



City of Kasson
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Conditional Use Permit Application – Supplemental Information

This form provides information related to the procedures and requirements for a Conditional Use Permit (CUP) Application with the City of Kasson. For full information on CUPs, please refer to § 154.067 of the City Code.

Date Submitted: _____

Planning Case Number: _____
(City will fill out)

Pre-Application Meeting Date: _____

A pre-application meeting with the City of Kasson Zoning Administrator pursuant to § 154.065(D) is required prior to submitting a CUP application.

Criteria for a Complete Submittal:

Submit one (1) printed Full-Size copy, one (1) printed 8 ½ X 11 copy, and one (1) digital (PDF or Similar) copy to the Zoning Administrator of the following:

<input type="checkbox"/>	Completed Application Form
<input type="checkbox"/>	Accurate Boundary Description
<input type="checkbox"/>	Evidence of ownership or enforceable option on the property
<input type="checkbox"/>	A development plan of the property drawn to scale showing the existing or proposed buildings, streets, access roads, driveways, parking spaces and signs
<input type="checkbox"/>	Landscaping and screening plans
<input type="checkbox"/>	Any submittal materials pertaining to a Site Plan Review, as may be required at the discretion of the Zoning Administrator <i>Attach a Site Plan Review Application Supplemental Information form to this application</i>
<input type="checkbox"/>	Any additional information deemed necessary by the Zoning Administrator to determine the suitability of the particular site for the proposed use

Conditional Use Information:

Zoning District: _____

Proposed Use: _____

Use-Specific Standards (Section Number): _____

Use-Specific Standards (List or Attach): _____

Criteria for Review:

In making the determination, whether or not the conditional use is to be allowed, the City Council shall consider:

- *The effects of the proposed use on the Comprehensive Plan; and*
- *The effects of the proposed use upon the health, safety and general welfare of occupants of surrounding lands.*

Among other things, the City Council shall make the following findings where applicable:

- *The proposed conditional use meets all of the applicable use-specific standards listed within Sections 154.175 through 154.257 of Chapter 154 Zoning of the City Code.*
- *The use is not in conflict with the Comprehensive Plan of the City.*
- *The use is consistent with the purpose of Chapter 154 Zoning of the City Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.*
- *The use will not cause traffic hazards and the traffic generated by the proposed use can be safely accommodated on existing or planned street systems; and the existing public roads providing access to the site will not need to be upgraded or improved by the City in order to handle the additional traffic generated by the use.*
- *Adequate measures have been taken or are proposed to prevent or control offensive odor, fumes, dust, noise, vibration or lighting which would otherwise disturb the use of neighboring property.*
- *Adequate utilities, parking, drainage and other necessary facilities will be provided.*
- *The proposed use will not impede the normal and orderly development or improvements of the surrounding property.*
- *The proposed use will not be injurious to the use and enjoyment of other property in the neighborhood and will not significantly diminish or impair the values of the property.*
- *The use will not disrupt the character of the neighborhood.*
- *The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.*

Additional conditions. *In permitting a new conditional use or in the amendment of an existing conditional use, the City may impose, in addition to the standards and requirements expressly specified by Chapter 154 Zoning of the City Code, additional conditions which the City considers necessary to protect the best interest of the surrounding area or the community as a whole. These conditions may include, but are not limited to, the following:*

- *Increasing the required yard setback dimension;*
- *Limiting the height, size or location of the buildings;*
- *Controlling the location and number of vehicle access points;*
- *Increasing the street width;*
- *Increasing the number of required off-street parking spaces;*
- *Limiting the number, size, location or lighting of signs;*
- *Requiring diking, fencing, screening, berming, landscaping or other facilities to protect adjacent or nearby property;*
- *Designating sites for open space; and*
- *Limiting the hours of operation.*