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TO: Plan Commission
DATE: August 14th, 2023
SUBJECT: Public Hearing Comment Review and Recommendation to Council – Rezoning 621
Bernard Street and 668 Johnson Street.

A rezoning requested by The Watertown Fire Department to change the zoning on parcels located at 621 Bernard St and 668 Johnson St. Parcel PINs: 291-0815-0432-019 & 291-0815-0544-003

SITE DETAILS:

Acres: 2.21 & 5.55

Current Zoning: General Business (GB) and Multifamily Residential-8 (MR-8)

Existing Land Use: Vacant Land

Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation on approximately 7.76 acres from General Business and Multi-Family (MR-8) Residential Zoning to Central Business Zoning for use as the City's new Fire Station. The 2019 City of Watertown Comprehensive Plan designates the Future Land Use of this area as Central Mixed Use. Central Business Zoning is the associated zoning district for Central Mixed Use per the Comprehensive Plan. Public Services and Utilities is a principle land use permitted by right in the Central Business Zoning District.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use for all adjacent areas. Planned Neighborhood and Institutional Future Land Use Designations exist further to the west and south.

Nearby Zoning includes General Business District Zoning directly adjacent to the east and north, Multi-Family Zoning to the north and west, and Planned Office Zoning across the street to the south. Single-Family Residential Zoning also exists to the west.

Zoning Code

The zoning code requires the Plan Commission to review rezoning requests and make a recommend to the Common Council.

Per Section § 550-141G:

G. Review and recommendation by the Plan Commission. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) Within 60 days after the public hearing (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall make a written report to the Common Council stating its findings regarding Subsection **D** above and its recommendations regarding the application as a whole. Said report shall include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection **D(3)(a)** through **(c)**.

(2) If the Plan Commission fails to make a report within 60 days after the filing of said complete application [and in the absence of an applicant-approved extension per Subsection **G(1)** above], then the Common Council may act on the application within 30

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days after the expiration of said sixty-day period. Failure to receive said written report from the Plan Commission per Subsection G(1) above shall not invalidate the proceedings or actions of the Common Council.

(3) If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant

PUBLIC HEARING COMMENTS:

No public comments from August 1st, 2023 Public Hearing.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Rezoning to Common Council.
2. Positive recommendation of the Rezoning to Common Council.
3. Positive recommendation of the Rezoning to Common Council, with conditions identified by the Plan Commission:
 - a. Note: The public hearing notice for this rezoning contained a clerical error that erroneously stated the existing zoning to include the Two-Family Residential (TR-6) zoning district rather than the correct zoning district of Multifamily Residential-8 (MR-8).