



Planning Commission

Tuesday, April 28, 2026

6:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
- Work Session meeting in Council Chambers immediately following regular meeting

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSIDER MINUTES

4.1 DRAFT Minutes - March 24, 2026

5. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

5.1 Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

6. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

7. COUNCIL LIAISON UPDATES

8. MOTION TO ADJOURN REGULAR MEETING

9. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

9.1 Concept Review: Ordinance Amendment for the Business Park, Lift PT - 11110 Industrial Cir NW

10. MOTION TO ADJOURN

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



**Meeting of the Planning Commission
Held at the Elk River City Hall
Tuesday, March 24, 2026**

Members Present: Chair Perry Beise, Commissioner Eric Johnson, Commissioner Robert Rydberg, Commissioner Dennis Booth, Commissioner Anthony Kaba, Councilmember Jennifer Wagner

Members Absent: Commissioner Dornan Bland

Staff Present: Community Development Director Zack Carlton, Senior Planner Chris Leeseberg, and Recording Secretary Katie Porath

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 6:35 p.m.

2. CONSIDER AGENDA

Moved by Commissioner Johnson and seconded by Commissioner Booth to approve the agenda. Motion carried 5-0.

3. CONSIDER MINUTES

Moved by Commissioner Booth and seconded by Commissioner Johnson to approve the following consent items as outlined in their respective staff reports. Motion carried 5-0.

3.1 DRAFT Minutes - February 24, 2026

4. ELECTION OF OFFICERS

4.1 Chair

Moved by Commissioner Johnson and seconded by Commissioner Rydberg to appoint Perry Beise as Planning Commission Chair. Motion carried 5-0.

4.2 Vice-Chair

Moved by Commissioner Rydberg and seconded by Commissioner Booth to appoint Eric Johnson as Planning Commission Vice Chair. Motion carried 5-0.

5. PUBLIC HEARINGS

5.1 Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

The staff report was presented.

Chair Beise opened the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to continue the public hearing to April 28, 2026. Motion carried 5-0.

5.2 Land Use Amendment: Government Center Land, Sherburne County - PID 75-00844-0020

The staff report was presented.

Chair Beise opened the public hearing.

Cindy Wolff, 18082 Rawlins St NW, asked if there were immediate plans to develop the site. Chair Beise stated there were currently no plans. Mr. Carlton added that Sherburne County is currently marketing the site for development, however, any development would trigger another public hearing notice.

Caroline Koch, 18176 Ogden St NW, expressed concern with the possibility of a jail expansion and was not in favor of a change to the land use.

Rick Johnson, 13733 182nd Ave NW, agreed that he did not want the jail to get bigger.

Jake Welna, 18130 Ogden St NW, asked what "light industrial and office" use meant. Mr. Carlton showed a list of types of uses allowed in a Business Park district. He explained that the Land Use Amendment would not allow immediate construction.

Commissioner Rydberg added that the current zoning would allow for multi-family housing.

Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of the Comprehensive Plan amendment requested by Sherburne County changing PID 75-00844-0020 from Mixed Residential to Business Park. Motion carried 5-0.

5.3 Interim Use Permit: Educational Institution, Good Shepherd Lutheran High School — 630 Freeport Ave NW

The staff report was presented.

Chair Beise opened the public hearing. There being no one to speak to this matter, Chair Beise closed the public hearing.

Moved by Commissioner Johnson and seconded by Commissioner Rydberg to recommend approval of the Interim Use Permit (IUP) allowing an Educational Institution in the MU-ERP district, subject to the following conditions:

- 1. The City Council must adopt an ordinance adding Educational Institutions as an Interim Use in the MU-ERP zoning district.**
- 2. Architectural plans will need to be reviewed by the MN Department of Labor and Industry prior to submitting for city building permits.**
- 3. The accessible route and bathroom access for suites 600 and 700 must be updated to comply with the state building code.**
- 4. All costs associated with potential address changes of affected tenants will be the responsibility of the property owner and/or applicant.**
- 5. Any expansion of the school will require an amendment to the Interim Use Permit.**
- 6. The IUP will expire 10 years from the date the certificate of occupancy is issued or if the applicant, Good Shepherd Lutheran High School, ceases operations in the building. Motion carried 5-0.**

The item will be reviewed at the April 6, 2026 City Council meeting.

6. GENERAL BUSINESS

6.1 Commission Bylaws and Calendar Review: Planning Commission and Board of Adjustments

The staff report was presented. Mr. Carlton asked the Commission if they wished to change their annual review of the bylaws and calendar from the March meeting to the January meeting. The Commission was supportive of this change.

Moved by Commissioner Rydberg and seconded by Commissioner Johnson to approve the bylaws and meeting calendar, changing the annual review of these items to the Planning Commission meeting in January each year. Motion carried 5-0.

6.2 Ordinance Amendment: Sign Standards and Codification of the PUD, Elk River Crossing Planned Unit Development.

The staff report was presented.

Moved by Commissioner Johnson and seconded by Commissioner Booth to recommend approval of an Ordinance establishing and outlining the development standards for the Elk River Crossing Planned Unit Development and updating the signage standards. Motion carried 5-0.

The Ordinance Amendment will be reviewed at the April 6, 2026 City Council meeting.

6.3 Concept Review: Aggregate Mining, Steven Karst - 21975 Brook Rd NW

The staff report was presented.

Jenny and Steven Karst, 21975 Brook Rd NW, stated the site in question has been used for farming but is hilly.

Chair Beise asked if they had done any coring or discussed the project with their neighbors. Ms. Karst responded they had not.

Chair Beise asked how trucks would exit the property onto Brook Rd. Ms. Karst responded that there was a driveway on the back side of the barn.

Commissioner Booth asked about the end goal elevation. Ms. Karst stated they were looking for guidance on if this project was a possibility but had yet to determine the elevation goals.

Commissioner Johnson asked if they intended to live on the property during the mining process.

Chair Beise urged the applicants to consider the direction hauling may occur out of the property.

Ms. Karst explained that they would be running the operation as a family, servicing landscaping companies.

Chair Beise suggested a cattle panel to knock dirt from trucks exiting the property. Commissioner Booth suggested a used street sweeper to keep the roads free of debris. Commissioner Johnson commented that larger operations, such as Knife River, have daily sweeping logs but landscaping companies may have smaller vehicles that pick up less debris. Chair Beise advised the applicants that they should be prepared to clean the road if something is spilled.

Commissioner Johnson asked if the applicants would load the materials. Ms. Karst responded they had three sons who would assist customers.

Commissioner Rydberg commented that going from grass-covered areas to open dirt pits may affect the neighbors on windy days. Ms. Karst commented on the possibility of more tree cover or a berm. She also stated their plan was to uncover areas in phases to limit exposed dirt.

Commissioner Johnson asked how many of the neighbors would get a public hearing notice. Mr. Leeseberg showed on the map how many neighbors approximately would be within the 500 feet typically notified.

Commissioner Johnson asked if this would be considered a home occupation since the applicant is living on site. Mr. Leeseberg did not believe it qualified as a home occupation.

The Planning Commission was supportive of the concept and asked the applicants to work with staff on next steps and potential constraints.

6.4 2026 Zoning, Development Code, and General Ordinance Update

The staff report was presented. Mr. Carlton stated that Bolton and Menk had been hired to update Chapter 30 and compare all of the ordinances for consistency throughout the entire City Code. Mr. Carlton asked for two Planning Commission members to serve on a subcommittee.

Moved by Commissioner Rydberg and seconded by Commissioner Johnson to nominate Dornan Bland to serve on the Steering Committee for the 2026 Zoning, Development Code, and General Ordinance Update. Motion carried 5-0.

Commissioner Johnson asked about the level of commitment. Mr. Carlton stated the subcommittee would involve approximately 5-6 meetings over the next year beginning in April or May 2026.

Commissioner Johnson agreed to serve as the second Planning Commission representative.

7. COUNCIL LIAISON UPDATES

Councilmember Wagner gave an update on the last council meeting which included a review of the Good Shepherd Lutheran High School Conditional Use Permit.

Chair Beise asked for more information on the council's thought process. Councilmember Wagner explained that the city council had denied the Conditional Use Permit but were in favor of an Interim Use Permit. Mr. Carlton added that the Council took the Planning Commission position into heart and agreed to attach a timeline to the project rather than an endless use.

Councilmember Wagner asked the Commission's perspective if the business Walk Thru Plans Minneapolis could move their location to the front of the building allowing the school to occupy the back half. Commission Rydberg stated the landlord would need to be involved in a change like that. Councilmember Wagner also noted that she is hoping the addition of the school will be a trigger or catalyst to the area to improve traffic and excitement now that the movie theater is gone.

Commissioner Johnson agreed that the end date allows for changes and the location next to the highway may be valuable in the future.

8. MOTION TO ADJOURN

Moved by Commissioner Johnson and seconded by Commissioner Booth to adjourn the meeting. Motion carried 5-0.

The meeting adjourned at 7:25 p.m.

Minutes prepared by Katie Porath.

Perry Beise, Chair

Justin Dunford, City Clerk

DRAFT



Request for Action

To
Planning Commission

Item Number
5.1

Meeting Date
April 28, 2026

Prepared By
Zack Carlton, Community Development Director

Item Description
Conditional Use Permit: Habitat for Humanity build site, ISD 728 - 900 School St NW

Reviewed by
Chris Leeseberg

Action Requested
Continue the public hearing to May 26, 2026.

Background/Discussion

Staff and the applicant continue to work together to refine the proposed habitat for humanity build site. Representatives from ISD 728, Habitat for Humanity, and the city met on April 16 and worked through a number of questions from all parties. Staff expect these conversations to continue, resulting in a proposal for consideration by the Planning Commission in May.

Financial Impact
None.

Mission/Policy/Goal
Together we win.

Attachments
None

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Request for Action

To
Planning Commission

Item Number
9.1

Meeting Date
April 28, 2026

Prepared By
Chris Leeseberg, Senior Planner

Item Description
Concept Review: Ordinance Amendment for the Business Park, Lift PT - 11110 Industrial Cir NW

Reviewed by
Zack Carlton

Action Requested

Provide the applicant with informal, non-binding, feedback regarding a proposed ordinance amendment allowing Outpatient Medical Facilities in the Business Park zoning district.

Background/Discussion

The applicant, Lift PT, a physical therapy and performance training practice, is seeking feedback regarding the compatibility of its proposed use within the Business Park (BP) zoning district, which currently does not permit medical facilities.

Over the past 15+ years, the BP ordinance has been amended several times in an effort to respond to evolving commercial market needs. In some cases, those changes were later reconsidered, as they impacted on the availability and function of industrial land, leading the city to return to its original intent for the district.

Staff is generally supportive of the request as it supports health care offices, some of which are currently operating in the Business Park district.

While they are proposing to utilize space at 11110 Industrial Cir, directly east of Spectrum High School, any amendment to the ordinance will affect all properties located in BP zoning districts.

Financial Impact
None

Mission/Policy/Goal
Appropriately govern in an ever-changing environment

Attachments
I. Narrative

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2. Section 30-1295 Business Park
3. Presentation

Proposal

Lift PT differs significantly from a traditional medical or outpatient rehabilitation clinic. The proposed use functions more similarly to a **wellness studio or personalized rehab facility**, with a strong emphasis on:

- One-on-one, scheduled sessions (no waiting room or high patient volume)
- Performance-based training and injury prevention
- Hands-on therapeutic techniques
- Movement assessment and strength programming

All services are provided in a quiet, controlled environment without the use of large medical equipment, imaging, or modalities that generate noise, waste, or traffic typical of clinical settings.

Operational Characteristics

Hours of Operation:

- Primarily daytime 6am-5pm and occasional evening hours
- By appointment only with clinician/trainer

Staffing:

- Sole practitioner for physical therapy
- Part-time personal trainer

Client Volume:

- Low traffic: approximately 6–10 clients per day
- Staggered scheduling prevents overlap and congestion

Parking & Traffic Impact:

- Parking within the allotted 6 spots per building management well within means needed for use.
- Minimal impact due to low client volume
- Comparable to a small office or personal service business

Noise / Nuisance Factors:

- No excessive noise, odors, or hazardous materials
- Activities consist of quiet exercise, manual therapy, and movement training

Signage:

- Business Logo decal on door of entrance and would purchase signage for allocated Business Park entrance sign.

Outdoor Storage:

- No outdoor storage needed.
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Compatibility with Business Park Setting

The proposed use aligns closely with other low-intensity commercial uses commonly found in business parks, such as:

- Professional offices
- Boutique fitness or training studios
- Personal services

Lift PT's model avoids the higher-impact characteristics often associated with traditional medical clinics, including:

- High patient turnover
- Large staff presence
- Insurance-based administrative traffic
- Specialized medical infrastructure

Instead, the business contributes a **quiet, professional, and community-oriented presence** that complements surrounding tenants.

Community Benefit

Lift PT serves local residents, student-athletes, and active adults by providing:

- Injury prevention and recovery services
- Education on movement, strength, and long-term health
- Support for local athletic programs and community wellness initiatives

The business is deeply rooted in the local community and emphasizes keeping individuals active, healthy, and engaged.

Request for Feedback

The applicant respectfully seeks input from the Planning Commission and City Council regarding:

- Compatibility of this use within the business park
 - Whether this model may be considered consistent with permitted or similar uses.
 - Guidance on any conditions or modifications that would support alignment with current land use policies
-

Conclusion

Lift PT represents a modern, low-impact approach to physical therapy that blends healthcare, wellness, and performance training in a way that is compatible with a professional business park environment. The applicant welcomes feedback and is committed to working collaboratively with the City to ensure alignment with community planning goals.

A Written Narrative see [Description of Project Narrative](#)

Lift PT is a locally owned, cash-based physical therapy and performance training practice seeking to lease space within the 11110 Business Park Circle NW building. The business is operated solely by a licensed physical therapist and focuses on individualized care, injury prevention, and performance optimization for active individuals and athletes.

This concept review is submitted to request feedback regarding compatibility of this use within the current land use framework, as the business park does not presently allow traditional medical or rehabilitation facilities.

Sec. 30-1295. BP business park district.

(a) *Purpose.*

- (1) The business park district is established to encourage a planned, integrated environment for certain industrial, office, and commercial uses, which are compatible with and complement each other as well as the surrounding land uses. The underlying land use designation within the district may vary and may be either light industrial or highway business. Development within the business park district will correspond with the land use designation. Industrial and office uses are allowed where the land use designation is light industrial, and commercial uses are allowed where the land use designation is highway business.
- (2) It is the intent of this section that development reflect common themes using compatible architectural design and consistency in signage, landscaping, and lighting. It is also the intent to encourage businesses, which generate a high number of jobs per square foot rather than predominantly warehouse type uses.

(b) *Permitted uses.* Permitted uses in the BP district are as follows:

- (1) Business offices.
- (2) Mail order operations.
- (3) Manufacturing, light.
- (4) Research and development facilities.
- (5) Sherburne County Fair.
- (6) Office/showroom spaces.
- (7) Warehouse spaces (not exceeding 50 percent of the entire building).

(c) *Accessory uses.* Accessory uses in the BP district are as follows:

- (1) Cocktail rooms.
- (2) Massage, therapeutic establishments (when offered within the confines of a medical or chiropractic clinic).
- (3) Parking lots.
- (4) Retail sales, provided the following conditions are met:
 - a. The retail sales activity shall not be located in an administrative office facility, but shall be located within a business, the principal use of which is not commercial sales.
 - b. The retail sales activity shall not occupy more than 15 percent of the gross floor area, or a maximum of 5,000 square feet of the occupied quarters, whichever is less.
 - c. The retail sales activity shall be related and subordinate to the principal use.
 - d. No sign identifying or promoting that retail sales occur within the building shall be visible from outside the building.
 - e. Freestanding retail shops and stores shall be limited to those which complement other uses within the business park and provide a service to those other businesses, and shall not exceed 20,000 square feet in size.

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- f. Retail/wholesale sales incidental to products manufactured, assembled, or warehoused on the premises may be permitted as an accessory use provided no more than ten percent of the building is used for retail/wholesale sales.
- (5) Signs (as permitted in section 30-851 et seq.).
 - (6) Structures, accessory (provided the materials are the same as those of the existing principal structure).
- (d) *Conditional uses.* Conditional uses in the BP district are as follows:
- (1) Brewer taprooms.
 - (2) Government facilities.
 - (3) Loading areas/overhead doors when located in front yards.
 - (4) Microbreweries.
 - (5) Microdistilleries.
 - (6) Motor vehicle repair shops, provided that they meet the following conditions:
 - a. All repair services shall be conducted inside the building.
 - b. Merchandise shall be stored inside the building.
 - c. All damaged vehicles stored on the premises shall be stored within an area which is screened by a six-foot high 100 percent opaque fence constructed of factory finished metal or vinyl material.
 - d. The building shall comply with the material requirements of this section, and 30 percent of any building face and all overhead doors facing any public street shall be constructed of glass material.
 - e. No sales or display of merchandise outside the building.
 - f. The building shall be a minimum of 15,000 square feet.
 - (7) Outdoor storage, provided the storage area:
 - a. Is accessory to a principal permitted or conditional use; and
 - b. Complies with the accessory structure setback requirement applicable to the property; and
 - c. Is no larger than 30 percent of the building area; and
 - d. Includes screening so as to provide a visual barrier. Any such barrier shall reduce visibility in a manner that restricts vision of the object being screened, but is not required to totally block the vision of any such object.
 - 1. Screening shall consist of two or more of the following:
 - i. A compact evergreen or deciduous hedge or evergreen, overstory and ornamental trees of sufficient width and density; or
 - a. Hedge material must be at least three feet in height.
 - b. Deciduous trees must be at least two inches in diameter as measured six inches above the ground.
 - c. Coniferous trees must be at least six feet in height.
 - ii. An earth berm of sufficient height to provide an effective screen throughout the year; or

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- a. Earth berms shall not have a slope of more than three feet horizontal to one foot vertical or be located within any street right-of-way unless otherwise approved by the city engineer.
 - iii. A screening fence constructed of one or more of the following materials:
 - a. Factory finished metal or vinyl panels.
 - b. Wood.
 - (8) Storage tanks (aboveground).
 - (9) Warehouse space (exceeding 50 percent of the total building floor area up to a maximum of 65 percent).
 - (e) *Additional standards.* The following additional standards apply in the BP district:
 - (1) *Loading spaces and overhead doors.*
 - a. Loading spaces/overhead doors shall be located in designated rear yards and secondarily in designated side yards. Loading areas/overhead doors shall not be located in designated front yards unless approved as a conditional use.
 - b. Loading spaces and overhead doors shall be designed to be compatible with the principal building. Architectural techniques and landscaping shall be employed to reduce visual impacts from adjacent properties and roadways.
 - (2) *Dumpsters and refuse enclosures.*
 - a. All dumpsters shall be completely screened from public view by using enclosures constructed of similar material as the principal building.
 - b. Refuse enclosures shall include gates and be located in designated rear or side yards.
 - (3) *Rooftop or ground electrical equipment; signs.*
 - a. All utility equipment shall either be:
 - 1. Screened from the eye level view of adjoining properties by use of exterior walls and/or landscaping;
 - 2. Painted to match or complement the building structures; or
 - 3. Incorporated into an architectural design, as approved by the building and zoning administrator.
 - b. Notwithstanding the provisions of subdivision II of division 5 of this article, the following requirements regarding signage shall be met:
 - 1. All freestanding signage shall be of a monument style sign and have a maximum size of 64 square feet and height of eight feet.
 - 2. One on-premises business wall sign per occupancy, not to exceed two square feet in sign area for each linear foot of the building frontage up to a maximum of 128 square feet per occupancy, is permitted.
 - (4) *Exterior building finishes.*
 - a. It is the intent of the city to promote and encourage high standards of creative architectural design in the business park district.
 - b. In the business park zoning district, the following are acceptable building materials and finishes:

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1. Brick.
 2. Natural or cut stone.
 3. Integrally colored split face (rock face), burnished, or glazed concrete masonry unit (excluding plain or painted).
 4. Integrally colored and exposed aggregate precast concrete panels (excluding single-T or double-T panels, plain, uncolored, or raked finish) or specially designed, cast-in-place concrete.
 5. Glass, architectural metal, fiberglass and aluminum, provided such panels are factory fabricated and finished with a durable nonfade surface and their fasteners are of a corrosion-resistant design.
 6. Stucco, E.I.F.S., and other cementitious coating.
 7. Wood, provided the surfaces are finished for exterior use or wood of proven exterior durability is used, such as cedar, redwood, and/or cypress.
 8. Other materials determined as acceptable by the planning department.
- c. Major exterior surfaces that are adjacent to any public street, public trail/path, or adjacent residentially zoned properties shall be of one of the acceptable materials and shall be combined with at least 30 percent of one or more acceptable materials, or with 40 percent punched openings, with or without glass (or as much as allowed by the Uniform Building Code, whichever is less), neither of which are to be concentrated in any one location, unless to accentuate a design feature. Major exterior surfaces that are visible from but not adjacent to any public street, public trail/path, or adjacent residentially zoned properties shall be considered transition walls and may have less than the 30 percent combination or less than 40 percent punched openings, but either shall not be reduced to zero percent). Reductions below 20 percent shall require staff approval. Such walls shall be screened from view with additional landscaping. The requirement to have at least 30 percent of one or more acceptable materials shall not apply to the loading dock wall.
 - d. Major exterior surfaces that are adjacent to any public street, public trail/path, or adjacent residentially zoned properties shall not exceed 160 feet zero inches in length without a minimum four-foot depth change (recesses, protrusions, or a combination thereof), with at least two feet of such change to be in the entire height of the facade.
 - e. Alternatively, exterior wall surfaces are to be designed with architectural interest through multiple design techniques such as, but not limited to, architectural forms, reveals, textures, cornice detailing, changes in surface planes, color, punched openings and/or changes in parapet elevations. The use of design techniques alone or lower percentage of additional acceptable materials noted in subsection (e)(4)c. of this section shall require site plan review and approval by the city planning commission.
 - f. The building shall be designed so as to prevent the appearance of straight, unbroken lines in the horizontal and vertical surfaces.
 - g. Main entrances shall be emphasized with a complementary material which is different from the primary building material.
 - h. Garage doors shall have a color that matches or coordinates with the building's primary body color.
 - i. The building shall be designed to screen equipment located on the roof of the building. Alternatively, such equipment shall be located in such a manner so that it cannot be seen from

the adjacent public street, public path/trail, or adjacent residentially zoned property at the same elevation of the first floor of the building.

- (5) *Landscaping*. Notwithstanding the provisions of subdivision IV of division 5 of this article, the following requirements shall be met:
- a. Of the total number of overstory trees required, a minimum of 25 percent shall be ornamental trees and 25 percent shall be conifer trees.
 - b. A landscaping credit of up to 25 percent may be given to a site plan which contains exterior sculptures, fountains, ponds beyond those required for storm drainage and other site enhancements as approved by the building and zoning administrator.
 - c. Underground irrigation shall be installed within the front yard and all landscaped areas adjacent to a public right-of-way.

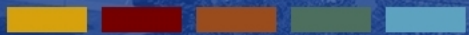
(Code 1982, § 900.12(16); Ord. No. 00-11, § 1, 6-19-2000; Ord. No. 00-16, §§ 1—3, 9-18-2000; Ord. No. 01-13, § 1, 8-20-2001; Ord. No. 02-01, § 1, 1-22-2002; Ord. No. 02-04, § 2, 4-15-2002; Ord. No. 04-11, § 1, 7-19-2004; Ord. No. 05-08, § 1, 4-4-2005; Ord. No. 05-19, § 2, 8-15-2005; Ord. No. 06-04, 3-20-2006; Ord. No. 07-07, § 6, 7-16-2007; Ord. No. 07-11, § 1, 8-20-2007, Ord. No. 07-12, § 1, 8-20-2007; Ord. No. 09-06, § 3, 7-20-2009; Ord. No. 10-19, § 2, 10-18-2010; Ord. No. 12-11, § 6, 7-16-2012; Ord. No. 12-15, § 1, 10-15-2012; Ord. No. 15-03, § 8, 1-20-2015; Ord. No. 16-16, § 5, 7-18-2016; Ord. No. 18-03, § 9, 3-19-2018)

Editor's note(s)—Ord. No. 18-03, § 9, adopted March 19, 2018, renumbered § 30-1294 as § 30-1295.



Lift PT

Concept Review



Background

- Lift PT
 - Physical therapy clinic
 - Works with athletes and active adults primarily
 - Treat injuries and then help return with rehab to prevent re-injury
- Seeking feedback regarding the compatibility of its proposed use within the Business Park (BP) zoning district
- Currently does not permit Medical Facilities

Background

- Over the past 15+ years
- BP ordinance has been amended several times
 - Respond to evolving commercial market needs
- Some cases, changes were later reconsidered
- Return to its original intent for the district

Background

- Staff are generally supportive
- Supports health care offices
- Some currently operating in the BP district

- While their request is site specific
- Ordinance affects all properties located in BP zoning districts

Action Requested

- Provide the applicant with informal, non-binding, feedback regarding a proposed ordinance amendment allowing Outpatient Medical Facilities in the BP zoning district