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**To:** Mayor Nelson and Members of the City Council

**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

**Date:** November 1, 2023

**Subject:** Zoning Use Table

Mayor Nelson asked that I place a discussion of the Zoning Use Table on a work session agenda for discussion.

This request came about from a phone call I had with Mayor Nelson where he shared information with me about the listing of 8299 University Avenue (Monte's). In that conversation, I mentioned to him that I had received a call from a potential buyer inquiring about allowed uses in the C-2 zoning district, mentioning a plasma clinic. I shared with him that such a clinic would be considered a medical clinic, which is a permitted use. Mayor Nelson suggested that a broader discussion might be beneficial to assess the appropriateness of this use within the C-2 zoning district.

I will note that nothing further has come from that phone call and the owner of Montes communicated that he is selling the underlying property but will be leasing it back to continue his business.

Attached to this memorandum is the zoning use table for our commercial districts (C-1, C-2 and C-3). It's worth noting that medical uses are typically considered standard in commercial zoning districts. Should the City Council have alternative views on this, we can draft a text amendment ordinance to encompass those views.

If you have any questions, please do not hesitate to contact me at 763-784-6491.