



BOARD ACTION SUMMARY SHEET

MEETING DATE: August 5, 2024

TOPIC Site Plan Review: VLO-24-02 (44 E. Flint) Mixed-Use Development

BACKGROUND BRIEF: The proposed project is a 4-story mixed-use development on an underutilized portion of land at the corner of Flint and Anderson Streets. The site is ±6,700 square feet consisting of two parcels (09-02-481-007 and 09-02-481-008) and is in the DC, Downtown Center District. Jeff Schmitz of J.S. Capitol is the owner and developer. The development is anticipated to include:

- 3,477 square feet of ground-floor retail,
- 6,544 square feet of mid-floor office space, and
- ~13,000 square feet (10 units) of upper-floor residential apartments.

In November 2022, a conceptual mixed-use proposal was brought to the Planning Commission for discussion with conversations picking back up with Village staff in 2024 to envision a higher and better use for the site. The project went through one round of preliminary staff review by Village planning and engineering consultants and the Fire Marshal in May 2024; at the time, several revisions and key pieces of information were required to perform an adequate review and reach substantial compliance.

During a meeting with the applicant in June, it was agreed that, prior to undergoing the second round of preliminary staff review, revised plans and staff reports could be brought before the Planning Commission as a discussion item. The Planning Commission discussed the project and provided direction to the applicant for revisions at a regular meeting held on July 1, 2024.

The applicant has made progress addressing staff comments and is coming before the Planning Commission for consideration of site plan approval.

COMMISSION ACTION: The site was initially approved for a paid, paved parking lot. On June 7, 2021, the Planning Commission voted to postpone consideration of the parking lot project until its next meeting. On July 6, 2021, the Commission granted conditional site plan approval for the installation of the parking lot on the site.

FINANCIAL IMPACT:

None – the developer will be assuming all costs for construction.

RECOMMENDED MOTION:

To **APPROVE** the preliminary site plan for the proposed mixed-use development located at 44 E. Flint Street, subject to the conditions listed in the Village Planner's report dated July 29, 2024.