



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: September 9, 2025

Reference: Public Hearing: Consider approval of PD-223R2-C, for Lot 12R, to amend the Detailed Planned Development to allow for up to 100 percent warehouse and distribution of the floor area for 1090 E Sandy Lake Road, for a Goodwill Donation Drop-Off Only with a drive through facility, located at 1090 E. Sandy Lake Road, at the request of the property owner.

2040: Create Business and Innovation Nodes

Introduction:

The applicant is proposing to have a Goodwill Donation Drop-Off Only located at 1090 E. Sandy Lake Road, where donations would be dropped off at the front parking area and via the drive-through. Proposed hours of operation are Monday-Saturday 7:30 am – 7 pm and Sunday from 10 am – 7 pm. The Planning and Zoning Commission denied this request and the applicant is appealing it to the City Council. A supermajority vote is required to approve this request.

Background:

The Commercial (C) zoning district regulations limits the amount of warehousing and distribution to a maximum of 20% of the floor area. The request before you is to use **100%** of the floor area for warehousing and distribution of the donated items. There is no commercial retail component to this request. As explained in their narrative, items would be dropped off to the site, stored in the building and then distributed at the main Goodwill facilities to be processed and finally to one of their retail locations. Staff has indicated to the applicant that the requested use is in line with property zoned Light Industrial (LI) and that staff would not support the request to convert this commercial site to one that does not provide for any retail or commercial uses and does not provide for the daily shopping, dining and service needs of the residential neighborhoods as listed in the Comprehensive Plan. Furthermore, staff is concerned about illegal dumping and blight as this can become a magnet for unwanted items, which in turn would negatively impact the area. For these reasons, Staff is unable to support the request and the Planning and Zoning Commission denied this request.

Benefit to the Community:

N/A

Legal Review:

The City Attorney was present at the Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (4-2) recommended DENIAL of the request. If the City Council were to approve the request, staff would request the following PD conditions:

1. There may be additional comments during the Detail Building review.
2. PD Conditions:
 - a. No outside storage of donations allowed.
 - b. No trailers/storage containers or the like allowed.
 - c. Signs must comply with ordinance requirements.

ATTACHMENTS:

1. PZ Staff Report
2. Narrative
3. Floor Plan