

City of Spring Lake Park Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. _____

The proposed use will revitalize the existing lot via providing a desirable and convenient service that is becoming more popular as consumer demand increases in this segment. Along with the investment in a modern building, the site will utilize specific planting, traffic patterns, and provide stormwater management that will all benefit the community.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. _____

The proposed use will not be detrimental to the health, safety, morals, or welfare of persons near the facility. The proposed building and site provide adequate accessible routes throughout the site. Also, the building is positioned in such a way on the site that it is closer to Highway 65, the noisiest portion of the site that carries 40,000 vehicles per day.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. _____

Chapter 153 does not currently exist within the City's Code, however the development team will continue to work with City Staff such that the project will comply with zoning code ordinances.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. _____

It is anticipated that the proposed use will not have a detrimental effect on the use and enjoyment of other property in the vicinity. The current site consists of a pair of restaurants - the proposed project will revitalize the parcel with a reinvestment in modern sustainable building materials and landscaping, providing a welcoming experience for members of the community.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
N/A - no anticipated scenic views, and no anticipated lowering of adjacent property values.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. _____
It is anticipated that the existing infrastructure is suitable to accommodate the anticipated traffic generated as part of this redevelopment.

7. That the use includes adequate protection for the natural drainage system and natural topography. _____
The proposed project and topography generally follows the existing drainage patterns. There is a ditch within the Hwy-65 right-of-way that is proposed to be unchanged as part of this redevelopment, and stormwater on-site will be collected and treated such that it is released at a lower rate than the existing condition.

8. That the proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise or vibration so that none of these will constitute a nuisance. _____
The development team will continue to work with the city such that suitable measures to reduce noise are employed. The project includes the latest car wash technologies to minimize noise and the building has been located along a state hwy that carries 40,000 vehicles per day. Additionally, the hours of operation are proposed to be between the daytime hours of 7:30am and 7:00pm.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards.
It is anticipated that the proposed use will not stimulate growth incompatible with prevailing density standards.