

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

PC Case 21-08 - Conditional Use Permit for a Medical Office at 34 Moreland Avenue East – Steve Wallin

REQUEST:

Property owner, Steve Wallin, has requested two Conditional Use Permits (CUP) to allow a medical office/clinic in the B1 – Limited Business zoning district at 34 Moreland Ave. E.

ATTACHMENTS:

Application
Public Notice



EXISTING LAND USES AND ZONING:

	Land Use	Zoning
Subject Property	Commercial <i>(Offices)</i>	B1 – Limited Business
Properties to North	Commercial <i>(Signal Hills Mall)</i>	B4 – Shopping Center
Properties to East	Commercial <i>(Eclipse Transportation)</i>	B3 – General Business
Properties to South	Residential <i>(Colonial Terrace Apts)</i>	R4 – Multiple Family Residential
Properties to West	Residential <i>(Riverview Baptist Church)</i>	R1 – Single Family Residential

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

CONDITIONAL USE PERMIT #1 – FORWARD MORTION RECOVERY:

Forward Motion Recovery is requesting a conditional use permit to open a medical office/clinic. Their primary focus will be around behavioral and mental health care for individuals 19 and older, offering treatments to address trauma and recovery for substance use/abuse as well as the associated co-occurring disorders both in individual and group therapy settings. As is typical with these types of treatment facilities, they will also hold Driving with Care classes, levels one and two.

Hours of Operation

Monday – Saturday
- 7:30am to 6:00pm

Employees

There is an expected employee count of about 6 employees, which may increase if business and services expand.

CONDITIONAL USE PERMIT #2 – HORIZON AUTISM CENTER:

Horizon Autism Center is requesting a conditional use permit to open a medical office/clinic. The 34 Moreland Ave. location will serve as both an office space and outpatient/therapy area. All therapy sessions are done in a one-on-one fashion and include in-home and in-school sessions as well as the typical office therapy. Initially early intervention/ABA based therapies will be provided, and there is the potential for speech and/or occupational therapy if/when the business grows.

Hours of Operation

Monday – Friday

- 7:00am to 6:00pm

Employees

There is an expected employee count of about 10 employees, which may increase if business and services grow.

Parking

Office buildings that have 6,000 or more sq. ft. of floor area are required to have one parking space per each 250 sq. ft. of floor space.

Parking Breakdown

Total sq. ft. – 6,072 – 1 stall per 250 = 24

Total Required Stalls 24 – Existing stalls 24

This site has roughly 16 stalls in the southern parking lot and has room for at least 8 stalls on the north side of the lot. This meets the parking minimum requirement. However, with the parking lines being extremely faded, it is difficult to determine how many stalls there are and where. Therefore, City Staff is recommending as a condition of approval that the parking lot be re-striped prior to the new tenants moving into the building.

STAFF RECOMMENDATION:

Staff recommends the APPROVAL of the Conditional Use Permits to allow two medical offices/clinics in the B1 – Limited Business District at 34 Moreland Ave. East, subject to the following conditions:

1. The applicant shall apply for and obtain all applicable building and sign permits with the City of West St. Paul, and
2. The applicant shall re-stripe both the north and south parking lot stalls to be clearly visible prior to the new tenants occupying the building.