

## FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a *motor vehicle rental* use in the Limited Manufacturing District for “119 Tranzit” at 17803 Bretz Drive, subject to the following conditions:

1. No more than four parking spaces shall be utilized for overnight vehicle storage, including vehicles available for rent or serviced vehicles.
2. All vehicle storage shall be located within marked off-street parking spaces. No vehicles shall be stored in a manner that impedes building access or access to the rear drive aisle of the site.
3. Any vehicle receiving service shall not be stored on the site for greater than 30 days, as required for uses providing automotive repair service.

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4. No materials used for the service of rental vehicles or private vehicles shall be stored in outdoor areas.
5. No vehicle storage shall occur in a location which creates obstructions to traffic circulation on public streets.
6. No vehicle repair services offered with the proposed use shall include the services classified as auto body repair in the Village of Homewood Zoning Ordinance, including but not limited to major painting and undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services such as body, frame, or fender straightening and repair, overall painting or undercoating.

### **ATTACHMENT(S)**

Ordinance