

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: February 13, 2024

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Case 24-01: Special Use Permit for Indoor Place of Assembly (Indoor Fitness)



### PURPOSE

The applicant, Dionne Townsend, requests a special use permit to add fitness classes to Honeycomb Hideout, an existing *banquet hall/event space/office* use, located at 18205 Dixie Highway. The addition of fitness classes and programming represents an expansion of existing land use and does not conform to the use category at 18205 Dixie in the B-2 Downtown Transition zoning district.

The location is classified as a tenant within an existing *multi-tenant shopping center*, and the fitness use proposed by the applicant is categorized as a *place of assembly (indoor commercial)*. The Homewood Zoning Ordinance classifies indoor commercial places of assembly uses as a special use in the B-2 Downtown Transition District to allow the Planning and Zoning Commission to evaluate each requested special use permit individually, to 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 19,540 square feet. The building is located on a 1.13-acre site and was constructed in 1967. The structure has six tenant spaces, three of the spaces have seen significant turnover in the past several years. The existing tenant mix in the building includes a restaurant and a childcare center. The Village Board of Trustees approved a fitness center in November 2023 in the tenant space directly adjacent to the applicant's business.

On January 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 (7 – 0) to recommend approval of the special use permit.

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## 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 at 18205 Dixie Highway is zoned B-2 (Downtown Transition).
2. The applicant, Dionne Townsend, is the business owner of the subject property.
3. The proposed use, cited by the applicant as an "indoor cycling and fitness center," is classified as an *indoor commercial place of assembly* per definitions outlined in Section 44-09 of the Village Zoning Ordinance.
4. The applicant, Dionne Townsend, has requested a Special Use Permit in the B-2 zoning district to operate the *indoor commercial place of assembly*, as required per Table 44-03-04 of the Village Zoning Ordinance.
5. The proposed use will use a tenant space totaling 2,850 square feet in gross floor area in an existing building.
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 44-04-04.A of the Village Zoning Ordinance, which requires indoor commercial *places of assembly*, to be located on an arterial or collector roadway to support uses that may create additional impacts to noise or peak traffic conditions.
8. The proposed use is located within a *multi-tenant shopping center*; 65 spaces are required for the 19,540 sq. ft. building.
9. The subject site has 62 parking spaces. The use complies with off-street parking requirements per Section 44-05-01 of the Village Zoning Ordinance, which allows additional parking to be waived for existing structures without a use change. While the use is being adjusted for the tenant space, the parking is determined as a *multi-tenant shopping center*, and thus the parking use remains the same, and adjustments to off-street parking on the site are not required.

## FINANCIAL IMPACT

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

## LEGAL REVIEW

Completed

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### RECOMMENDED BOARD ACTION

Pass an ordinance granting a Special Use Permit for a *place of assembly (indoor commercial)* in the B-2 Downtown Transition District for “Honeycomb Hideout” at 18205 Dixie Highway, subject to the following conditions:

1. Should a separate business conduct fitness classes and programming in the Honeycomb Hideout business space, the proprietor shall register with the Village to ensure that the business complies with all municipal codes and obtains a business operation certificate.
2. Fitness Classes shall be limited to Monday-Thursday 7:00 am – 10:00 am and 5:00 pm – 9:00 pm.
3. Total occupancy for fitness classes shall not exceed 30 patrons at any specific time.
4. No alcohol is allowed on the premises without a liquor license issued by the Village.

### ATTACHMENT(S)

Ordinance