

CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

Reviewer: Steven Madsen

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AGENDA ITEM NUMBER: 625-17

REFER TO: ZOrd 0005-17

STAFF RECOMMENDATION:

THAT A USE SUPPLEMENT BE ADOPTED BY A RESOLUTION OF THE COMMON COUNCIL IN ASSOCIATION WITH A FLEX DEVELOPMENT OVERLAY DISTRICT AT 3457 & 3449 DOUGLAS AVENUE, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That all uses listed in the underlying B-1 Neighborhood Convenience District are permissible by right or by conditional use permit unless otherwise specified herein.
- b. That all applicable permits are obtained from the Building Inspection Department.
- c. That the following flex use(s) are permitted as permitted use(s) by right by Ordinance No. ZOrd 005-17 in addition to those permitted by right in the B1 Neighborhood Convenience District: None
- d. That the following flex use(s) are permitted as conditional use permit(s) by Ordinance No. ZOrd 005-17 in addition to those conditional use permits permitted in the B1 Neighborhood Convenience District: Contractor Facilities that include Offices and Showroom.
- e. That the following uses shall be prohibited:
 1. Boardinghouses, lodgishouses and roominghouses.
 2. Community living arrangements.
- f. That all aspects of the flex uses and all other uses shall be contained on site.
- g. That the Chief Building inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.
- h. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District
- i. That all applicable codes and ordinances be complied with and required permits acquired.

j. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.

k. That this flex development is subject to Plan Commission review for compliance with the listed conditions.