



CONDITIONAL USE PERMIT APPLICATION

City of Becker
12060 Sherburne Ave. PO Box 250
Becker, MN 55308
Telephone: (763) 261-4302
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Date Received _____

Fee - \$325

APPLICANT _____

PHONE _____ FAX _____ EMAIL _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

FEE OWNER _____

ADDRESS _____ PHONE _____ EMAIL _____

PROJECT/DEVELOPMENT NAME _____

PROJECT LOCATION _____

PROPERTY IDENTIFICATION NUMBER (PIN) _____

PURPOSE OF CONDITIONAL USE PERMIT _____

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL

Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a conditional use permit may be granted. The City Council declares it necessary and appropriate for conditional use permit approval in the following instances: (1) Uses declared conditional uses in the respective districts, (2) To allow for any uses within the Planned Unit Development District.

The application for conditional use permit approval shall be on this form and shall include the established fee. The application and copies of the site plan shall be submitted twenty four (24) days prior to the next Planning Commission meeting. (Please see attached meeting schedule). The application shall contain twelve (12) copies of the site plan drawn to scale (8.5"x11", 8.5"x14" or 11"x17") with the following information:

- Property dimensions, grading, landscaping and location of utilities, as applicable.
- Location of all existing and proposed buildings and their square footage.
- Existing and proposed curb cuts, driveways, access roads, parking spaces, off-street loading areas and sidewalks.
- Any additional information reasonably required by the City Staff, Planning Commission or City Council.

PROCEDURE

The Planning Commission shall hold a Public Hearing on the proposed conditional use permit request and review the request based on the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; architectural and engineering features, landscaping, lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading; signage; screening; setbacks and other related matters. The Planning Commission will make a recommendation on the application which may include a recommendation to impose necessary conditions and safeguards on to the permit where they deem as necessary.

Notice of the Public Hearing shall be publicized in the official paper and notice shall be mailed to each owner of property situated wholly or partly within 350 feet of the property to which the conditional use is related at least ten (10) days prior to the Meeting. The City of Becker shall be responsible for mailing such notices.

The City recommends that you are prepared to give a presentation with enlarged drawings or elevations of the proposed units, plat and/or other materials that would be helpful for and during the public hearing to better familiarize not only the Planning Commission and City Council, but any residents that are present for the public hearing on your proposed land use request.

We, the undersigned, have read and understand the above.

Signature of Applicant Date

Signature of Owner (s) Date