

THAT ZORD.007-14, BEING AN ORDINANCE TO REZONE 1520 & 1536 CLARK STREET FROM I-1 GENERAL INDUSTRIAL DISTRICT TO I-2 WITH A FLEX DEVELOPMENT OVERLAY BE ADOPTED.

FURTHER, THAT A USE SUPPLEMENT BE ADOPTED FOR THE PROPERTIES AT 1520 & 1536 CLARK STREET AS FOLLOWS:

(Note: Part of the flex rezoning request requires the development of a Use Supplement, which outlines other uses that may be allowed or prohibited under the FLEX zoning overlay.)

- a. That all uses listed in the underlying I-2 General Industrial District are permissible by right or by conditional use permit, except as otherwise specified in "b." below.
- b. Prohibited uses shall include all those uses absent from the following list of uses:
  1. Dwelling Units other than lodging rooms and houses.
  2. Bakeries.
  3. Branch banks and credit unions.
  4. Parks and playgrounds
  5. Recreation buildings, community centers, or meeting halls.
  6. Restaurants.
  7. Trade schools.
  8. Accessory uses, incidental to and on the same zoning lot as the principal uses included limited retail outlets.
  9. Community gardens.
  10. Access Corridor overlay districts
- c. That all applicable permits are obtained from the Building Inspection Department.
- d. That the following flex uses are permitted as conditional use permit by Ordinance No. ZORD 007-14 in addition to those permitted in the I-2 General Industrial District and amended herein:
  1. Residential apartment complexes developed in compliance with the R-5 General Residence District and all other zoning sections applicable to residential apartments.
  2. Packaging.
  3. Personal storage / warehousing within the building footprint.
- e. That all aspects of the flex uses and other uses shall be contained on site and in enclosed areas.
- f. That by the authorization and/or petitioning by the property owner or their authorized agent for the actions, restrictions and privileges implemented, imposed and afforded by this resolution and ZORD 007-14, owner and owners representative recognize that lack of implementation of the impetus project being the subject of item 15-00023 within 48 months of approval shall constitute noncompliance with the City of Racine Municipal Code, Sections 114-146 through 114-160 and shall be subject to revocation under Section 114-156.
- g. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or 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 listed conditions.