

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: August 11, 2022

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Topic: Case 22-23 Site Plan Review
Case 22-24 Variance for Parking



APPLICATION INFORMATION

APPLICANT	Mohammad Majid
ACTION	Approval of Site Plan; and
REQUESTED	Variance from Parking Requirements
ADDRESS	810 Maple Avenue
PIN	29-32-200-022-0000

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Application (Site Plan Review)	1	Mohammad Majid	07/26/2022
Application (Variance)	1	Mohammad Majid	07/19/2022
Response to Standards for Variance	2	BAU Design & Development	
Remodel of Existing Commercial Building Sheet A100	1	BAU Design & Development	07/19/2022
ALTA/NSPS Land Title Survey (for reference)	1	Nekola Survey, Inc	10/04/2021
Comment Letter	2	Site Plan Review Committee	07/29/2022
Staff Exhibits	2	Valerie Berstene, Village Planner	08/04/2022

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-4 Shopping Center District	Vacant, former motor vehicle service and repair
PROPOSED	B-4 Shopping Center District	Retail
SURROUNDING	N: B-4 Shopping Center District	Planned Unit Development
	E: B-4 Shopping Center District	Restaurant
	S: B-4 Shopping Center District	Retail and Restaurant
	W: B-4 Shopping Center District	Office professional

LEGAL NOTICE

Legal notice was published in *Daily Southtown* on July 27, 2022; and letters were sent to property owners and businesses within 250’.

BACKGROUND

The applicant recently bought the subject property, previously a tire retailer and installer. The property owner plans to repurpose the existing building and site for commercial retail spaces, fitting out the building for two tenants. The applicant requests site plan approval and a variance from Table 44-487.2. Parking Requirements.

In 1984, the property (formerly a part of Washington Park) was developed as a multi-tenant building for DeRe Goodyear Tire and Harley-Davidson. In 1997 Harley-Davidson vacated the building.

In 2004 the business rebranded as Discount Tires. The proposed façade changes were approved by the Planning and Zoning Commission (Case 04-26).

Concurrent with the application before the Planning and Zoning Commission, the proposed building repositioning will be considered by the Appearance Commission for approval of the elevations, site lighting, and landscape plan (Case 22-25).

DISCUSSION

The proposed improvements are to maintain the overall existing configuration of the site, reusing the building and parking lot for new retail tenants.

SITE CIRCULATION

The primary concern of the Site Plan Review committee related to the circulation through the site. In its existing condition, the site has two-way traffic through the parking lot, and angled parking at the east side of the site. In preliminary review, Staff recommended restriping the angled parking to 90-degree to provide greater safety on a two-way drive, and reduce the sidewalk at the east side of the building to accommodate the required width of the two-way drive aisle. Upon official review of the current plan, Staff noted the pinch point at the northeast corner of the building which may pose a hazard to two-way traffic. Staff has recommended one of two solutions the applicant may consider to optimize safety and traffic flow on the site: creating a one-way circulation through the site; or providing more clear lane delineation around the corner. To further guard against collisions at this pinch point, the applicant may consider installing a stop sign for the east-bound vehicles.

The existing sidewalk along the east side of the building is an apron flush to the parking lot pavement (functional to the former tire change use). To protect patrons walking to/from the stores, and the building itself, Staff recommends either re-grading the site and providing a barrier curb at the sidewalk, or providing bollards at the edge of the pavement to delineate and protect people on the sidewalk.

Staff can continue to work with the applicant to determine the best design solution to address these concerns. For the full Site Plan Review Comments, refer to the attached letter to the applicant, dated July 29, 2022.

PARKING REQUIREMENTS VARIANCE

The applicant requests a variance from the parking requirements of Table 44-487.2 of the Homewood Zoning Ordinance. Table 44-487.2 requires 1 parking space per 250 sf of commercial retail space. For the

proposed 11,940 sf of retail space, 48 parking spaces are required. The existing site has 22 parking spaces. The applicant proposes restriping the site which will maximize the on-site parking at 28 parking spaces. This achieves 58% of the required parking, or a ratio of 1 per 426 sf. Because the former use was motor vehicle service and repair, the site was developed with less parking than for commercial retail. The applicant proposes to reuse the existing building and site. The existing development of the site and its adjoining properties limits the applicant's ability to provide more parking on-site. The two proposed retail tenants include a beauty supply shop and a tobacco shop.

Staff recommended that the petitioner pursue a shared parking agreement for spaces in the adjacent Kohl's Lot, directly to the north of the subject property. The applicant has not provided any evidence of communications with the adjoining property owner in discussion of a shared parking agreement.

The applicant's responses to the Standards for a Variance are attached for review by the Planning and Zoning Commission.

DRAFT FINDINGS OF FACT

Staff has prepared the draft findings of fact in accordance with the standards set forth in Section 44-82 of the Zoning Ordinance. The findings of fact, as proposed or amended, may be entered into the record.

1. The subject property is located at 810 Maple Avenue and owned by the applicant, Mohammad Majid.
2. The subject property is located in the B-4 Shopping Center Zoning District.
3. Commercial retail is a permitted use in the B-4 Shopping Center Zoning District.
4. The existing development of the subject property, including the 11,940 sf building and surface parking, was formerly purpose-built for motor vehicle service and repair.
5. The Homewood Zoning Ordinance requires 1 parking space for every 250 sf of retail space, or a total of 48 spaces for the proposed 11,940 sf of retail.
6. The applicant proposes to provide 28 parking spaces on the subject property.

PLANNING AND ZONING COMMISSION ACTION

The Planning and Zoning Commission may wish to consider the following motion:

Approval of Case 22-23 Site Plan for 810 Maple Avenue as proposed on the drawings submitted by BAU Design and Development, dated July 19, 2022 subject to the applicant resubmitting drawings addressing the comments of the Site Plan Review Committee, dated July 29, 2022;

And

Approval of Case 22-24 Variance from Table 44-487.2 Parking Requirements to allow 810 Maple Avenue to operate with 28 parking spaces;

And

Incorporate the Findings of Fact into the record.