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CITY COUNCIL AGENDA ITEM REPORT

DATE: August 14, 2024

SUBMITTED BY: Greg DeLong, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 24-43 - Decision denying Special Use Permit No. SU.24.1738; to operate a medical clinic at 914 14th Street West, 918 14th Street West, and 920 14th Street Court West

SUGGESTED ACTION: Approval of Resolution 24-43.

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

At the City Council meeting on July 24, 2024, the City Council voted (vote 5-0) to deny Special Use Permit No. SU.24.1738 based on the failure of the property owner to demonstrate compliance with all of the review criteria of Section 3.3.2 of the Land Use Regulations, as further described below:

1. The Property Owner failed to demonstrate that the tract of land is suitable for the proposed use in light of the location and nature of surrounding development, as required under Section 3.3.2.1. of the Land Use Regulations.
2. The Property Owner failed to demonstrate that the proposed use would not adversely affect the value of surrounding properties, and that the use would not hinder the development of nearby vacant properties or adversely affect their economic value, as required under Section 3.3.2.5.g. of the Land Use Regulations.

3. The Property Owner failed to demonstrate that the proposed use is generally compatible and appropriate with surrounding properties and uses, as required under Section 3.3.2.5.i. of the Land Use Regulations.
4. The Property Owner failed to demonstrate that the proposed use is consistent with the City's Comprehensive Plan, as required under Section 3.3.2.5.k. of the Land Use Regulations.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to approve Resolution 24-43.

ATTACHMENTS:

[Resolution 24-43](#)