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TO: Plan Commission  
DATE: April 22nd, 2024  
SUBJECT: 1508 Doctors Ct – Pre-Application Conference/Concept Review for PUD

A request by Dan Maki for a Pre-Application Conference/Concept Review to discuss a possible Planned Unit Development. Parcel PIN(s): 291-0815-0324-030

SITE DETAILS:

Acres: 0.40  
Current Zoning: Planned Office and Institutional  
Existing Land Use: Office  
Future Land Use Designation: Planned Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is considering a PUD Overlay Zoning District proposal to request the allowance of a Commercial Apartment within an existing office building. The applicant wishes to move his architectural-engineering firm to Watertown and establish a live/work space within an existing office building.

STAFF EVALUATION:

Land Use and Zoning:

1. The Planned Unit Development: Pre-Application process is outlined in Section § 550-152E:

*E. PUD Process Step 1: Preapplication conference.*

- (1) The applicant shall contact the Zoning Administrator to place an informal discussion item for the PUD on the Plan Commission agenda.*
- (2) No details beyond the name of the applicant and the identification of the discussion item as a PUD are required to be given in the agenda.*
- (3) At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the potential PUD. Appropriate topics for discussion may include the location of the PUD, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.*
- (4) Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the City but should be considered as the informal nonbinding basis for proceeding to the next step.*

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. No action required, discussion only.

ATTACHMENTS:

- Application materials