

Special Use Permits – 26 Pleasant Hill Road



Two SUP requests:

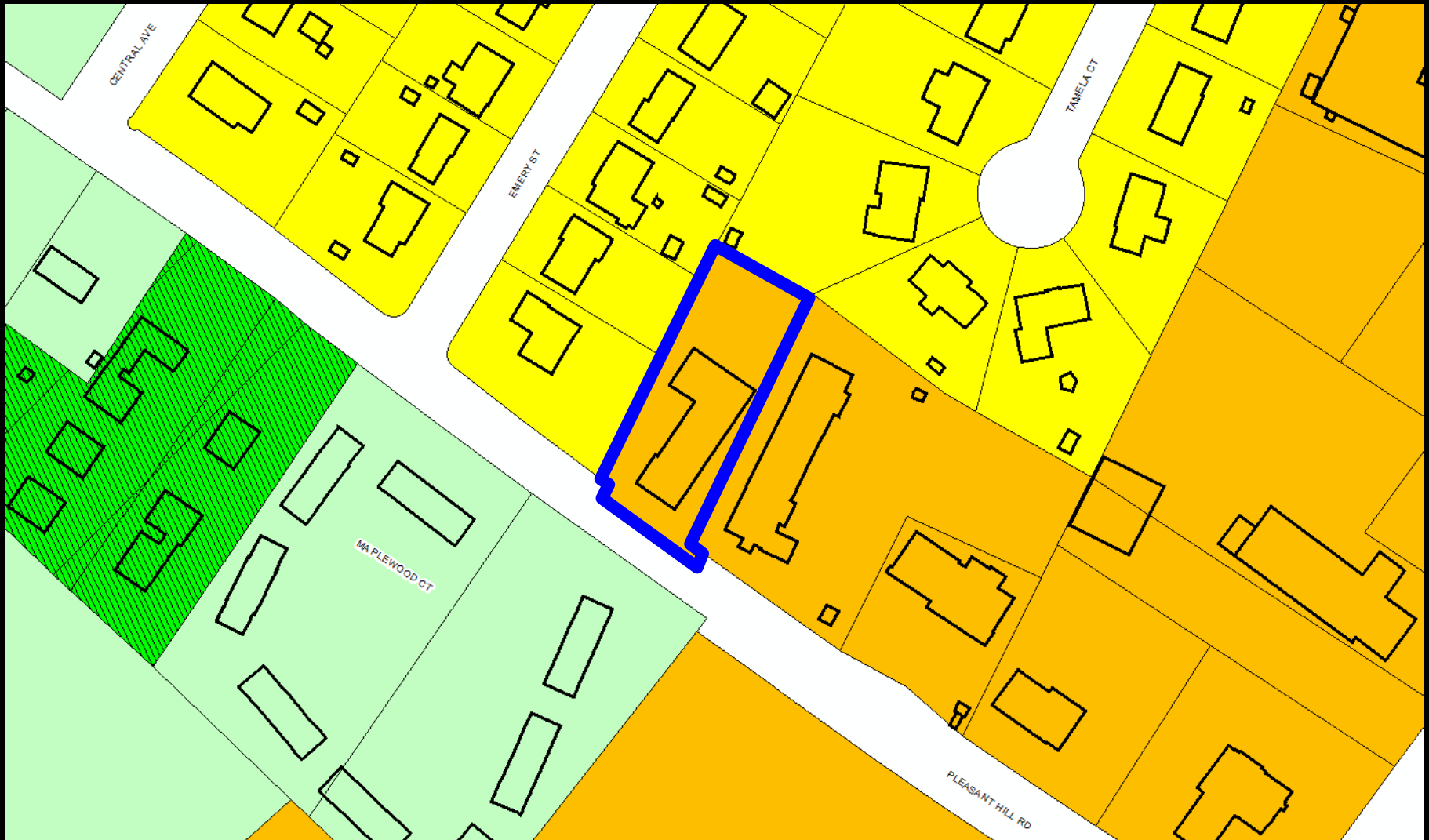
Section 10-3-91 (1):

To allow manufacturing, processing and assembly operations.

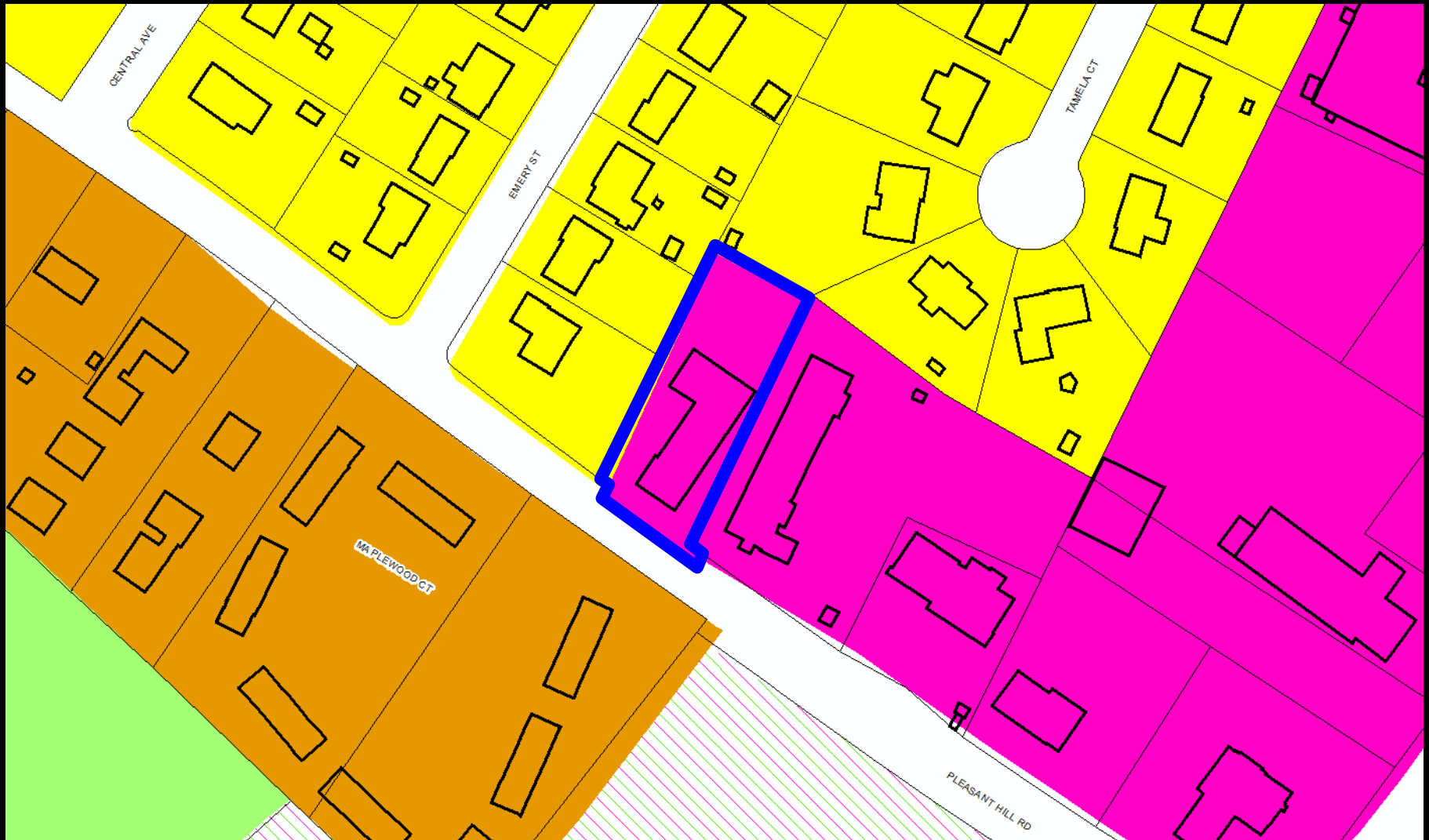
Section 10-3-91 (8):

To allow reducing required parking areas.

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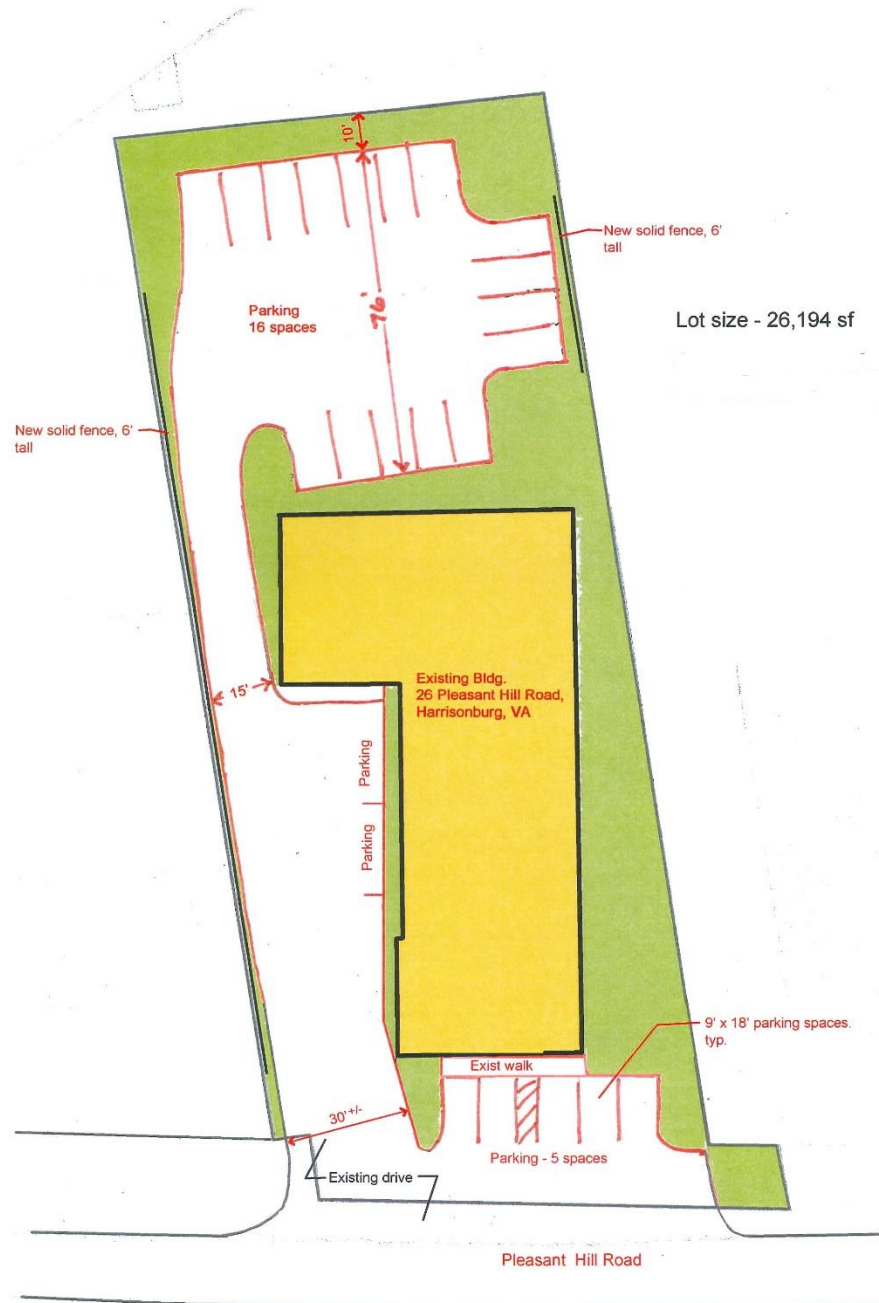




Sec. 10-3-91 (1)

Suggested Conditions

1. The special use permit shall only be applicable for the current operation (by Smith Glass) or a substantially similar operation.
2. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

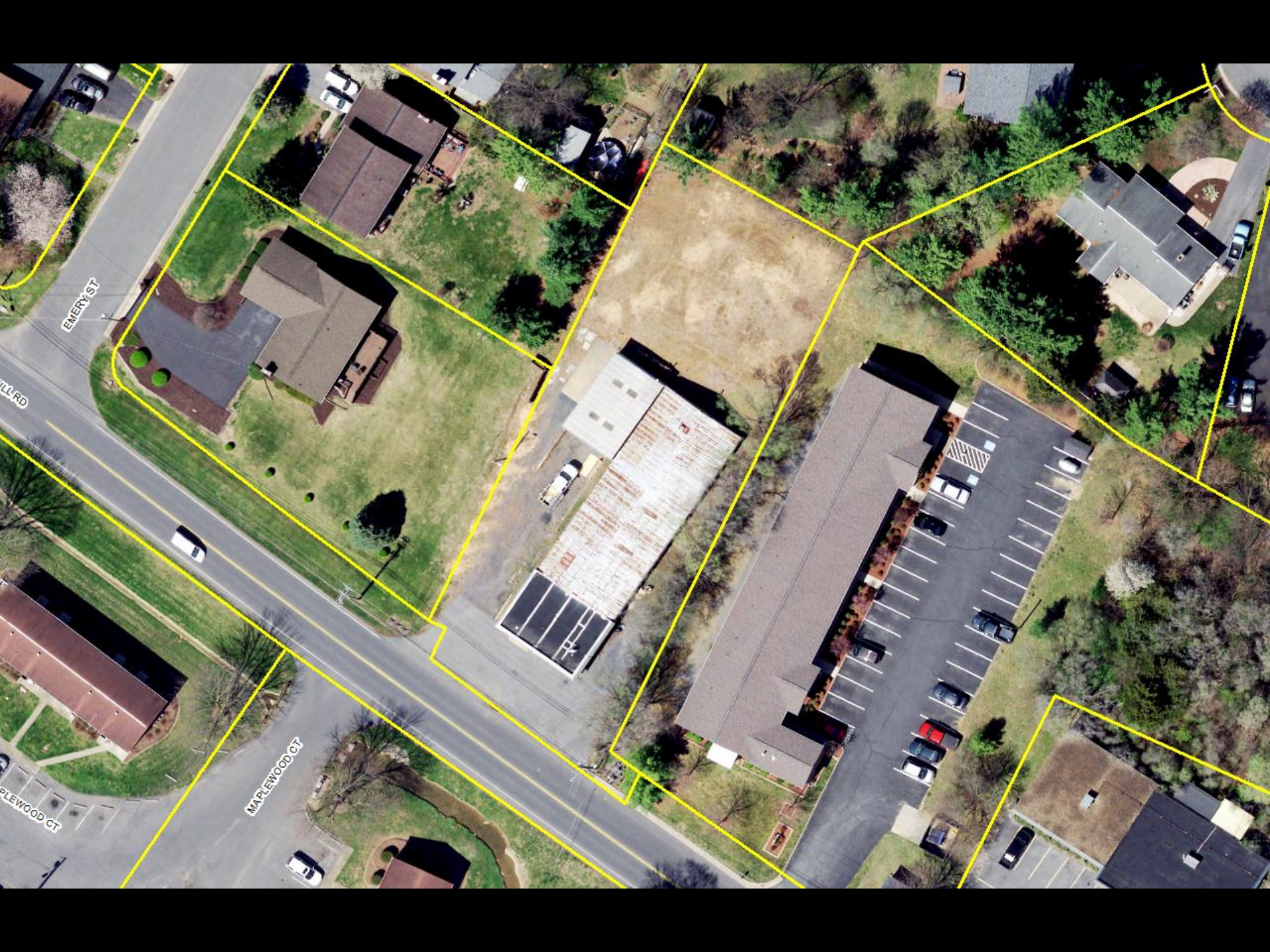


Schematic Site Plan

1" = 20'

Total Parking - 23 spaces





EMERY ST

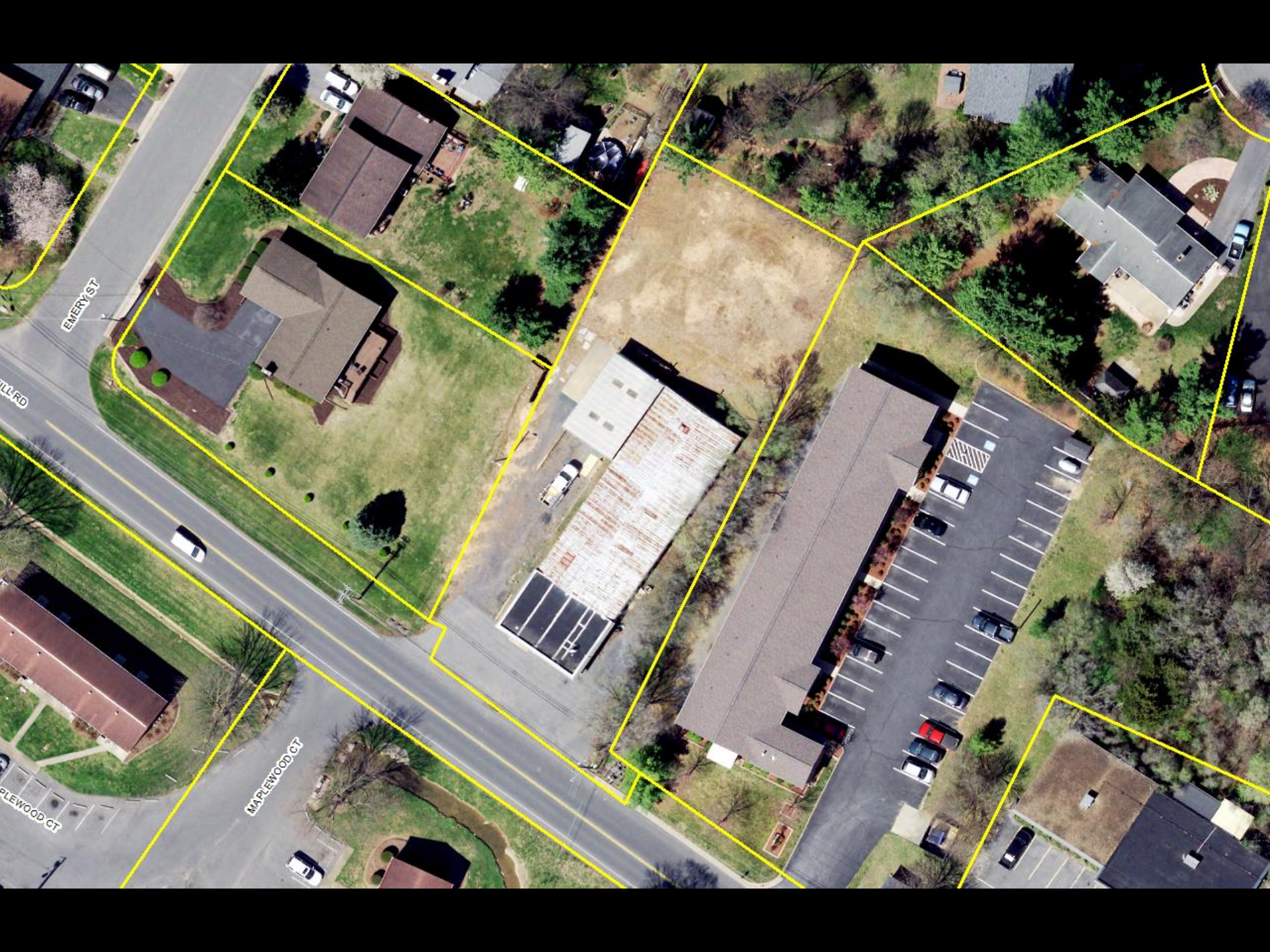
...ILL RD

MAPLEWOOD CT

...PLEWOOD CT



SmithGlass
Commercial &
Residential Glass
840-578-8092



EMERY ST

...ILL RD

MAPLEWOOD CT

...PLEWOOD CT

Section 10-3-91 (8)

Suggested Conditions

1. The special use permit shall be applicable only to uses that are substantially similar as the operations (an online retail operation and use allowed per Section 10-3-91 (1)) and size of the two current uses described in the application.
2. A minimum of 5 off-street parking spaces shall be provided on the property to serve the uses.
3. The property owner shall improve the property frontage along Pleasant Hill Road with curb and gutter to ensure that the public street right-of-way is not needed to maneuver in and out of any off-street parking spaces. A plan detailing how the property frontage will be improved shall be submitted with the required building permit. The number and width of entrances shall be accepted and approved by the Department of Public Works. Certificates of Occupancy for the building will not be issued until the frontage improvements are completed.

Recommendation

Staff and Planning Commission (7-0) recommends approval of both of the SUP requests with the suggested conditions.