



**Meeting Date:** May 15, 2017

**Report No.** CC-17-79

**Agenda Item No.** 7c

**Status:** Public Hearing

**Purpose:** The applicant requests review and approval of a Specific Use Permit to allow a Healthcare and Social Assistance use at property addressed as 2307 N Perkins Rd, zoned CS, Commercial Shopping.

**Background Summary:** The subject property is located in the commercial development at Lakeview and Perkins Roads where the Academy and Walmart Neighborhood Market are located. The applicant seeks to construct a building on the out-parcel at the corner of Lakeview and Perkins for an Aspen Dental dentist office. The building may have a retail portion; however, the applicant would like the Specific Use Permit to allow for the dental offices to use the entire 5,815 sq. ft. building should they need to expand beyond the initial tenant space.

The proposed dental office is located within the boundaries of the North Perkins Road TIF where there are additional requirements outside of the adopted zoning and building codes.

**Prior Council Action or Part of an Approved Project:** No

**Related Items:** None

**Alternatives:** The alternatives are outlined in the [Planning Commission report](#).

**Recommendation:** Planning Commission recommends approval by a 6-0 vote of a Specific Use Permit to allow a Healthcare and Social Assistance use at property addressed as 2307 N Perkins Rd, zoned CS, Commercial Shopping.

**Prepared by:** Tom Coots, Planner I

**Reviewed by:** Paula Dennison, DS Director

**Submitted by:** Norman McNickle, City Manager

**Attachments:** Area Map, Site Plan