



Planning and Development Department

Development Newsletter

October/November 2017

Blue Harbor Villas

The Plan Commission approved a Conditional Use Permit for an additional 32 parking stalls at the Blue Harbor villas. Twenty-two of the proposed parking stalls will be located along the north property line that is separated from the Blue Harbor Waterpark by a pedestrian walk. The other 10 parking stalls will be centrally located within the property.

Aum House of Arts

Aum House of Arts requested a Conditional Use Permit to be located in the former Tres Chic Boutique located at 522 South Pier Drive. Aum House of Arts is proposing to start an arts studio that promotes happy living by providing yoga and arts classes for adults and provide activities for kids aiming at their physical, emotional, and intellectual development through activity based games, music and dance. They are also proposing to have a retail store that will have books and CDs on arts, along with earrings and necklaces. Aum House of Arts will be open Monday through Saturday. The Plan Commission has approved the Conditional Use Permit.

Anthony Flores Fitness (AFF)

Anthony Flores Fitness (AFF) requested a conditional use permit to operate a fitness studio from 641 Riverfront Drive. AFF is a high energy fitness company focused on improving the lives of men and women. They will offer 45 minute small group training or individual sessions. AFF will be open Monday through Saturday. This Conditional Use Permit was approved by the Plan Commission.

Mini Storage Facility

Ben Stanley requested a Conditional Use Permit to operate an indoor mini-storage facility at 1336 Kentucky Avenue. Approximately 300 units that will range in size from 20 to 200 square feet are being proposed with hours of operation being from 7 a.m. to 7 p.m. The facility will be monitored by a full time manager as well as security cameras located throughout the interior and exterior of the building. The Conditional Use Permit was approved by the Plan Commission.

Hampton Inn

AAMAY LLC has requested a Conditional Use Permit to construct a new Hampton Inn along Greenwing Drive (south of Goodwill). The Hampton Inn will be a 4-story hotel consisting of 95 guest rooms, indoor pool, outdoor patio and a dog run to be located in the greenspace at the northeast corner of the property. The Plan Commission has approved the Conditional Use Permit request. This project will still need to go to the Architectural Review Board for approval.

Advanced Disposal

The Plan Commission reviewed and approved a site plan review for Advanced Disposal. Advanced Disposal requested to construct two building additions at 2925 Paine Avenue. The new proposed additions will enclose the existing loading areas. The Architectural Review Board also approved this request.

John Michael Kohler Art Center

John Michael Kohler Art Center has requested to change the zoning of properties located at 3530 Lower Falls Road (parcel #s 216522 and 216517) from class PPUD Pre-Planned Unit Development to Class JMKAC PUD Planned Unit Development 2017. The Plan Commission recommended approval of this request to Common Council. The proposed project will include a state of art visual storage facility known as the Art Preserve on the former Schuchardt property.

Jeff Buser

The Architectural Review Board approved a façade renovation to 1017 Michigan Avenue. The first floor will be used as a commercial use and the upper is an apartment. No tenants are known at this time.

Classic Coatings Inc.

The Architectural Review Board approved a new vestibule at Classic Coatings Inc. located at 809 Wilson Avenue.

KD Nails

KD Nails was issued a sign permit. They opened a nail salon at 3542 Washington Avenue.

IBC Better Boilers

IBC Better Boilers was issued a sign permit. They are known for their award winning innovative design of their wall-mounted condensing boilers. IBC Better Boilers is located at 4507 South Taylor Drive.

Updates on Construction Projects

High Pointe Apartments on South 8th Street at Virginia Avenue is under construction. This 91 unit development is anticipated to be completed in the fall of 2018.

Portscape Apartments Phase Two is also under construction. The 35 units are expected to be completed in April of 2018.