

# VILLAGE OF HOMEWOOD



## BOARD AGENDA MEMORANDUM

DATE OF MEETING: July 27, 2021

---

**To:** Jim Marino, Village Manager

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

**Topic:** ORDINANCE - Parking Variation - mixed-use development at the southwest corner of Ridge Road and Martin Avenue, HCF Homewood LLC.

### PURPOSE:

The petitioner, HCF Homewood LLC has submitted an application for the redevelopment of the property at the southwest corner of Ridge Road and Martin Avenue, commonly known as the Triumph Building. The proposal includes demolition of the existing vacant, one-story commercial building and construction of a four-story mixed-use building. The building includes a 5,800 square-foot restaurant on the first floor and 36 apartments on the second, third, and fourth floors (12 units per floor).

The Village purchased the building in 2018 with the intent to secure this property for suitable development. The Village approved a purchase and sale agreement with HCF Homewood, LLC in May 2019. In 2019, the Village approved a site plan for the project and special use permit for 18 hotel rooms on the second floor of the proposed building in operation by La Banque Hotel directly across the street. Since that time, the proposal has changed from hotel rooms on the second floor to multiple family dwelling units on all three upper floors with shared parking at the La Banque Hotel parking lot.

The site plan includes the public parking lot directly to the north of the building. Indoor parking would be located on the first floor of the building with one-way access from Martin Avenue. Indoor parking is for residents only. Residents would have a scan card to open the garage door. Parking garage circulation is one-way with an entrance into the garage from the east by a new curb cut off Martin Avenue; egress would be on the south side into the existing parking lot. On-street and public parking are available for the restaurant. The zoning ordinance requires 1.3 spaces per dwelling unit for multiple-family dwellings. (1.3 \* 36 units = 46.8). Therefore, 47 parking spaces would be required. Total parking for the site is 31 spaces: 18 outdoor spaces and 13 indoor parking spaces, which does not meet the zoning requirements.

## VILLAGE OF HOMEWOOD



Subsection 5.A.4 A (3), Shared Parking, allows off-street parking facilities for separate uses to be provided collectively in the Downtown Overlay District:

1. The total number of spaces is not less than fifty (50) percent of the separate requirements of each such use and if all regulations governing the location of the accessory parking spaces in relation to the use served are observed.
2. The respective hours or uses of the operation do not substantially overlap.
3. A legal agreement has been provided to the Village guaranteeing that the parking spaces and loading spaces shall be maintained so long as the uses are in existence unless the required parking is provided elsewhere per this Section. The agreement must be recorded in a form satisfactory to the Village Attorney. In compliance with Section 5.4. A of the Homewood Zoning Ordinance, HCF Homewood LLC has a parking agreement with the owner of La Banque Hotel to use thirteen (13) parking spaces within the existing parking lot. With the shared parking, the property has a total of 44 spaces, which is three less than required. Therefore, a variation from the zoning ordinance is required.

### **PROCESS:**

At its regular meeting on June 24, 2021, the Homewood Planning and Zoning Commission reviewed the variation request and recommended approval of the zoning variation to allow construction of a four-story mixed-use building with three fewer spaces than required by the zoning ordinance.

No zoning variation shall be granted unless the findings based upon the evidence presented in each specific case establish the standards of Zoning Ordinance Section 2.17 have been met. The first three standards must all be met; the remaining standards are provided for further consideration:

1. The property cannot yield a reasonable return if permitted to be used under the conditions allowed by regulations.
2. The plight of the owner is due to unique circumstances - the zoning code recognizes that downtown has unique characteristics including mixed uses, pedestrian-oriented development, and availability of transit.
3. The variation will not alter the essential character of the locality - the Comprehensive Plan specifically identifies key objectives that are consistent with the proposed use: "encourage mixed-use development of key opportunity sites to create a more active '18-hour' downtown."

The following Standards are provided for your consideration in making a decision regarding the requested variation.

## VILLAGE OF HOMEWOOD



4. Existing conditions pose a particular hardship- the property is an infill property located in downtown Homewood; therefore no land is available to expand for additional parking.
5. This property is unique due to its location in the downtown overlay district.
6. Hardship not created by the property owner - the Village marketed this property as transit-oriented for redevelopment.
7. Variation is not detrimental or injurious to the neighborhood. This property is located in the Downtown Overlay District, which allows deviation from parking requirements to encourage transit-oriented development. The downtown is walkable and close to transit with public parking provided for retail/restaurant uses.
8. The proposed use is not expected to generate any excessive noise, vibration, light, or other factors that would disrupt adjacent properties.

### OUTCOME:

After consideration of public testimony, the following Findings of Fact (as proposed or amended), by the standards set forth in Section 2.16 may be entered into the record:

1. The subject property is located at the southwest corner of Ridge Road and Martin Avenue (18042-18048 Martin Avenue & 2033-2045 Ridge Road);
2. HCF Homewood, LLC is the contract purchaser of the property;
3. HCF Homewood, LLC proposes to demolish the existing building and construct a four-story mixed-use building with retail/restaurant on the ground floor and 36 multiple-family dwelling units on the second, third, and fourth floors;
4. The property is zoned B-1 Central Business zoning district/DO Downtown Overlay district;
5. The subject property has 31 onsite parking spaces;
6. HCF Homewood LLC has a parking easement with the owner of La Banque Hotel for 13 additional spaces for a total of 44 parking spaces; and
7. The proposed redevelopment requires 47 parking spaces, which requires a variation of three parking spaces.

This development is a vital project for our downtown that will allow us to realize our long-term goal of having a mixed-use development that will be a catalyst for other developments.

### FINANCIAL IMPACT:

**Funding Source:** No Financial Impact

**Budgeted Amount:**

## VILLAGE OF HOMEWOOD



Cost:

**LEGAL REVIEW:** Completed

**RECOMMENDED BOARD ACTION:**

Pass the attached ordinance for a parking variation.