



City of Le Sueur, MN
Conditional Use/Planned Unit Development
Permit Application
 \$400 Application Fee plus \$1,000 Escrow

APPLICANT INFORMATION	
Name: _____	
Street Address: _____	City/State/Zip: _____
Phone: _____	Email: _____
PROPERTY INFORMATION	
Site Address: _____	PID#: _____
NOTES TO APPLICANT	
<p>Submittal Checklist:</p> <p>___ Certificate of Survey and Site plan including necessary exhibits (drawn to a tenth scale).</p> <p>___ Letter detailing reason for the conditional use permit request.</p> <p>I hereby acknowledge the following:</p> <p>I have reviewed and understand the requirements of Le Sueur City Code 153.023 regarding conditional use permits.</p> <p>By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 366.012 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may also be collected but may not cover actual expenses; any additional fees will be billed.</p> <p>I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.</p> <p>Applicant(s) _____ Date: _____</p> <p>Owner(s): _____ Date: _____</p>	

§ 153.023 CONDITIONAL USE PERMITS.

(A) Purpose. The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. A conditional use is a use which because of certain characteristics cannot be properly classified as a permitted use in the zoning district within which it is proposed. Conditional use permits are designed to meet the problem which arises where certain uses, although generally compatible with the basic use classification of a particular zone, should not be permitted to be located as a matter of right in every area included within the zone because of hazards inherent in the use itself or special problems which its proposed location may present. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises, or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

*continued on next page.

(B) Procedure. An application for a conditional use permit requires a public hearing and is to be processed in accordance with the procedures outlined in § 150.20 of this chapter.

(C) Application requirements. The information required for all conditional use permit applications generally consists of the following items and shall be submitted when requested by the city.

- 1) Site development plan. A site development plan, which shall include:
 - a. The location of all buildings on lots, including both existing and proposed structures;
 - b. The location of all adjacent buildings located within 200 feet of the exterior boundaries of the property in question;
 - c. The location and number of existing and proposed parking spaces;
 - d. Vehicular circulation;
 - e. Architectural elevations (type and materials used in all external surfaces);
 - f. The location and candle power of all luminaries; and
 - g. Curb cuts, driveways, and number of parking spaces.
- 2) Dimension plan. A dimension plan, which shall include:
 - a. Lot dimensions and area;
 - b. Dimensions of proposed and existing structures;
 - c. Building floor plan;
 - d. Setbacks of all buildings located on the property in question;
 - e. Proposed setbacks; and
 - f. A sanitary sewer and water plan with estimated use per day.
- 3) Grading plan. A grading plan, which shall include:
 - a. Existing contours;
 - b. Proposed grading elevations;
 - c. Drainage configurations;
 - d. Storm sewer catch basins and invert elevations;
 - e. Spot elevations; and
 - f. A proposed road profile.
- 4) Landscape plan. A landscape plan, which shall include:
 - a. (a) The location of all existing trees, their type and diameter, and which trees will be removed;
 - b. (b) The location, type, and diameter of all proposed plantings; and
 - c. (c) The location of and material used for all screening devices.
- 5) A legal description of the property under consideration.
- 6) Proof of ownership of the land for which a conditional use permit is requested.

(D) Criteria. The Planning Commission and City Council shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:

- 1) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the comprehensive plan;
- 2) The proposed use is or will be compatible with present and future land uses of the area;
- 3) The proposed use conforms with all performance standards contained in this chapter;
- 4) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
- 5) Traffic generation by the proposed use is within capabilities of streets serving the property.

(E) Additional conditions. In permitting a new conditional use or in the event of the modification of an existing conditional use, the City Council may impose, in addition to the standards and requirements expressly specified by this chapter, additional conditions which the City Council considers necessary in its sole discretion to protect the best interests of people in the surrounding area and the community as a whole.

(Ord. 422, passed 6-8-1992; Ord. 444, passed 8-25-1997; Ord. 583, passed 8-26-2019

OFFICE USE ONLY	
Date Received:	Amount Paid:
Date Approved:	Approved By: