

Project Narrative - Conditional Use

The subject property is an 11.29 +/- acre parcel located within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property has a Future Land Use designation of Mixed Use Corridor (MUC) and is zoned Commercial General (CG).

The proposed plan is for a 106,651 square foot Home Depot with a 28,156 square foot outdoor garden center and associated parking. Concurrent with this Conditional Use Application, the applicant has submitted a Site & Development Plan and Design Alternative Application.

The proposed Conditional Use is for outdoor sale and display of retail merchandise pursuant to Sec. 86-92(d)(5). Typical of large retail home improvement stores, the request for outdoor sale and display includes several elements as identified on Sheets C-302 and C-303 of the attached plans. They include the outdoor garden center (completely within a fenced area but not an enclosed building), merchandise display areas in front of the store and the garden center, a shed display area, rental truck and trailer area, and equipment rental area within the parking lot area (but not within required parking spaces).

The proposed Conditional Use will allow for a well-designed and fully functional home improvement center to provide for the needs of the community in a safe, convenient, and aesthetically pleasing environment, and therefore approval of the design alternative is hereby requested.