Legislation Details

File #:	1183-18	**Version:**	A	**Name:**	Subject: (Direct referral) A request from Engberg Anderson Architects, authorized agent for J. Jeffers and Co. seeking a conditional use permit to provide residential dwelling units in an existing building at 1701 Packard Avenue. (PC-18)
Type:	Communication			**Status:**	Passed
File created:	11/9/2018			**In control:**	City Plan Commission
On agenda:				**Final action:**	11/20/2018

Title: Subject: (Direct Referral) A request from Engberg Anderson Architects, authorized agent for J. Jeffers and Co. seeking a conditional use permit to provide residential dwelling units in an existing building at 1701 Packard Avenue. (PC-18)

Recommendation of the City Plan Commission on 11-14-18: That based on the findings of fact, that the request from J. Jeffers & Co. seeking a conditional use permit to provide residential dwelling units in an existing building at 1701 Packard Avenue be approved subject to the following conditions:

a. That the plans presented to the Plan Commission on November 14, 2018 be approved subject to the conditions contained herein.
b. That the following development standards be complied with prior to occupancy unless otherwise noted:

1. Parking areas along 17th Street, Phillips Avenue and South Memorial Drive be screened as required by Sec. 114-737 using a combination of plantings, berms or decorative wall/fence, which is not chain link with slats. All landscaping beds shall be organic material and not stone or rocks. Prior to installation, method(s) and combination(s) of screening to be approved by City Development Department; and

2. Specifications for trash enclosure required by Sec. 114-740 as shown on the site plans be submitted to and approved by City Development prior to installation. Privacy slats in a chain link fence shall not be utilized on the enclosure; and

3. Specifications for lighting fixtures be submitted to and approved by the City Development Department prior to installation as required by Sec. 114-742; and

4. A revised plan showing the proposed potable water or fire service connection(s) to be submitted showing the re-use of existing service(s), or the installation of new service(s); and

5. Submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy.

c. That, if prior to the issuance of an Occupancy Permit, required development standards listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
d. All changes to plans as required from the Joint Plan Review Team project review letter occur.
e. Compliance with Landmarks Preservation Commission findings of appropriateness and State Historic Preservation Office related to the preservation of the building.
f. That all signage be reviewed and approved by the City Development Department prior to installation. Signage shall be compatible with the time period of the building and not be an internally illuminated panel(s).
g. That the following exceptions are granted with the issuance of this conditional use permit:

1. Sec. 114-1188 of three (3) parking spaces; and
2. Sec. 114-1205 off street loading zone not occupy required parking facilities; and

3. Sec. 114-370 for yard requirements as specified in the Flex Overlay supplement.

h. That all codes and ordinances are complied with and required permits acquired.

i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Sponsors: Jason Meekma

Indexes:

Code sections:

Attachments: 1. 1701 Packard Avenue review and recommendation, 2. 1701 Packard Avenue applicant submittals, 3. 1701 Packard Avenue public hearing notice, 4. #1183-18 Resolution

Date	Ver.	Action By	Action	Result
11/20/2018	A	Common Council	Approved as Presented	Pass
11/14/2018	A	City Plan Commission	Recommended For Approval	

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