

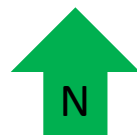
Item H-5

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for a commercial horse stable on 2.96-acre tract on a property located on the east side of Norma Lane, approximately 215 feet northeast from the intersection of Norma Lane and Johnson Road, at 608 Norma Lane, legally described as Lot 2A and 3D, Block 2 of Harvels Addition and zoned Single-Family 36,000 square-foot lot size or greater (SF-36). Brian Morovitz, Owner/Applicant. (SUP-21-0041)

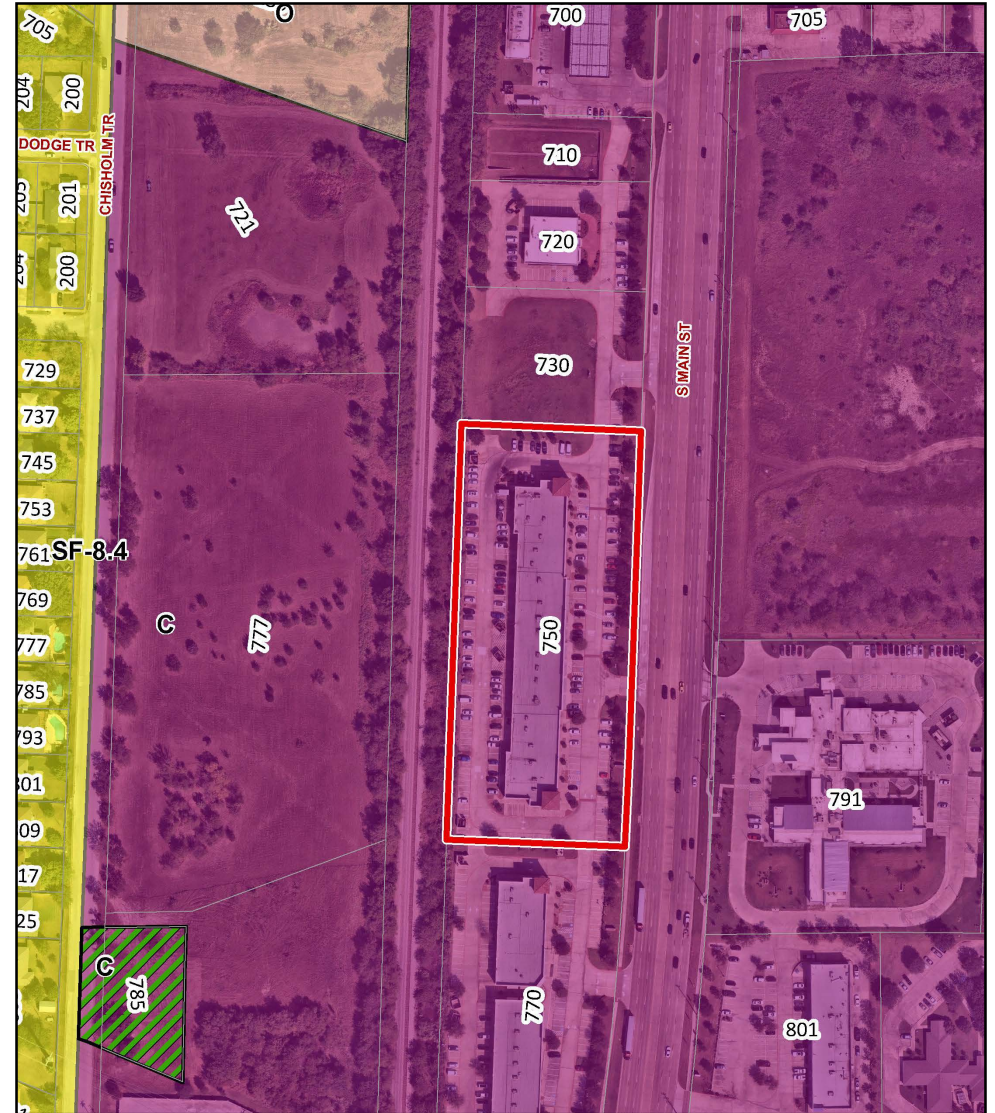
Item H-5 Aerial Map



Zoned: C



Item H-5 Zoning Map



Item H-5

Background

The property located at 750 South Main St., Ste. 135 has been occupied by Kid to Kid for the past 6.5 years. The Applicant received an SUP approval by City Council on Feb. 3, 2015 until Feb. 3, 2022. The Applicant is now requesting the SUP to run with the business for as long as the business continues to operate at this location.

Item H-5



The Applicant also proposes to utilize 112.5 square feet of external space to display merchandise such as strollers, ride-on toys, and bicycles. The Applicant proposes to place the merchandise outdoors only while the store is open. No merchandise will be stored outside overnight.

Item H-5

Hours of Operation:

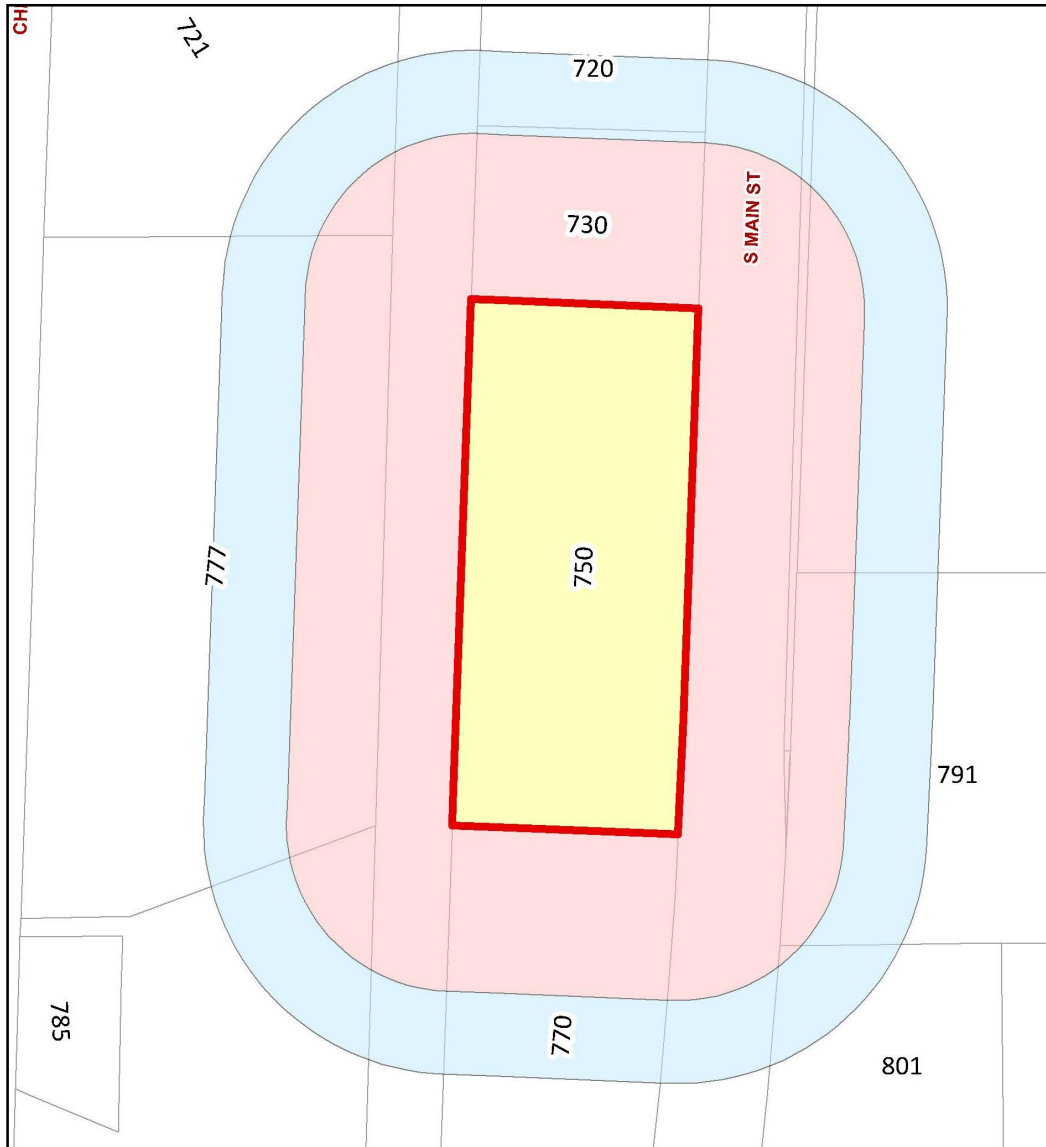
Monday through Saturday 9 a.m. to 7 p.m.

Sunday 1 p.m. to 6 p.m.



Excellence • Integrity • Service • Creativity • Communication

Item H-5

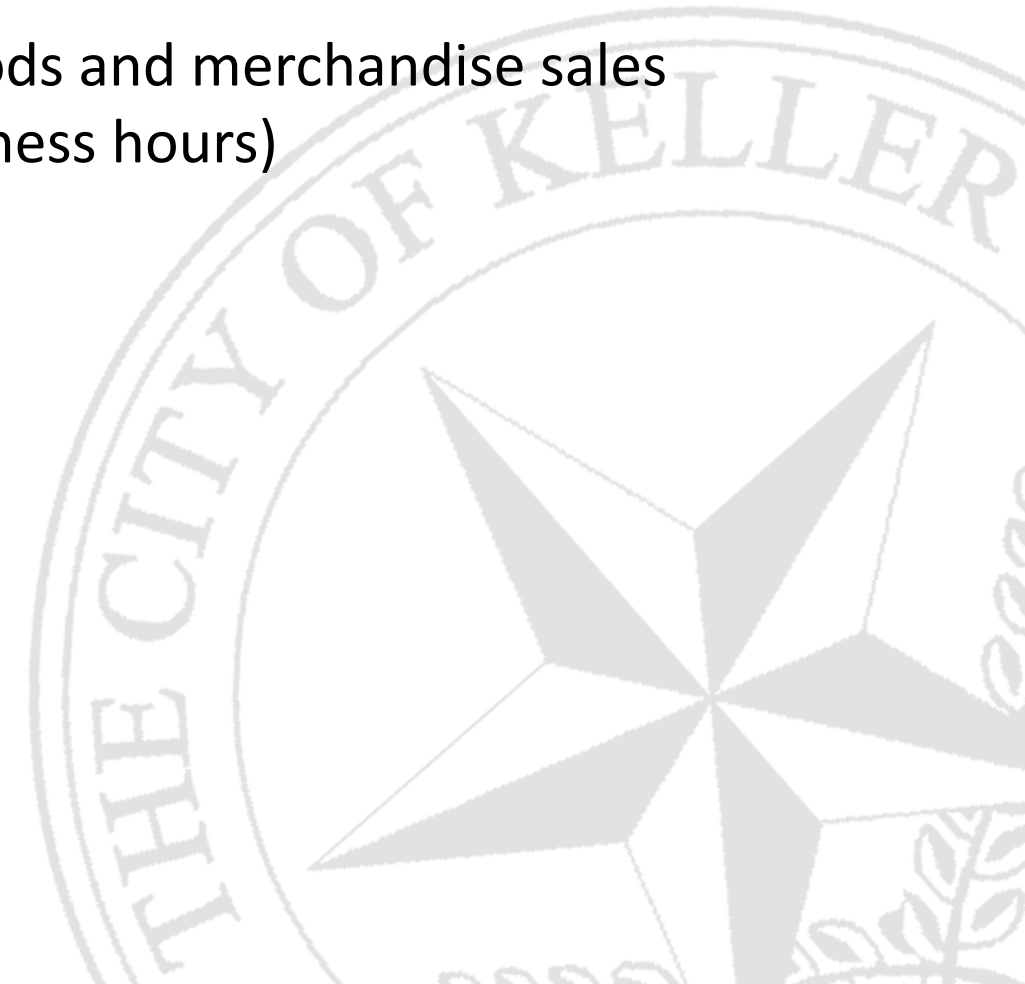


- On Dec. 30, 2021, the City mailed nine Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the site. A public hearing notice sign was also posted on the site on Dec. 30, 2021.
- As of today, staff has not received any responses from the public.

Item H-5

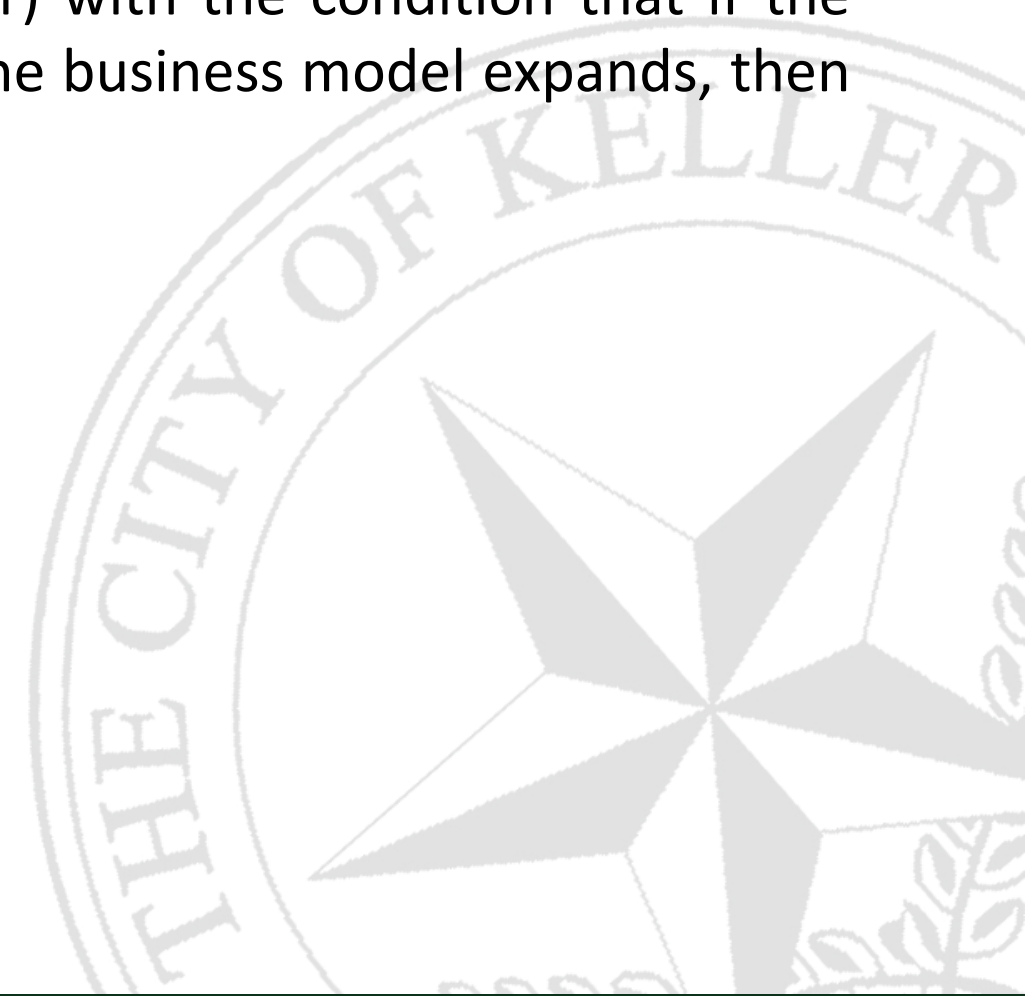
SUP Requests:

1. To operate a retail store with used goods and merchandise sales
2. To utilize outdoor display (during business hours)



Item H-5

On Jan. 11, 2022, the Planning and Zoning Commission recommended approval of this item by a vote of 5-2 (Nays: Osgood and Sagar) with the condition that if the business changes ownership or business name, or the business model expands, then new SUPs will be required.



Item H-5

Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-5

The City Council has the following options when considering a Specific Use Permit (SUP) application:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4130