
TO: St. Francis City Council
FROM: Beth Richmond, Planner
SUBJECT: I-1 Clinic Zoning Ordinance Amendment – 1st Reading
DATE: June 3, 2024

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. 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. 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.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed Code amendment at their meeting on May 15, 2024 and held a public hearing. No oral or written comment from the public was received. Following the public hearing, the Planning Commission unanimously voted to recommend approval of the requested amendment to allow clinic uses as a permitted use in the I-1 District.

ACTION TO BE CONSIDERED:

Based on the Planning Commission’s unanimous recommendation for approval, a draft approval ordinance has been prepared and attached for your review.

Potential Motions:

1. Move to approve the 1st reading of Ordinance 331 amending the Zoning Code to allow clinics and offices, including medical, dental, or therapeutic, as a Permitted use within the I-1 District.

2. Move to deny the amendment request to allow clinics within the I-1 District for the following reason(s): _____ and direct Staff to prepare written findings.

3. Table the amendment request and request additional information from Staff/applicant.

ATTACHMENTS:

- Draft Ordinance 331 Amending Zoning Code to allow clinics and offices, including medical, dental, or therapeutic, as a Permitted used within the I-1 district