

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
**Jim Hartshorn, Comm. Dev. Director**  
From: **Melissa Sonnek, City Planner**  
Date: **January 11, 2021**

## **Conditional Use Permit for a Medical Office at 1700 Livingston Ave – Sutton Outpatient Services**

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### **BACKGROUND INFORMATION:**

Rob Sutton, of Sutton Outpatient Services, has requested a Conditional Use Permit (CUP) to allow a Medical Office/Clinic in the B3 – General Business zoning district at 1700 Livingston Ave. The proposal includes the opening of an outpatient substance use treatment and counseling center as well as driving with care classes. This is in an effort to offset the increasing frequency of alcoholism, drug usage/abuse, and untreated/declining mental health being seen in Dakota County and across the Twin Cities metro area. Please see the attached Planning Commission report for additional information related to the request.

### **ATTACHMENTS:**

Application and Narrative  
Planning Commission Memo  
Resolution



## **PLANNING COMMISSION REVIEW:**

The Planning Commission held a virtual meeting and a public hearing on December 15<sup>th</sup>, 2020. No one called to speak on this item.

The commission discussed the following items:

- If the condition use permit would apply to either the entire building or just the #120 Suite.
  - City Staff added that the language would be corrected to reflect that the conditional use permit would be for the #120 suite specifically.
- What the other uses are currently in the building and if any of those could potentially conflict with the proposed use.
  - City Staff stated they can contacted the property owner and confirmed that all of the current businesses in the building were the typical office uses, such as an insurance agency, financial planning, health care offices, sales/advertising offices, accounting office, etc.

Planning Commission voted 7-0 in favor of recommending approval of the conditional use permit to allow a medical office in a B3 – General Business District at 1700 Livingston Avenue, Suite #120.

## **STAFF RECOMMENDATION:**

Staff recommends that the City Council hold the public hearing and approve the Conditional Use Permit subject to the following condition.

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul.