

To: **Planning Commission**
From: **Melissa Sonnek, City Planner**
Date: **August 17, 2021**

PC Case 21-08 - Conditional Use Permit for a Dental Clinic 1740 Robert St – Pacific Dental Services

REQUEST:

Jason Schilling, on behalf of Pacific Dental Services, has requested a Conditional Use Permit (CUP) to allow a dental clinic in the B4 – Shopping Center zoning district at 1740 Robert Street South.

ATTACHMENTS:

Application and Public Notice
2010 Building Plans



EXISTING LAND USES AND ZONING:

	Land Use	Zoning
Subject Property	Commercial (<i>Panera & Panda Express</i>)	B4 – Shopping Center
Properties to North	Commercial (<i>Wells Fargo Bank</i>)	B3 – General Business
Properties to East	Commercial (<i>Target</i>)	B4 – Shopping Center
Properties to South	Commercial (<i>Chick-fil-A</i>)	B4 – Shopping Center
Properties to West	Commercial (<i>5-8 Grill, Leeann Chin, Hamburguesas El Gordo</i>)	B3 – General Business

ANALYSIS:

Zoning Ordinance

Section 153.141 (I), states that no structure or land shall be used for the following uses, except by conditional use permit

- (I) – Dental or medical office or clinic

PROPOSAL:

Pacific Dental Services is requesting a conditional use permit to operate a dental clinic in suites #108 (previously occupied by T-Mobile) and #110 (previously occupied by Regis Salon) of the 1740 building.

Currently Pacific Dental has 12 sites/sub-sites throughout the twin cities metro area, including Woodbury, Richfield, and St. Paul. Services include standard hygiene practices, cleanings, and fillings as well as oral surgery (wisdom teeth) and teeth whitening.

Hours of Operation

Monday – Friday

- 8:00am to 7:00pm

Saturday

- 8:00am to 2:00pm

Employees

Initially, staffing is limited to around 3 full time employees. Which typically grows to 8 employees working various shifts after being open for 12 months to 18 months.

Parking

The combined office/suites 108 (1,273 sq. ft.) and 110 (1,010 sq. ft.) total to 2,283 square feet of floor area. Per code, office buildings that have less than 6,000 sq. ft. of floor area are required to have one parking space per each 200 sq. ft. of floor space.

Parking Breakdown

Total building sq. ft. – 11,960

- (40) Panera (Suite #102) – 4,000 sq. ft.
 - o Panera Outdoor Seating – 16 seats
 - 1 stall/110 sq. ft. + 1 stall/4 seats = 36 + 4
- (16) Mattress Firm (Suites #104 and #106) – 3,280 sq. ft.
 - o 1 stall/200 sq. ft. = 16 stalls
- (11) Pacific Dental (Suites #108 and #110) – 2,283 sq. ft.
 - o 1 stall/200 sq. ft. = 11 stalls
- (20) Panda Express (Suite #112) – 2,200 sq. ft.
 - o 1 stall/110 sq. ft. = 20

87 total required stalls – 90 existing stalls

Parking on site complies with the minimum requirements, therefore City Staff has no concerns about parking for this site.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the Conditional Use Permit to allow a dental clinic in a B4 – Shopping Center District at 1740 Robert Street, subject to the following condition:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul.