

ITEM NO. 4 SPECIAL USE PERMIT; SEEDS FROM ITALY; 1501 LEARNARD AVE (MKM)

SUP-16-00217: Consider a Special Use Permit for Seeds From Italy, located at 1501 Learnard Avenue. The applicant proposes to renovate an existing building on the property for office and warehouse use supporting their mail-order garden seed business. Submitted by Lynn Byczynski, for Sunrise Green LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Ms. Lynn Byczynski, Seeds From Italy, was present for questioning.

PUBLIC HEARING

Mr. Kerry Altenbernd supported the Special Use Permit and felt it was a good extension of the initial use of the property.

COMMISSION DISCUSSION

Commissioner Carpenter asked staff about the platting process.

Mr. McCullough said there was a Code requirement that before a building permit could be issued it had to be a platted piece of property. He said when a new building was constructed the land would need to be platted first.

Commissioner Carpenter inquired about the total square footage of building area and if there was a cap.

Ms. Miller said there was a minimum amount of green space that had to be maintained. She said if the building size was increased it would be considered a major project.

Mr. McCullough said yes, there was a cap.

Commissioner Willey said it looked like a great use for the site and she would support it.

ACTION TAKEN

Motioned by Commissioner Willey, seconded by Commissioner Carpenter, to approve the Special Use Permit, SUP-16-00217, for Seeds From Italy a *Wholesale Storage and Distribution, Limited* use to be located at 1501 Learnard Avenue as Phase 1 of the Sunrise Green Project, and forwarding the item to the City Commission with a recommendation of approval subject to the following conditions:

1. Provision of a site plan performance agreement.
2. Provision of shop drawings for the new manhole construction/connection and the inspection fee to the City Utilities Division for approval prior to the release of the Special Use Permit to Development Services for processing of a building permit.
3. New manhole constructed and connected to service lines per utilities approval prior to release of Certificate of Occupancy.
4. Prior to the release of the Special Use Permit for issuance of a building permit the applicant shall provide a revised drawing to include the following note:
 - a. *"Alternative Compliance from the Bufferyard Requirement on the south property line was approved to allow the building itself to serve as a buffer. Alternative Compliance was approved based on site constraints, primarily the lack of area to the south of Building C to install a*

landscaped bufferyard, and the fact that the building serves as an effective screen for the facility and operations to the north."

Unanimously approved 10-0.

DRAFT