



CITY COUNCIL COMMUNICATION

February 28, 2012

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 12-02-SUP, and Consider First and Final Reading of Ordinance No. 1948.

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 12-02-SUP

ACTION REQUESTED:

Conduct Public Hearing regarding the request for a Specific Use Permit for Used Merchandise Retail Sales in Community Business District (C-2) zoning in the Harwood Plaza Addition, Lot 5, 1007 Harwood Road and approve Ordinance No. 1948, concurring with the Planning and Zoning Commission's 6-0 recommendation on February 21, 2012.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request with modifications – *simple majority*
4. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Brandi Bolen, representing New to Me retail.

Location / Zoning: 1007 W Harwood Road / Community Business District (C-2).

Project Description: Ms. Bolen is proposing to lease approximately 2,000 square feet of existing strip center retail space to open her retail merchandise store. A portion of the items (approximately 20%) that she intends to sell would be classified as used merchandise including consignment sales of antiques and vintage clothing. The remainder of her stock will be new merchandise.

Used merchandise sales require a specific use permit within the Community Business District (C-2). The applicant has represented that this store is more of a specialty shop and is unlike the "large-format" retailers. Similar to a Half Price Books store, drop offs of merchandise will be handled totally within the store. There should be no issues of outdoor storage or security based on donation/drop off areas associated with larger used merchandise stores.

The Planning and Zoning Commission held a public hearing on February 21, 2012 and recommended approval of the SUP by a vote of 6-0 with the following conditions:

1. The SUP would be tied to the business owner, Brandi Bolen; and,
2. The SUP would be tied to the business name, New to Me; and,
3. All merchandise shall be displayed within the store and not on the sidewalk; and,
4. The SUP shall be effective for a period of one year, after which a renewal of the SUP will be required.

SUPPORTING DOCUMENTS:

- Ordinance No. 1948
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office