

771 N. Church Street – Review of Exterior Storage CUP

Background:

This item was at the October 24, 2022 Plan Commission meeting. Vicente Flores-Martinez, applicant, and Flores Martinez Enterprises, LLC (Vicente Flores-Martinez, registered agent & property owner), are proposing screened refuse containers at 771 N. Church Street. 771 N. Church Street is zoned Planned Business (PB). At the October 24, 2022 meeting, the placement suggested for the dumpster and enclosure was incorrect. This item is returning to the Plan Commission for further review and suggested placement of the screened refuse containers.

Relevant Information:

D. Requirements for exterior storage in nonresidential districts. In all office, commercial and industrial zoning districts (see § 550-17 for a listing of these districts), all materials, equipment and trailers shall be stored within a completely enclosed building, except for the following, which shall not be located within any front yard or required street yard (except for vehicles and/or trailers in designated parking spaces) and shall be stored a minimum of five feet from any and all property lines: screened refuse containers; construction materials, landscape materials and related equipment associated with on-site construction; and off-street parking. Such exterior storage shall require a conditional use permit per § 550-142.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.
2. Approve the Conditional Use Permit without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve the Conditional Use Permit with conditions as identified by the Plan Commission.