

672 Johnson Street – Planned Unit Development: Pre-Application & Concept Review

Background:

672 Johnson Street is zoned Planned Office & Institutional, and is identified in the 2019 Comprehensive Plan as having a future land use of Institutional.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

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.*

2. The Planned Unit Development: Concept Plan process is outlined in Section § 550-152F:

F. PUD Process Step 2: Concept plan.

- (1) The applicant shall provide the Zoning Administrator with a draft PUD concept plan submittal packet for a determination of completeness prior to placing the proposed PUD on the Plan Commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the Zoning Administrator and placement of the item on a Plan Commission agenda for concept plan review:*
 - (a) A location map of the subject property and its vicinity at 11 inches by 17 inches, as depicted on a copy of the City of Watertown Land Use Plan Map.*
 - (b) A general written description of the proposed PUD, including:*
 - [1] General project themes and images;*
 - [2] The general mix of dwelling unit types and/or land uses;*
 - [3] Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;*

- [4] The general treatment of natural features;*
- [5] The general relationship to nearby properties and public streets;*
- [6] The general relationship of the project to the Comprehensive Plan; and*
- [7] An initial draft list of zoning standards which will not be met by the proposed PUD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PUD and the location(s) in which they apply shall be identified.*

Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit and in regard to the mitigation of potential adverse impacts created by design flexibility.

(c) A written description of potentially requested exemptions from the requirements of the underlying zoning district, in the following order:

- [1] Land use exemptions.*
- [2] Density and intensity exemptions.*
- [3] Bulk exemptions.*
- [4] Landscaping exceptions.*
- [5] Parking and loading requirements exceptions.*

(d) A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives. The applicant may submit copies of a larger version of the "bubble plan" in addition to the 11 inches by 17 inches reduction.

(2) Within 10 working days of receiving the draft PUD concept plan submittal packet, the Zoning Administrator shall determine whether the submittal is complete. Once the Zoning Administrator has received a complete packet, the proposed PUD concept plan shall be placed on the Plan Commission agenda.

(3) At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the conceptual PUD. Appropriate topics for discussion may include the any of the information provided in the PUD concept plan submittal packet or other items as determined by the Plan Commission.

(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. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal petition for rezoning which accompanies the general development plan (GDP) application.

3. Outdoor Commercial Entertainment is not an allowed principal land use for Planned Office & Institutional.