



Planning Commission Agenda Item

Meeting Date: 1/9/24
From: Josh White, Principal Planner
Item: Etzanao Conditional Use Permit

Purpose: Hold a public hearing to consider the advisability of granting a conditional use permit to allow a non-profit institution in an R-3, High Density Residential District located at 28379 81st Road.

Background:

The subject property is located at 28379 81st Road. The surrounding area is comprised of agricultural uses. The property consists of approximately 4.97 acres. The applicant has submitted the request for a conditional use permit for a non-profit institution. In the R-3 District this use is only permitted with a conditional use permit. Staff do have some concerns but having a Conditional Use Permit as a requirement for the proposed use alleviates some of the concerns. Assuming the issues can be mitigated by requiring certain conditions, it is the recommendation of staff that the conditional use permit be approved based on the following conclusions:

- This is the most restrictive district that allows the use with conditions.
- The project will enhance tourism opportunities and the related economic development associated with tourism.
- Utilities can be extended to the site relatively easily.
- A conditional use permit will accompany this request to mitigate negative factors.

Recommended Conditions:

- Traffic should not be permitted to go north of the site on 81st Road.
- All parking should be on site.
- Any additional conditions imposed by the Planning Commission.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request for a conditional use permit to allow a non-profit institution in an R-3, High Density Residential District located at 28379 81st Road.

Attachments:

Staff report

Presentation Link: <https://arcg.is/1ifieu>