

Agenda Item 23-1301 (Jenna Dinkel)

Application of Kwik Trip Inc. for a Conditional Use Permit at 2622 Rose St., allowing for demolition of structure for future development with a portion to be used for employee parking.

General Location

Council District 1. Logan Northside Neighborhood Association. Located off Rose Street along West George Street as depicted on attached Map PC23-1301. The property is surrounded by commercial zoning.

Background Information

The applicant is requesting a conditional use permit to demolish the former America's Best Value Inn. The applicant has plans to rebuild their existing adjacent store, located at 1133 West George St., and utilize this property in the development. The applicant is looking to tentatively rebuild in 2025. The applicant stated they do not have finalized plans for the rebuild at this time.

The scope of demolition includes removing the existing structure down to grade. The applicant stated they do not intend to use the entire vacant lot for parking in the meantime. They stated they may use a smaller portion of the southern part of the vacant lot for employee parking for their current adjacent store.

Community Risk Management indicated this property has been vacant since September 15, 2023, and an interior demolition permit was issued on September 18, 2023. There are currently no open orders to correct on the property.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The 2040 Comprehensive Plan discusses goals to continue to attract and retain employers. This request gives opportunities of expansion for a large employer on a currently underutilized site.



















Staff Recommendation

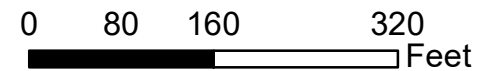
This item is recommended for approval with the condition that a payment for municipal services agreement (PMSA) is signed by the applicant and returned to the city prior to the December 14, 2023 Common Council meeting.

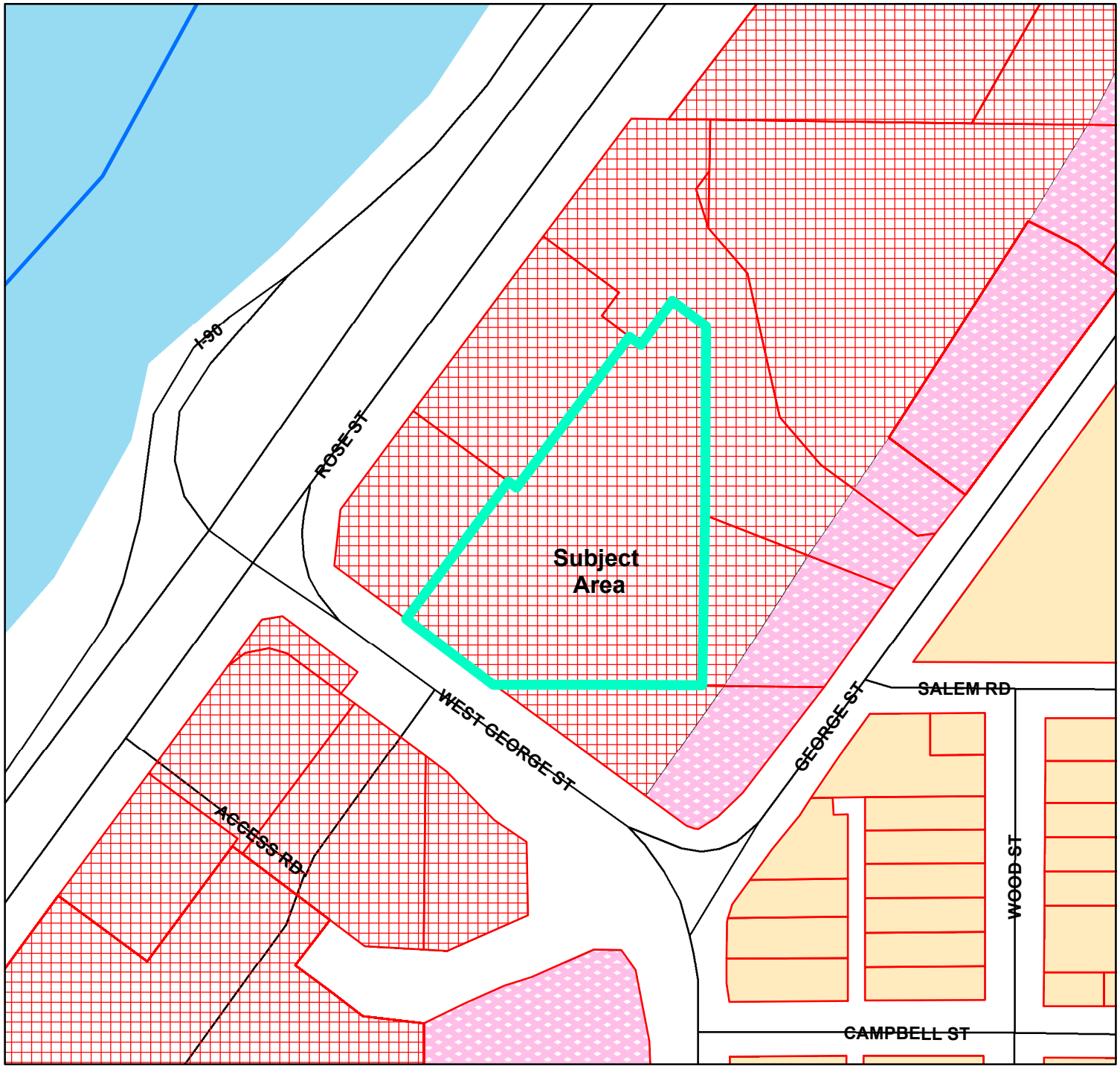
Routing J&A 12.5.2023



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





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