



Legislation Details (With Text)

File #:	20-502	Version:	1
Type:	New Business	Status:	Agenda Ready
File created:	11/4/2020	In control:	Planning & Zoning Commission
On agenda:	11/10/2020	Final action:	
Title:	PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway. Landscape Systems, applicant. Ruibal Properties, owner. (SUP-20-0023)		
Attachments:	1. 111020_1823KellerParkway_SUP-20-0023_Maps, 2. 111020_1823KellerParkway_SUP-20-0023_Application, 3. 111020_1823KellerParkway_SUP-20-0023_Supporting_Documentation		

Date	Ver.	Action By	Action	Result
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To: Planning and Zoning Commission

From: Matthew Cyr, Planner I

Subject:

PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a Light Manufacturing use, for Landscape Systems, proposed in an approximately 984 square-foot space, on an approximately 5.28 -acre property, located on the north side of Keller Parkway, approximately 100 feet northeast of the intersection of Keller Parkway and Bloomfield Drive, being Block A, Lot 1R, Sutton's Nursery, zoned Retail (R), located at 1823 Keller Parkway. Landscape Systems, applicant. Ruibal Properties, owner. (SUP-20-0023)

Background:

- In 1996, City Council approved a resolution for a Site Plan for the Sutton Nursery Addition.
- On December 17, 2009, Landscape Systems was issued a Certificate of Occupancy. It was later found that the business required an SUP to operate as a nursery according to the then zoning regulations at that time
- On May 4, 2010, Landscape Systems was granted an SUP unanimously by City Council to operate a nursery at this location.
- The applicant is requesting to utilize a 984 square-foot room within the main building to manufacture Live Edge Furniture. This is furniture that is primarily handcrafted from sliced slabs of wood.
- Since the property is zoned Retail, all Light Manufacturing uses require any applicant to go forward with an SUP.

Proposed Hours of Operation:

- Monday- Friday: 7:00 A.M.-5:00 P.M.

Summary:

Section 8.02 (F)(2) 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.

Citizen Input:

On October 30, 2020, the City mailed out 10 letters of Notifications for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was also posted on the site.

As of November 3, 2020, Staff has not received a response from the public regarding this SUP application.

Alternatives:

The Planning and Zoning Commission has the following options when considering an SUP application:

- Recommend approval as submitted.
- Recommend approval with modified or additional condition(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this SUP application will be scheduled for City Council action on December 8, 2020.

Supporting Documents:

- Aerial and Zoning Maps
- Application and Narrative Letter
- Supporting Documentation