

Initial Rezoning Review – 306 Hyland Street

Background:

Loeb & Company, LLP are petitioning the City of Watertown to rezone 306 Hyland Street (PIN: 291-0815-0431-039). Currently 306 Hyland Street is zoned General Industrial (GI); Loeb & Company, LLP are proposing a rezone to General Business (GB). The future land use identified for 306 Hyland Street in the 2019 City of Watertown Comprehensive Plan is Planned Mixed Use. Planned Mixed Use allows for all commercial zoning districts. 306 Hyland Street is located within TID #7.

Loeb & Company, LLP have a tenant that is proposing an automobile dealership at 306 Hyland Street. Automotive dealerships fall under the land use of Outdoor Display. Outdoor Display is not allowed in the current Zoning District. General Business Zoning Districts allow for the Outdoor Display land use.

Relevant Information:

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

1. See attached future land use map.
2. Rezoning options for Planned Mixed Use:

Figure 7.7 Future Land Use and Existing Zoning Districts Translation

Future Land Use Category	Associated Zoning District
Agriculture	Outside of the City Limits
Single-Family-Exurban	Countryside Residential-10, Exurban Residential-1, Outside of the City Limits
Single-Family-Urban	Single-Family Residential-4
Two-Family	Two-Family Residential-6
Multi-Family	Multi-Family Residential-8, Multi-Family Residential-10, and Senior Residential
Planned Neighborhood	All Residential Districts, Neighborhood Office, and Neighborhood Businesses
Neighborhood Mixed-Use	Neighborhood Office, Neighborhood Business, and all Residential Districts
Planned Mixed-Use	All Office, Commercial, Institutional, and Multi-Family Residential Districts, plus the Planned Industrial and Planned Development Districts
Riverside Mixed-Use	All Office, Commercial, Institutional, and Residential Districts, plus the Planned Development District
Central Mixed-Use	Central Business
Mixed Industrial	Planned Industrial, General Industrial, and Heavy Industrial
Institutional	All Districts
Airport	Planned Industrial
Parks and Recreation	All Districts
Environmental Corridor	All Districts

3. Per Section § 550-141E:

- E. Initial review by the Plan Commission and scheduling of Common Council public hearing. 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) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.
- (2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

4. General Business Zoning Districts allow the following principal land uses under Section § 550-33B:

B. List of allowable principal land uses (per Article III).

(1) Principal land uses permitted by right (per § 550-45A):

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*
- (d) Active outdoor public recreation.*
- (e) Public services and utilities.*
- (f) Office.*
- (g) Personal or professional services.*
- (h) Indoor sales or service.*
- (i) Indoor maintenance service.*
- (j) Off-site parking lot.*

(2) Principal land uses permitted as conditional use (per § 550-45B):

- (a) Clear-cutting.*
- (b) Indoor institutional.*
- (c) Outdoor institutional.*
- (d) Institutional residential.*
- (e) Outdoor display.*
- (f) In-vehicle sales or service.*
- (g) Indoor commercial entertainment.*
- (h) Outdoor commercial entertainment.*
- (i) Commercial animal boarding.*
- (j) Commercial indoor lodging.*
- (k) Bed-and-breakfast establishments.*
- (l) Group day-care center (nine or more children).*
- (m) Boardinghouse.*
- (n) Vehicle repair and maintenance.*
- (o) Personal storage facility.*
- (p) Sexually oriented land use.*

5. General Industrial Zoning Districts allow the following principal land uses under Section § 550-36B:

B. List of allowable principal land uses (per Article III).

(1) Principal land uses permitted by right (per § 550-45A):

- (a) Cultivation.*
- (b) Selective cutting.*
- (c) Passive outdoor public recreation.*

- (d) Public services and utilities.*
 - (e) Office.*
 - (f) Indoor maintenance service.*
 - (g) Indoor storage or wholesaling.*
 - (h) Off-site parking lot.*
 - (i) Distribution center.*
 - (j) Light industrial.*
- (2) Principal land uses permitted as conditional use (per § 550-45B):*
- (a) Clear-cutting.*
 - (b) Group day-care center (nine or more children).*
 - (c) Vehicle repair and maintenance.*
 - (d) Outdoor storage or wholesaling.*
 - (e) Personal storage facility.*
 - (f) Airport/heliport.*
 - (g) Freight terminal.*
 - (h) Communication tower.*
 - (i) Sexually oriented land use.*

6. Set public hearing date for July 19, 2022.

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. Postpone to a later date as determined by the Plan Commission.
2. Set public hearing date for July 19, 2022.