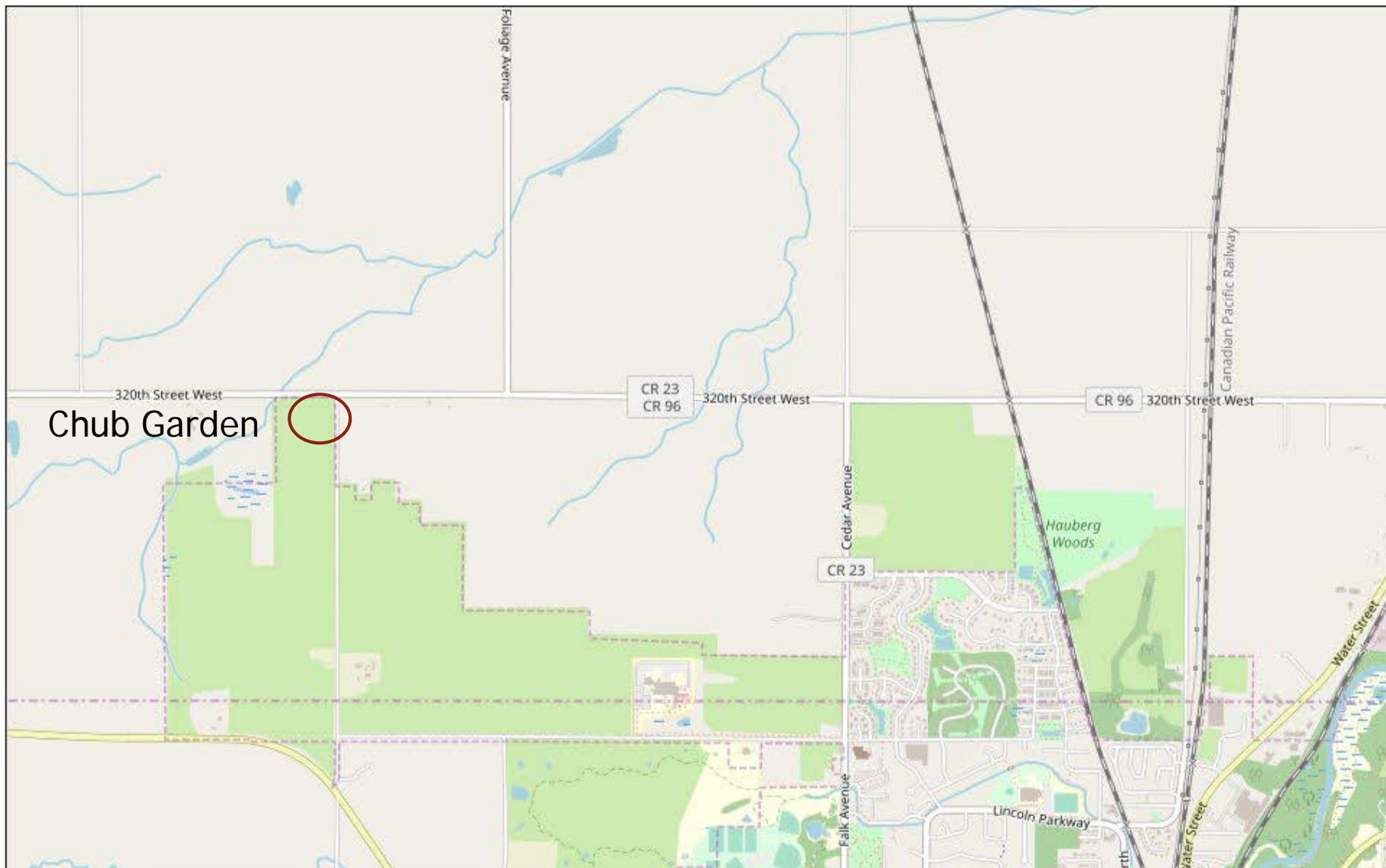




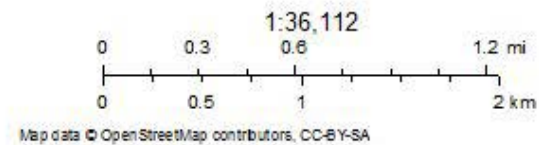
Conditional Use Permit Chub Garden Community Solar Garden

2-19-2019 City Council

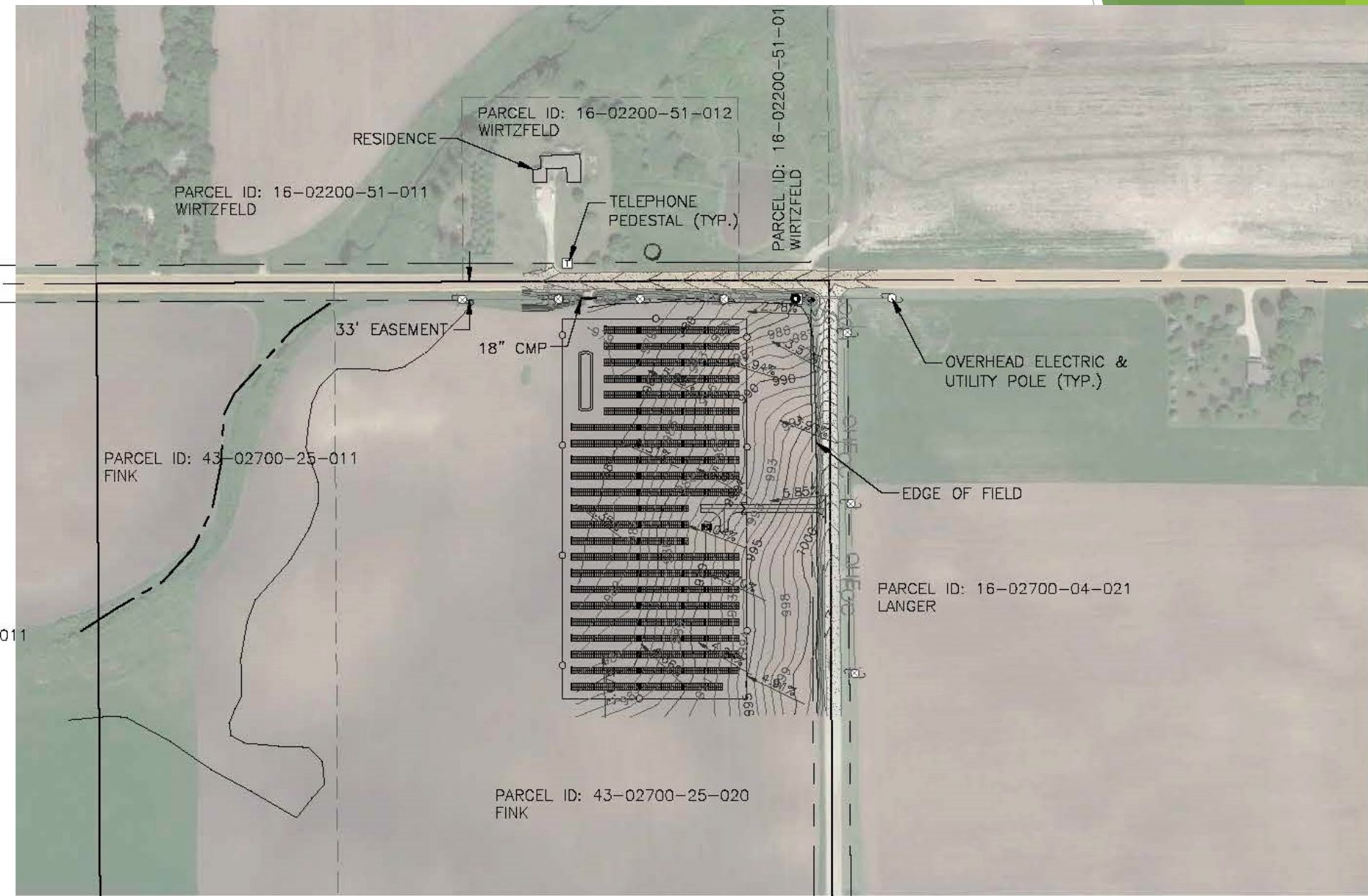
Property Map



January 16, 2019



Site Plan



Zoning

- ▶ The Commercial Solar ordinance amended the LDC to include solar energy production as a Conditional principal use within the Agricultural zoning district.
- ▶ Use-specific standards established in Article 2: Zoning Districts and Use Regulations apply.
- ▶ Use Specific Standards provide site planning, development, and/or operating standards for specific land uses such as solar energy production.

Use Specific Standards

- ▶ The recently adopted Commercial Solar zoning amendment set 17 specific standards to be met by solar farms, including setbacks, fencing, and landscaping.
- ▶ The site plan from Nokomis Energy for 1MW of solar energy production meets all use specific standards.

Conditional Use Permit

- ▶ Conditional uses are those uses that because of special requirements or characteristics may be allowed in a particular zoning district only after a recommendation by the planning commission and a decision by the city council.
- ▶ The Conditional Use Permit process provides an opportunity for the City Council to apply site specific standards in addition to the Use Specific Standards to address potential adverse impacts created by the project.
- ▶ If a proposed conditional use satisfies both the general and specific standards set forth in the zoning ordinance, the applicant is entitled to the conditional use permit.

CUP Conditions

- ▶ Conditions placed on a CUP should be designed to mitigate specific negative impacts to neighboring properties stemming from a proposed project.
- ▶ Conditions should be based on general planning principles of promoting or protecting the public health, safety and general welfare of the City.

CUP Approval Criteria

- ▶ For CUP approval only one criterion MUST be met:
 - a) The proposed use is allowed as a conditional use in the district for which it is proposed as shown in Table 2.7-1
- ▶ The remainder of the approval criteria (13 criteria) shall be considered in review of conditional use permit applications.
- ▶ Additional conditions may be imposed by City Council to make the use compatible with other uses allowed in the same district zone or vicinity.