

To: **Planning Commission**
From: **Ben Boike, Assistant Community Development Dir.**
Date: **December 17, 2019**

Conditional Use Permit, Site Plan, and Preliminary Plat Review for 1140 Robert St.

REQUEST:

On behalf of Wakota Life Center, Dan Saad is requesting the approval of the following applications in order to construct of a new 9,785 sq. ft. medical office at 1140 Robert St.:

1. Site Plan for the redevelopment of the property,
2. Conditional Use Permit to allow a medical office, and
3. Preliminary Plat to combine lots.

Attachments:

Applications/Narrative/Notice
Submitted plans

BACKGROUND:

Since Staff is recommending denial of the corresponding Variance request, Staff is also recommending denial of the remaining applications for the following reasons:

1. Approval of the variance is required in order to approve the Site Plan.
2. The existing medical office building is already a legal nonconformity so the CUP application would be moot if the use stays the same.
3. There is no reason to combine the lots if there are no changes to the use.

Should the Committee of Adjustments approve the Variance request for parking, Staff recommends that the Planning Commission continue the public hearing for the three requested zoning applications to the January 21, 2020 Planning Commission meeting. In doing so, Staff can provide a proper review of the requested applications with appropriate conditions. In that event, Staff will send a letter extending the 60-day review period to allow the City Council to hold its public hearing and render a decision after the January Planning Commission meeting.

If, however, the Committee of Adjustments denies the Variance request as Staff recommends, then Staff recommends that the Planning Commission hold the public hearing on all 3 applications (can be combined) and deny the three applications.

STAFF RECOMMENDATION:

Staff recommends DENIAL of the SITE PLAN to allow for the construction of a new medical office building at 1140 Robert St.

Staff recommends DENIAL of the CONDITIONAL USE PERMIT to allow a Medical Office in a B3, General Business District at 1140 Robert St.

Staff recommends DENIAL of the PRELIMINARY PLAT for 1140 Robert St.