

Report to the Manitowoc Plan Commission

Meeting Date: May 24, 2017

Report Print Date: May 19, 2017; 8:45 AM

Request: PC 15-2017: Amendment to Zoning Ordinance 15.370(14) Code Regarding Setbacks from Major Streets.

Reason for Request: The owner of the property located southwest of N. 8th and Huron Streets proposed a building expansion, but section 15.370(14) requires a 25' building and parking setback from the N. 8th Street official map street line making the expansion unfeasible.

Existing Land Use for Subject Property: The land uses along the 8th Street corridor are predominately residential with some smaller scale retail and business mixed in.

Existing Zoning for Subject Area: Mix of R-3 Single Family Residential, R-4 Single and Two Family Residential, R-6 Multiple-Family Residential, B-1 Office – Residential, B-2 Neighborhood Business, B-3 General Business or P-1 Conservancy.

Comprehensive Plan: The Comprehensive Plan encourages the redevelopment and re-use of underutilized properties. The Plan also encourages property owners to invest in their properties to maintain their property values in addition to the surrounding properties. The proposed amendment to the Chapter 15 Zoning Ordinance is consistent with the Comprehensive Plan by encouraging re-investment in older buildings.

Report: Chapter 15.370(14) "Setbacks from Major Streets" requires a 25 foot building and parking setback along N. 8th Street from Park Street to the City Limits. Community Development staff is recommending revising the setback along N. 8th Street to be a 25 foot building setback only from Park Street to Reed Avenue, from Reed Avenue to the City Limits the 25 foot building and parking setback would stay the same.

If a redevelopment would occur along the N. 8th Street corridor the landscaping section of the Zoning Ordinance would still need to be met. The landscaping section requires a 5' landscaped buffer around a new parking lot, so a new parking lot would not be able to be built right up to the right-of-way line.

Case History

A potential development along N. 8th Street raised the concern with the 25' parking setback. The parking setback would have essentially eliminated the ability to redevelop a lot at the southwest corner of Huron and N. 8th Streets.

Public Comments

A zoning code text amendment requires a public hearing before the Common Council. No public notice has been provided at this time, but will be provided prior to the public hearing. It was determined that the reduction of setbacks in combination with removal of the official map

street line is removing property restrictions, so a mailing to every property owner is not necessary.

Timeline

- May 24, 2017 Discussion at the Plan Commission
- June 19, 2017 Public Hearing at the Common Council meeting; notices in the paper June 5, and June 12.

Recommendation: The Community Development Department recommends approval of the change to Chapter 15.370(14) "Setbacks from Major Streets" removing the 25' parking setback provision along N. 8th Street from Park Street to Reed Avenue.