



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 9, 2008 Meeting

SUBJECT: Consider an application for an Amended Site Plan. The request is to include a temporary/seasonal Tropical Sno facility at 6125 Merle Hay Road (former Holub Gardens site).

SYNOPSIS:

The applicant, Brad Smith, is proposing to locate a Tropical Sno facility at the subject property on a seasonal basis (facility to be removed from premises during off-season months).

The subject property is zoned Mixed Use Center (MUC) ROC-1 and is also included in the Merle Hay Road overlay district. It is located on the east side of Merle Hay Road, adjacent and north of Sun Drug.

RECOMMENDATION:

The staff recommends approval and provides the following motion for the Commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 08-17, the Amended Site Plan for Tropical Sno, 6125 Merle Hay Road with the following Conditions:

- 1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.**
- 2. Temporary site lighting shall be reviewed and approved by city staff prior to installation.**
- 3. A Zoning Certificate will be required (and would be issued by city staff to the applicant if this request is approved).**
- 4. The approved duration of the temporary use will be documented on the Zoning Certificate (the applicant is proposing June – November, 2008).**
- 5. The temporary use must be removed prior to the expiration of**

the Zoning Certificate.

6. Trash must be in a covered container and disposed in a landfill.

7. All wastewater must be disposed in the sanitary sewer.

Attachments:

1. Correspondence from Brad Smith (dated 4-30-2008) with photographs; 2 pages.
Staff note: this letter was submitted when a location on property owned by Dr. Swett was being considered. Specific references to that site are no longer relevant. However, the description of the proposed temporary use still applies.
2. Vicinity Map prepared by city staff.
3. Background report prepared by city staff.