

Project 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 Site & Development Plan proposes combining the two properties into one site to allow for development of a retail garden center with outdoor sales and display, utilizing the existing 2,354 sf and 6,953 sf buildings and providing a new shade structure in connection with the centrally located primary outdoor sales and display area.

With approval of the concurrent Conditional Use Application to allow for the Outdoor Sales and Display, the proposed Site & Development Plan is consistent with all applicable elements of the City's Comprehensive Plan and is compliant with the Land Development Regulations and, therefore, approval is hereby requested.