
TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Zoning Ordinance Amendment – Clinics in I-1 District
DATE: 5-8-2024 for 5-15-2024 meeting

OVERVIEW:

The City has received a request from the property owner at 23671 St. Francis Blvd NW to allow clinics and offices, including medical, dental, or therapeutic, as a permitted use in the I-1 General Industrial Zoning District.

The property at 23671 St. Francis Blvd NW was built as a clinic in 2001 and has operated as a clinic ever since. Prior to 2021, this site was zoned B-3 Business Park. Clinics were permitted uses in the B-3 District. In 2021, the City rezoned the 15 parcels between Ambassador Blvd NW and St. Francis Blvd NW from B-2 and B-3 to I-1, following the guidance from the Comprehensive Plan's future land use map and reflecting the current uses that exist in the area. The attached map shows the parcels that were rezoned to I-1 in 2021. Clinics are not a permitted use in the I-1 District; therefore, the use at 23671 St. Francis Blvd NW became a legal nonconforming use when it was rezoned.

Legal nonconforming uses are allowed to continue at the same intensity in perpetuity, but may not expand. The owner of the clinic contacted the City wishing to finish the basement of the existing building to allow for an expansion of clinic uses in the building. Since this use is nonconforming, an expansion of the clinic use is not currently allowed. Staff discussed options with the property owner that would allow the desired expansion, including amending the Comprehensive Plan and rezoning the property or amending the I-1 district to allow clinic uses. Staff recommends a text amendment to allow clinic uses in the I-1 District. Since the current clinic use existed prior to the 2021 rezoning, and the intent of that rezoning was not to make clinic uses nonconforming, Staff regards this amendment as a housekeeping item.

ANALYSIS:

17 parcels in the City are zoned I-1 General Industrial today. These are located primarily between Ambassador Blvd NW and St Francis Blvd NW. The attached zoning map shows the location of the I-1 District today. Most of these parcels are already developed and operate as industrial uses, including manufacturing and auto repair and sales. Therefore, it is not anticipated that the proposed amendment would strongly impact the makeup of the uses in the I-1 District. Rather, it would allow the existing use to grow as desired.

The Comprehensive Plan guides this area of the City for Business Park/Light Industrial use. Within this designation, "higher-intensity office, clinical, and business uses are supported to provide an integrated and attractive employment center." Therefore, the proposed amendment is consistent with the 2040 Comprehensive Plan.

ACTION TO BE CONSIDERED:

Staff requests that the Planning Commission hold a public hearing for the requested ordinance amendment and provide a recommendation to the City Council. Staff recommends that the Planning Commission act to recommend approval of the changes to the City Council.

Suggested Motion:

1. Move to recommend approval of the proposed zoning code amendment to allow clinics and offices, including medical, dental, or therapeutic, as a permitted use in the I-1 District.

ATTACHMENTS:

- Current Zoning Map
- Parcels rezoned to I-1 in 2021

Zoning Map

- A-1: Permanent Agriculture
- A-2: Rural Estate-Agriculture
- UR: Urban Reserve
- RR: Rural Residential
- R-1: Urban Low Density
- Detached Residential
- R-2: Medium Density
- Detached and Attached Residential
- R-3: High Density
- Residential
- B-1: Central Business
- B-2: General Business
- BPK: Business Park
- I-1: General Industrial
- I-2: Isolated Industrial
- PUD: Planned Unit Development

