

Agenda Item 26-0379 (Tim Acklin)

Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.

General Location

Council District 8 in the Weigent-Hogan Neighborhood Association. Located at the SE corner of the intersection of West Ave and Ferry Street as depicted on attached Map PC26-0379. The property is surrounded by residential to the north, south and east Mayo Hospital, surface parking lots, and a church to the west.

Background Information

The applicant (Mayo Employees Federal Credit Union) is requesting an exception to the Commercial Design Standard that requires the building to be placed closer to a street than the surface parking. In this instance, their proposed staff parking will be closer to Ferry Street than the building. (See attached plans)

The applicant states that they were unable to meet this requirement mainly due to the following:

- 1) Would make inefficient circulation of traffic for their drive-up windows.
- 2) Would not allow them to keep the existing building in operation while the new building is being constructed.
- 3) Desires to have staff parking located closer to the building for safety.
- 4) Utilizing existing curb cuts make supports the proposed traffic circulation and parking.

Recommendation of Other Boards and Commissions

N/A

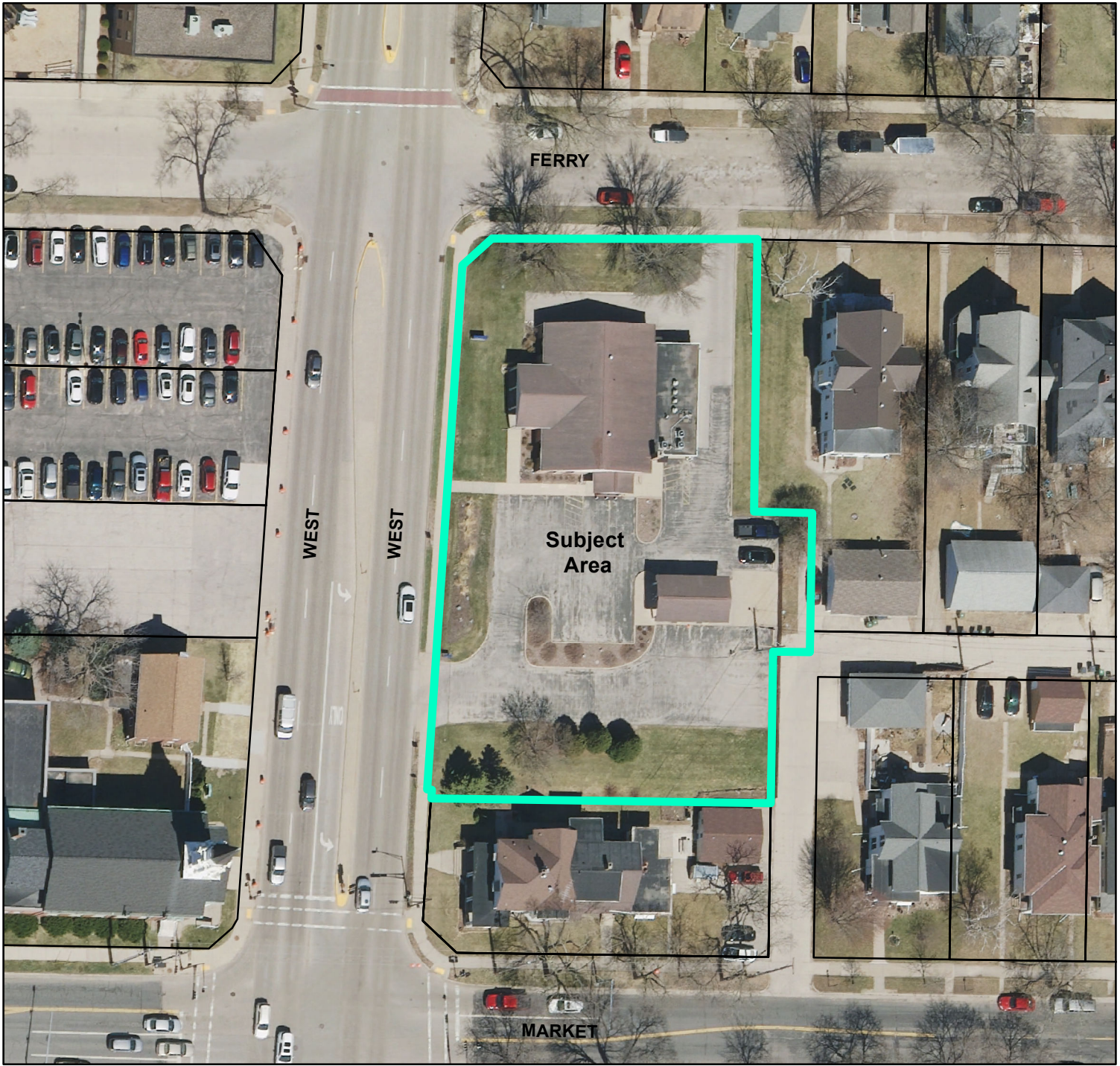
Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

Staff worked with the applicant on concepts for site layout and development to meet the commercial design standards, including the idea that a southern portion of their lot could be subdivided for another use. Ultimately, their desire to keep the existing building open during the one-year construction timeframe of the new building was the deciding factor of building placement and other site factors. **This item is recommended for approval.**

Routing J&A 5.05.26



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

