

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING:** November 14, 2023

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

**Through:** Napoleon Haney, Village Manager

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

**Topic:** Case 23-29: Special Use Permit for XFA Cycling and Fitness Studio



## PURPOSE

The applicant, Tashyna Willis, requests a special use permit to operate an indoor cycling and fitness center within a 2,173 square foot unit at 18207 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 indoor cycling and fitness center 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

On October 19, 2023, the Planning and Zoning Commission considered the request for a special use permit in a public hearing. Six commission members were present and voted unanimously to recommend approval of the special use permit. As part of the discussion, the Commissioners discussed the need to monitor future parking and to evaluate the potential impacts on surrounding properties and the need for additional parking on this site due to the lower overall parking requirement for the multi-tenant commercial center.

## OUTCOME

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

## FINANCIAL IMPACT

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

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## **LEGAL REVIEW**

Not required

## **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 “XFA Cycling and Fitness Studio” at 18203 Dixie Highway.

## **ATTACHMENT(S)**

Ordinance