

APPLICANT:	<u>Richland Hospital</u>	AUTHORIZED AGENT:	<u>N/A</u>
SITE ADDRESS:	<u>431 N Park St</u>	ZONING DISTRICT:	<u>R-3/4</u>
TAX PARCEL:	<u>276-1696-0900</u>	REQUEST:	<u>Conditional Use Permit</u>
DESCRIPTION:	<u>Operating Pharmacy</u>		
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MEETINGS:	<u>Plan Commission Meeting 12/18/24</u>		
	<u>Common Council Meeting on 1/07/25</u>		

Ordinance Language:

400.03 DEFINITIONS. 26(c) Temporary Conditional Use: A Temporary Conditional Use is a discretionary, temporary use of the land, with special conditions and time limits on that use, and is specific to the individual receiving it. It is individually granted to the owner of a specific property by the City Council after completion of all studies, reviews and public hearings on the application therefore, which are required by this Zoning Ordinance. A Temporary Conditional Use Permit, when issued, is personal to the permittee, for the site identified, and the permit shall not be deemed to run with the land. Any transfer of ownership of a lot for which a Temporary Conditional Use Permit has been issued, whether legal or equitable, shall automatically terminate and void any previously issued Temporary Conditional Use Permit affecting the parcel. All Conditional Use Permits existing at the time of passage of this amendment shall be Temporary Conditional Uses, provided, however, that Conditional Use Permits existing at the time of passage of this amendment shall remain in effect for the period of time for which they were granted.

404.04 CONDITIONAL USES IN AN "R-3/4" DISTRICT.

(4) Nursing homes, hospitals, and medical clinics, including necessary parking facilities appurtenant to such use. [Added by Ord 1997-09]

Comprehensive Plan:

Land Use Goal: Land use policies and zoning that maximize the available opportunities and encourages residential, commercial and industrial development.

Land Use Goal: Follow the Future Land Use Map identified within the Comprehensive Plan to inform any future zoning and land use decisions.

The Future Land Use Map identifies the subject property as Residential.

CRITERIA FOR CONSIDERATION	Yes	No
Is the project consistent with the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Can the request demonstrate adequate public facilities, including roads and drainage, and utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the request minimize adverse effects on the natural environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not create undue traffic congestion.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request will not adversely affect public health, safety, and welfare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The request conforms to all applicable provisions of the code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CONDITIONS OF APPROVAL	Yes	No
The completed project must be consistent with the plans and specifications submitted at time of application and at the public hearing of the Plan Commission.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant shall allow the Building Inspector and City Zoning Staff to have access to the project site for inspection purposes to verify compliance with application local, state, federal regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff Recommendation: Approval

It is recommended that the conditional use permit be approved as presented and forwarded to the Common Council for final approval.