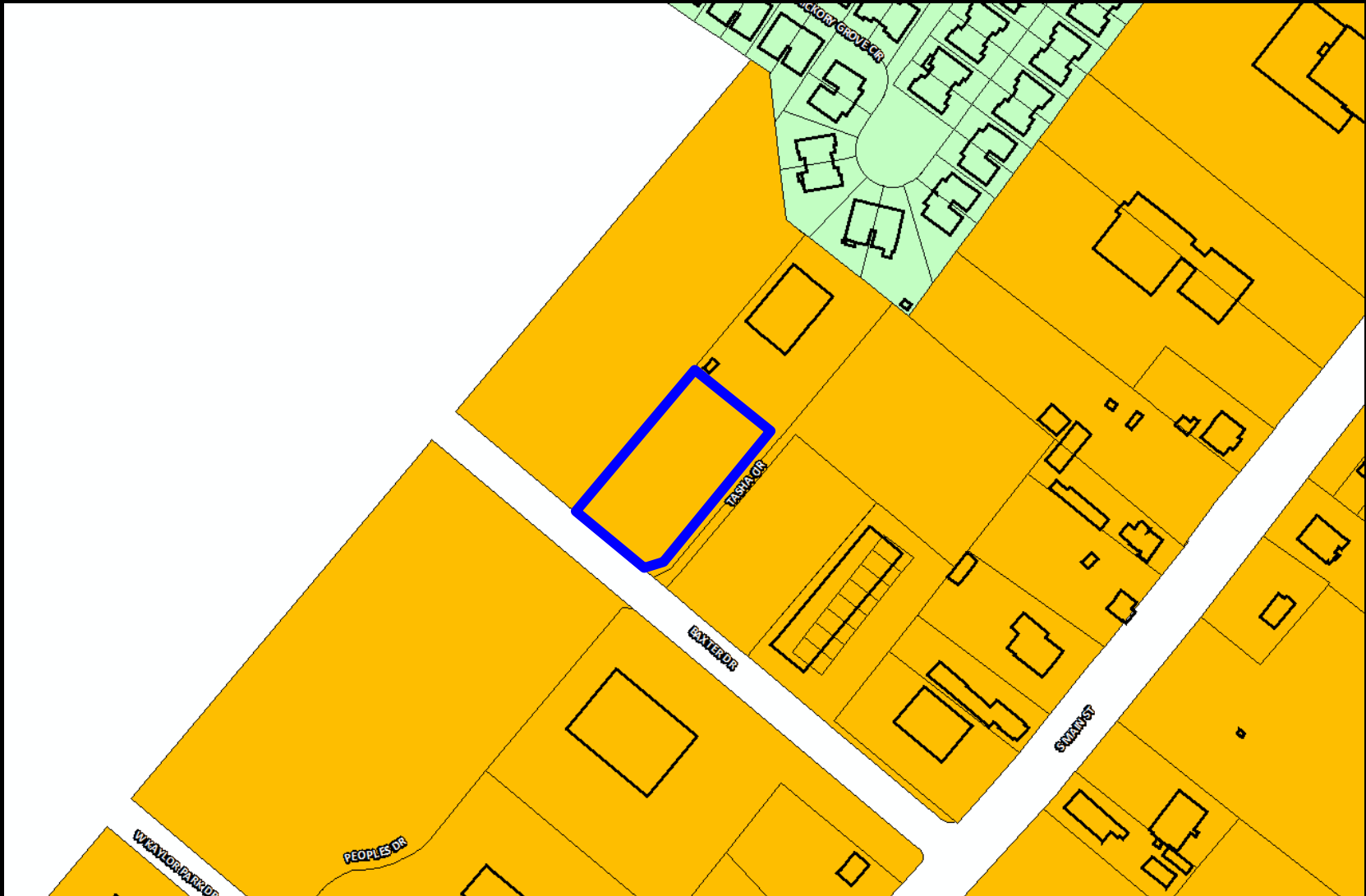
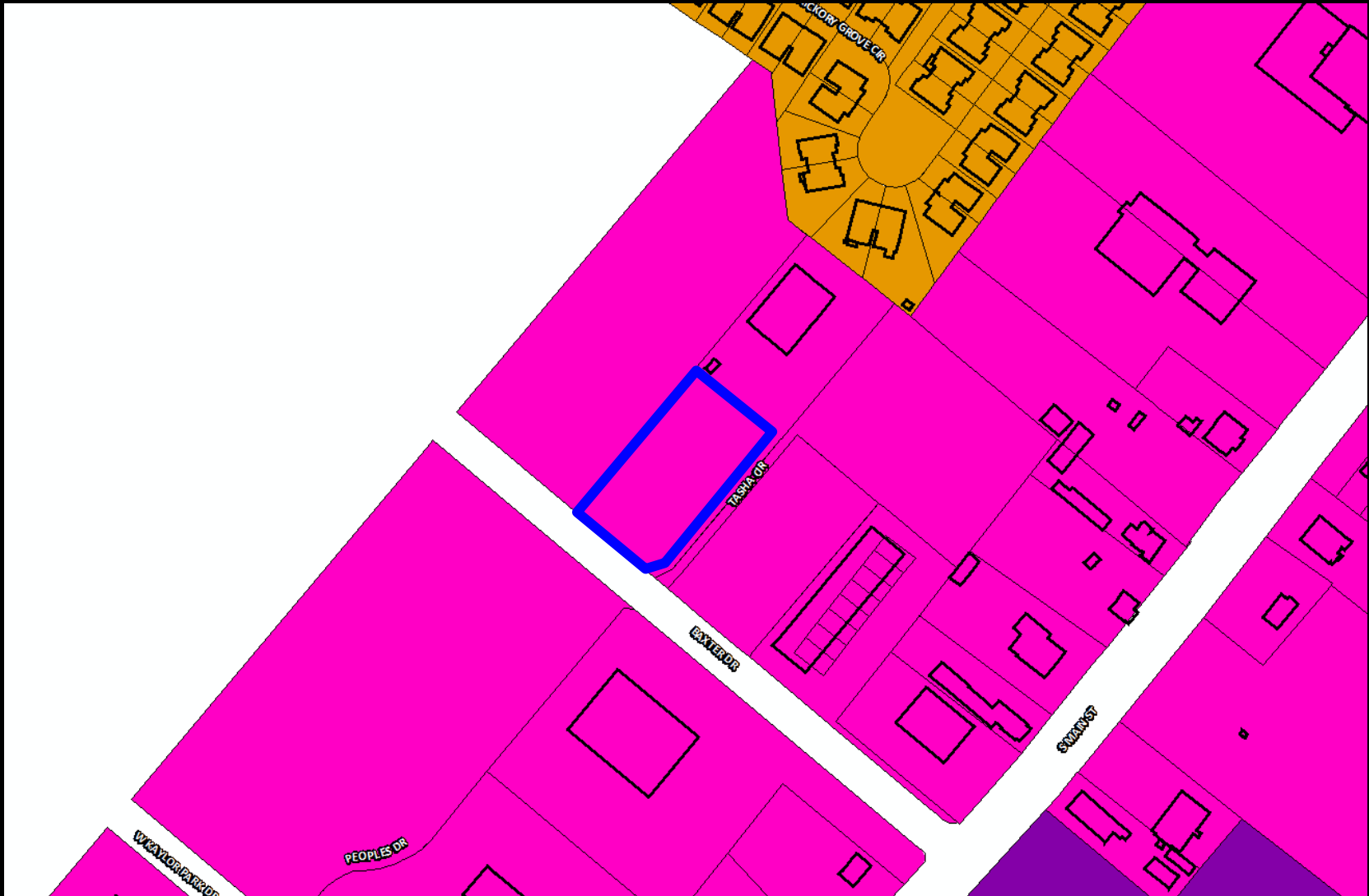


Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)

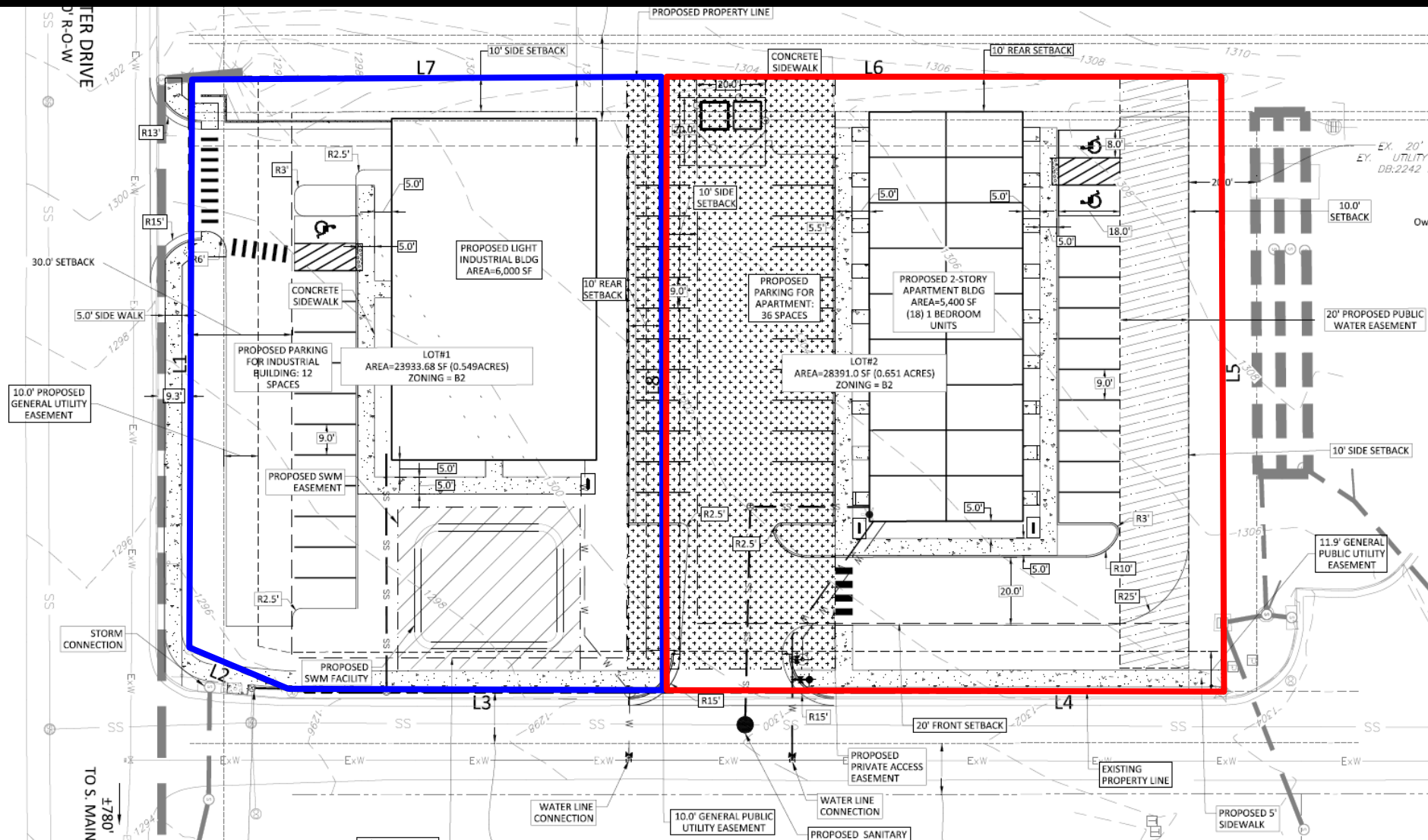


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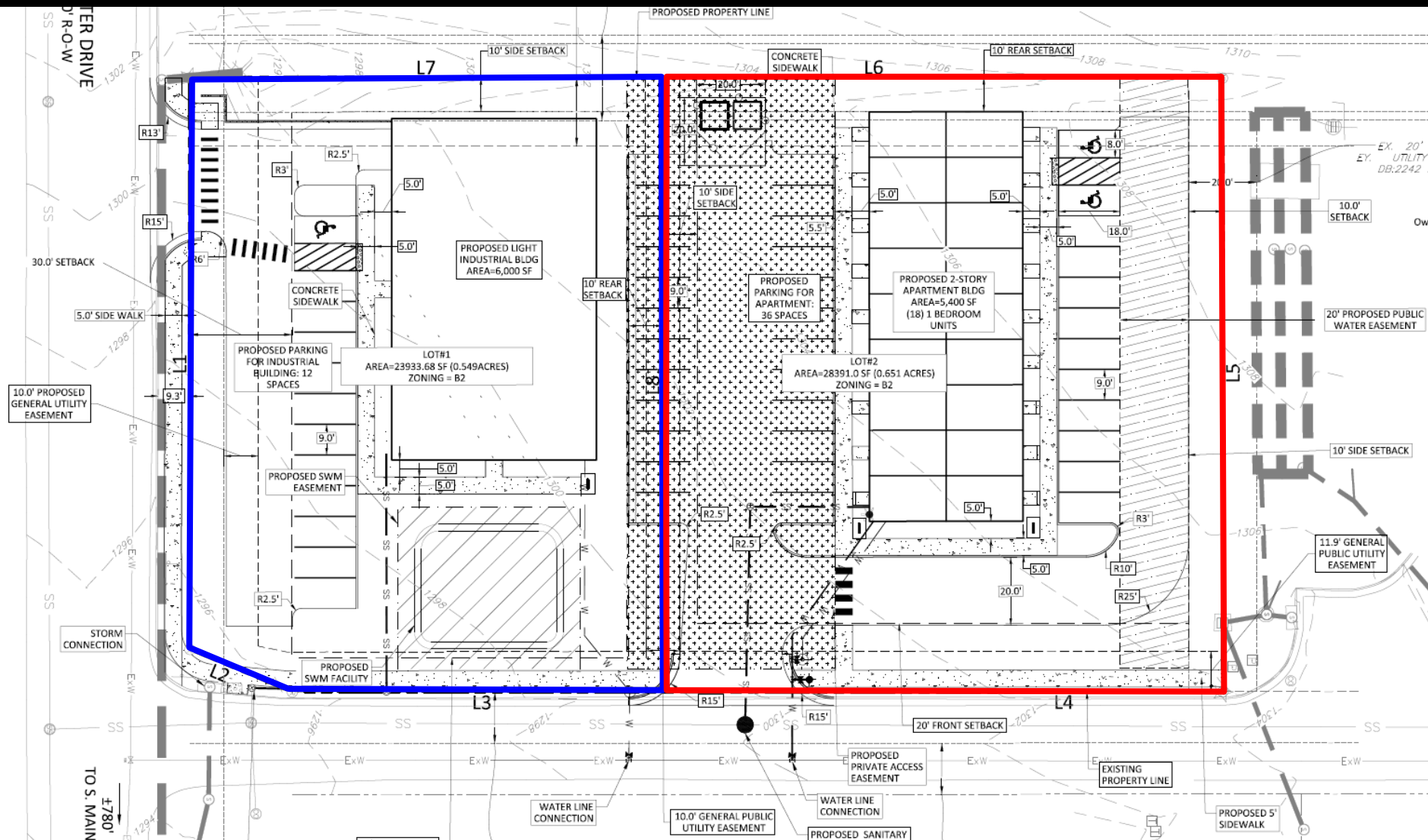
Preliminary Plat and Special Use Permits – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations and Allow Multiple-Family Dwellings in B-2)





Proposed Conditions for Manufacturing, Processing, and Assembly SUP

1. The special use permit shall only be applicable for a dietary supplement manufacturing operation or a substantially similar operation.
2. The special use permit shall be restricted to no greater than 6,000 square feet of gross floor area.
3. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit

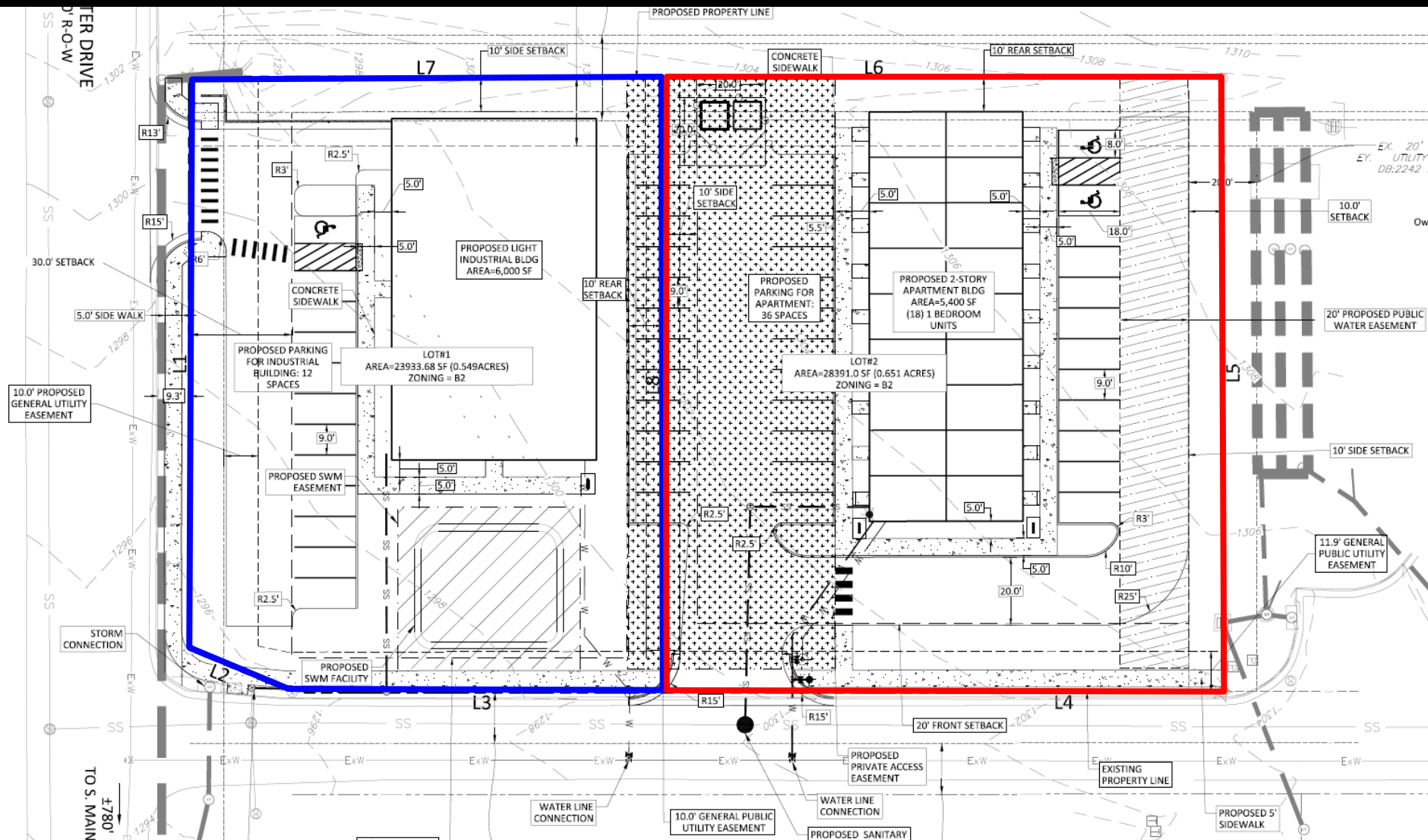


Proposed Condition for Multi-Family Units SUP

- Between 18 and 36 parking spaces shall be provided.

Subdivision Ordinance Variance

Section 10-2-42 (c) of the Subdivision Ordinance, which requires that all lots shall have public street frontage.



Recommendation

Staff and Planning Commission (4-0) recommends approval of both SUPs with conditions and approval of the preliminary plat with variance.

Staff also recommends an extension of approval from 12 months to 24 months for both SUP requests.