

Conditional Use Narrative – MRT Lawn & Garden

The subject properties, 385 & 395 US 41 Bypass North, are a combined 2.1 +/- acres and have a Future Land Use designation of Commercial and a Zoning designation of Commercial (CM). The properties are the location of two previously operating restaurants, but these restaurants are no longer in operation.

The proposed Conditional Use is for *Outdoor Sales and Display* in connection with the proposed re-development of the properties to allow for a retail garden center.

The proposed Conditional Use is compatible with the surrounding land uses including a car wash to the south, a restaurant to the north, and office and multi-family uses to the west.

The proposed Conditional Use is consistent with all applicable elements of the City's Comprehensive Plan and is compliant with the Land Development Regulations, and approval will allow for the needed re-development of two vacant commercial properties while providing a beneficial use to serve residents of the City and, therefore, approval is hereby requested.