

Conditional Use Permit Request: 709 Main Ave

We, Kelsey and Chad Borchard, are the owners of The Growth Collective LLC, a group practice of Licensed Professional Counselors (LPC) that have been practicing in Brookings and the surrounding communities since 2022.

We have recently purchased 709 Main Ave, a two-story residence built in 1889, and are submitting this application for the allowance of the conditional use of "Office" for the premises, as is facilitated by its location within an R-2 Zoning District.

We understand that while conditional uses are permissible in R-2 districts, there is a standard to be met before a conditional use permit is granted. We wish to submit this narrative to explain how we will meet the standards as outlined in Section 94-290 within the Brookings Code of Ordinances.

Sec. 94-290. - Offices.

Such uses shall be located on a collector or arterial street. Special attention shall be given to the architectural compatibility with surrounding residential properties. Consideration shall be given to the traffic generated by such use, the type of sign, the hours of operation and the character of the use. Parking shall be screened from any adjacent residential area.

1) Collector or Arterial Street

- a) 709 Main Ave is located along a collector street according to page 119 of the 2040 Comprehensive Plan document.

2) Architectural Compatibility

- a) This is an existing structure that was originally constructed as a 2-story residence in 1889. The exterior of the structure is compatible with other residences within the neighborhood. The home has been carefully cared for and restored over the years and with our business occupying the building, it is in our best interest to continue to invest in maintaining an appealing aesthetic for both the building and the surrounding grounds and landscaping.

3) Traffic Considerations/Hours of Operation/Parking

- a) The normal operating hours for our practice are 9am to 5pm Monday-Friday. Counseling sessions typically last for an hour and there is prep and charting work that occurs before and after without the client present. You will notice from our submitted site plan that there is space for 5 parking spots with alley access in the rear of the property, along with diagonal street parking along Main Ave. Both vegetative and structural screening for the parking areas have been indicated on the submitted site plan.

4) Signage

- a) Signage will be less than 8 sq ft and conform with city code.

Character of Use

A Licensed Professional Counselor sees clients in a variety of settings. Our counselors can meet clients for a session at their school, virtually, or most traditionally, in an office. In *Counseling: A Handbook for Establishing Skills*, the World Health Organization advises a counseling environment should be:

- Welcoming
- Comfortable
- A place with few distractions
- Somewhere where privacy and confidentiality can be maintained
- Non-threatening (e.g. a place where people can feel relaxed and comfortable).

709 Main Ave is a wonderful example of all of those things. Counseling Offices are not loud offices, nor do they attract a population of people that are trying to bring about attention to themselves. The acquisition of the property at 709 Main Ave was primarily motivated to offer our clients a more welcoming, private space in which they can engage in therapy.

Request to Establish Three Office Suites

Floorplans will have been submitted by mid-October detailing how 3 distinct office spaces along with separate shared resource spaces will be situated within the building at 709 Main Ave. Shared resource spaces will include a therapy room in which children clients will be able to engage with their counselor through play therapy, a library, and a kitchen/commons area for the clinicians. An ADA accessible bathroom will be located on the main floor and will be available to the public.

The request for the establishment of distinct Office Suites within the building will enable Professionals who do not work for The Growth Collective the opportunity to utilize a distinct office space on a short or mid term basis while they establish their practice in our community. As part of this request, we would welcome the The Planning Commission and City Council attaching an additional condition to the use of the property; that it be limited to the following professionals:

- 1) Licensed Professional Counselor (LPC)
- 2) Licensed Clinical Social Workers (LSCW)
- 3) Licensed Marriage and Family Counselors (LMFT)

Summary and Conclusion

We hope you will find that our application for this use is one that conforms to the letter of the ordinance, but also is one that fits within the spirit of what the conditional use ordinance is meant to allow within a R-2 district. We offer to use this space in a way that provides a needed service to our community, while also stewarding the care of a 136-year-old building that ensures it continues to be an aesthetically pleasing, historical asset to our downtown and campus neighborhoods.

We have had conversations with both adjacent neighbors that are in owner occupied dwellings next to 709 Main and they have expressed their support for our intended use. Photos have been attached to this document to highlight the building's character and appropriateness for use as professional space. We thank you for your consideration.



