

# Conditional Use Hearing

CUPFY2026-0004

March 18, 2026



**Fenton Garage**

4708 N. Fenton St.





**HATCH  
DESIGN  
ARCHITECTURE**

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## NEIGHBORHOOD MAP



## Vicinity Map

**Fenton Garage**

4708 N. Fenton St.

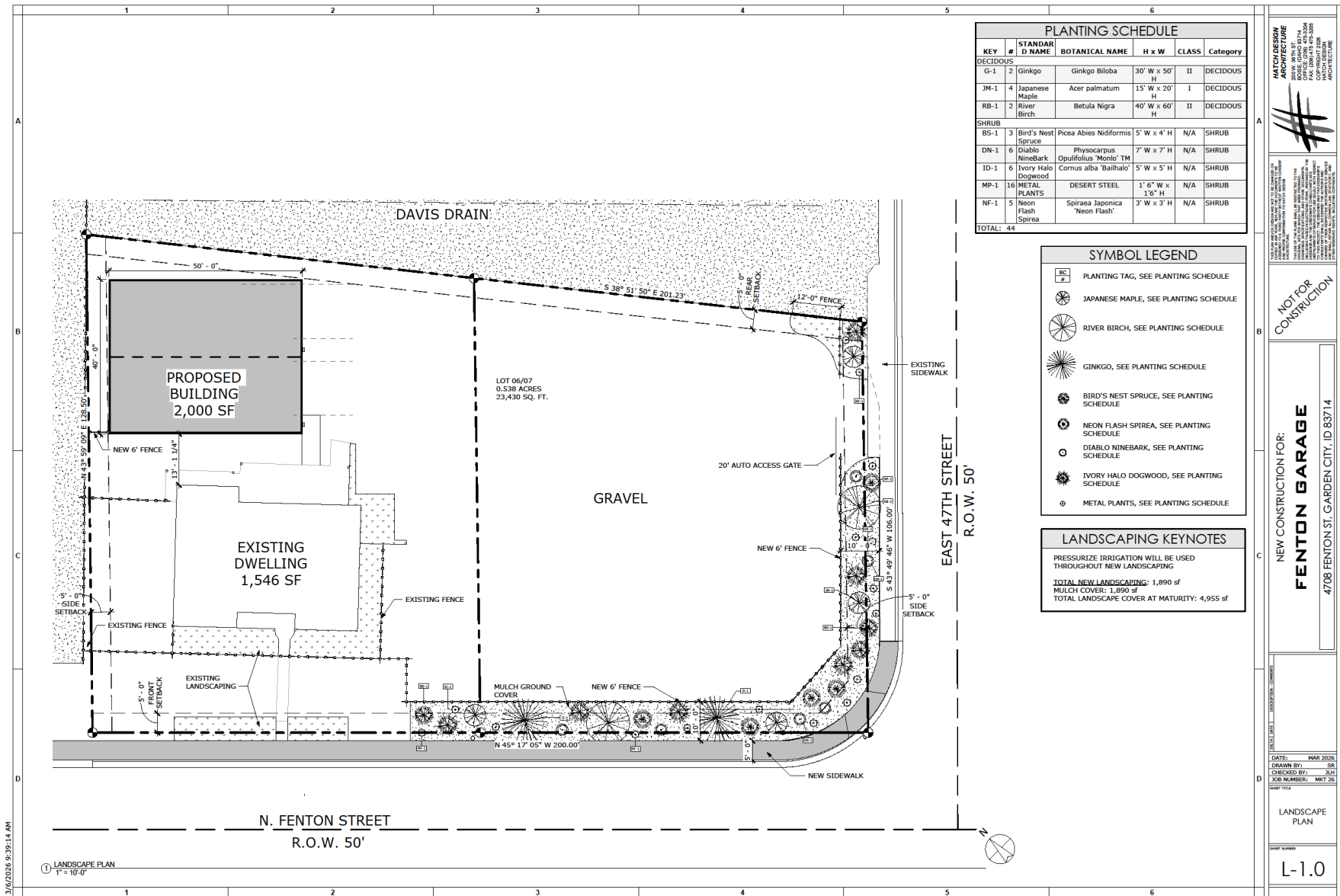
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**HATCH DESIGN  
ARCHITECTURE**



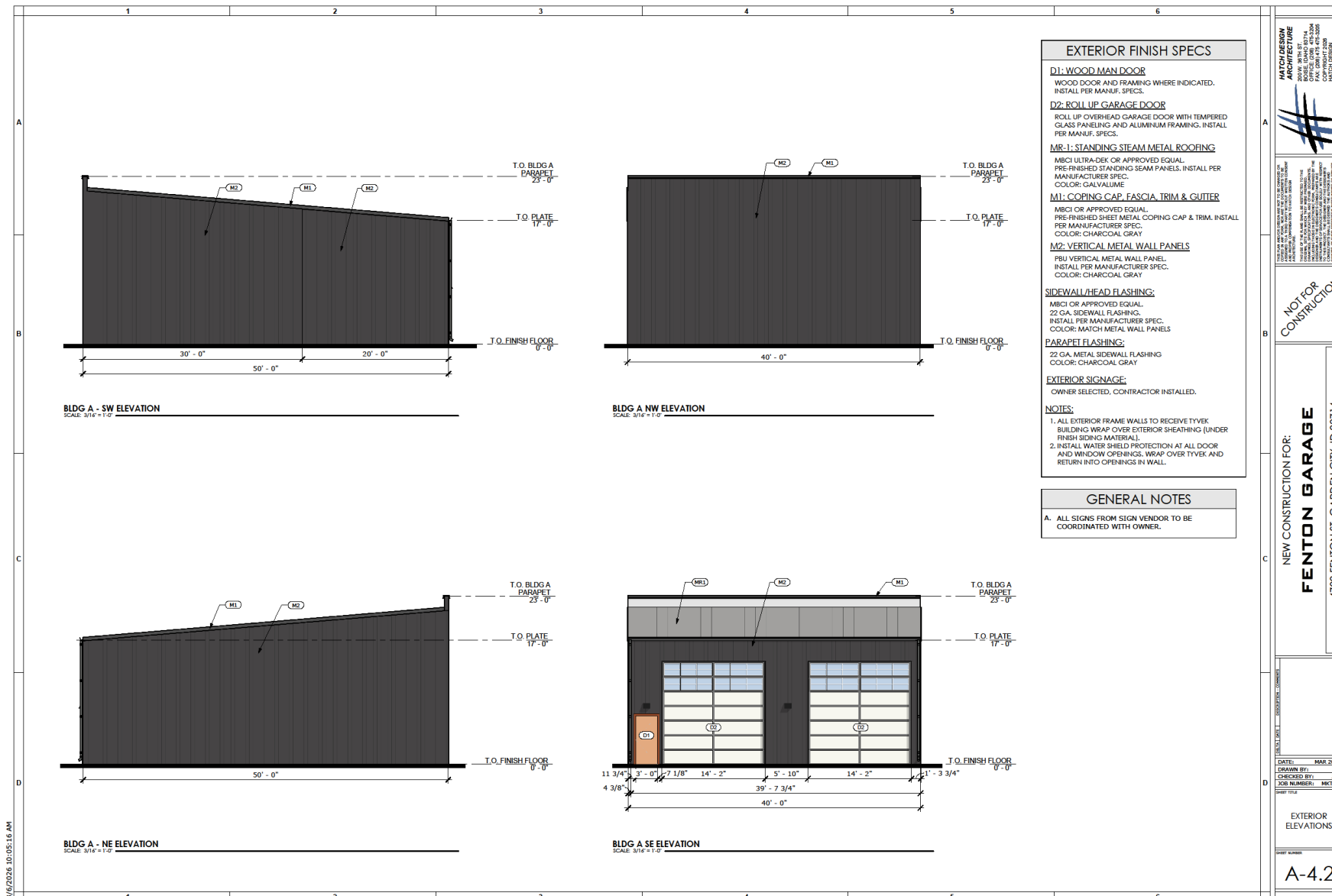


# Landscaping Plan

Fenton Garage  
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Elevations  
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**- Noise Mitigation – Previous Project Concern**

- Structure is for private residential use only
- No external mechanical equipment will be present

**- Light Pollution – Previous Project Concern**

- All lighting fixtures project light only onto subject property – not past property lines
- All lighting will comply with 85-degree cutoff standard
- Will not have any commercial lighting requirements like previous project

**- Property Boundary**

- all structures and fencing that encroach over the property line will be removed

Neighborhood Meeting Comments

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|                                |   |           |
|--------------------------------|---|-----------|
| Nonconforming Properties       | - | COMPLIANT |
| Nonconforming Structures       | - | COMPLIANT |
| Nonconforming Uses             | - | COMPLIANT |
| Property Maintenance Standards | - | COMPLIANT |
| Allowed Uses                   | - | COMPLIANT |
| Form Standards                 | - | COMPLIANT |
| Accessory Use                  | - | COMPLIANT |
| Fences and Walls               | - | COMPLIANT |
| Outdoor Lighting               | - | COMPLIANT |
| Outdoor Service & Equip/ Areas | - | COMPLIANT |
| Stormwater Systems             | - | COMPLIANT |

|                                    |   |           |
|------------------------------------|---|-----------|
| Utilities                          | - | COMPLIANT |
| Waterways                          | - | COMPLIANT |
| Parking Design & Improvements      | - | COMPLIANT |
| Off-Street Parking Spaces          | - | COMPLIANT |
| Public Street Connections          | - | COMPLIANT |
| Internal Circulation Standards     | - | COMPLIANT |
| Sidewalk Standards                 | - | COMPLIANT |
| Pedestrian & Bicycle Accessibility | - | COMPLIANT |
| General Landscaping & Irrigation   | - | COMPLIANT |
| Landscaping For Specific Uses      | - | COMPLIANT |
| Tree Preservation                  | - | COMPLIANT |

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## CUP Recap

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Thank you for your time.

Questions?

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