

The Hearing Officer meeting was held on Wednesday, March 29, 2023 in the Kelly Conference Room #155 and on Zoom. Hearing Officer present: Beth Rosenbarger

REPORTS RESOLUTIONS AND COMMUNICATIONS: None at this time.

PETITIONS:

CU-07-23 **Alumni Hall Stores, LLC**
124 East Kirkwood Avenue
Request: Conditional use approval to allow a standardized business in the Mixed-Use Downtown zoning district within the Courthouse Square downtown character overlay (MD-CS).
Case Manager: Gabriel Holbrow

Gabriel Holbrow, Case Manager, presented the staff report on CU-07-23. Staff is recommending adoption of the proposed findings in the staff report, including the following conditions:

1. This conditional use approval is limited to the proposed design and use as a standardized business that also meets the definition of small retail sales. No other facade design or use is approved. Minor changes to the facade design, such as refacing of signs or change of sign graphics within the allowed signage area, can be approved as consistent with this conditional use approval, subject to sign standards and other relevant regulations.
2. A sign permit is required, and the design of all exterior signage shall substantially conform to the designs shown in this approval.
3. Prior to final occupancy, the petitioner shall provide at least four bicycle parking spaces, compliant with the standards for uncovered Class II short-term bicycle parking facilities, in the public right-of-way within 50 feet of one of the main entrance doors on Kirkwood Avenue or receive a variance from that requirement. The exact location and design of the bicycle parking facilities shall be determined in coordination with the Engineering Department and shall be subject to approval by the Board of Public Works.

Beth Rosenbarger, Hearing Officer, asked if bicycle parking is required under limited compliance; Holbrow confirmed.

Keith Clark, petitioner, presented his request for a conditional use.

Rosenbarger asked if the entrance off Kirkwood is accessible; Clark confirmed.

Rosenbarger approved CU-07-23 based on the written findings, including the three conditions outlined in the staff report.

Meeting adjourned 2:22 P.M.