

Memo

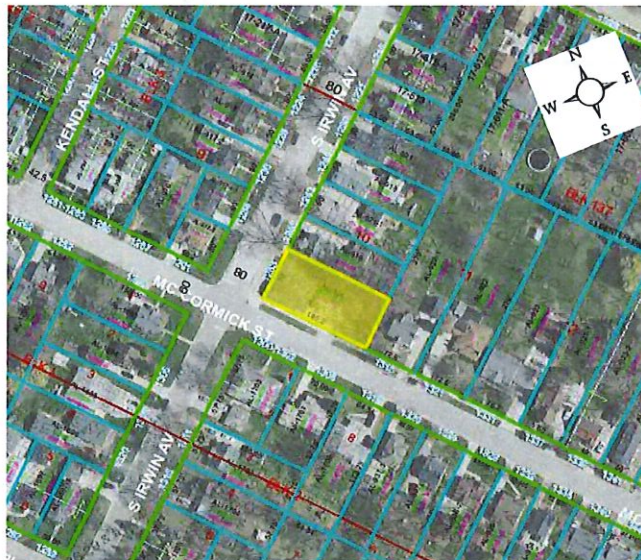
To: Plan Commission

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: REZONING PARCEL NUMBER AL-920, LOCATED AT 1253 S IRWIN AVENUE, LEGALLY DESCRIBED AS: FARM GARDEN CO'S PLAT S 100 FT OF LOT 10 FROM "A RESIDENTIAL" TO "COMMERCIAL"

Date: 23 February 2017

A petition to rezone parcel AL-920, located at 1253 S. Irwin Avenue from "A Residential" to "Commercial" has been requested by Sarah Farnsworth. The existing building is vacant, but is indicative of a commercial use building.



Ms. Farnsworth does not own the property, but intends to lease the building and open up a coffee shop and café. A zoning change is required for this intended use. The proposed use is an allowed use in the "Commercial" zoning. Any building improvements or structural additions on the property will have to go through the Site Plan and Design Review process at a future meeting. Parking, sign, lighting, etc. will have to follow standards for a "Commercial" zoned property.

Below are some of the zoning requirements that will have to be followed if the property is rezoned.

- Buffer – 6' wide landscaped buffer the entire length of the property that abuts to residential. This buffer can be any or all of the following: shrub, hedge, wall, fence, or berm. The buffer must be 6'-8' high and 90% opaque year round for everything not in the front yard setback.
- Parking/Drive lanes – 10'x20' parking stalls. Drive lanes vary: 24' (90 degree parking), 18' (60 degree parking), 14' (45 degree parking).
- Lighting – Any additional lighting must be dark sky compliant and cannot spill over more than 0.2 foot-candle.

The Village of Allouez Comprehensive Plan (amended in 2015) does not specifically reference this parcel, but does call for Traditional Neighborhood Development (mixed use). However, caution should be given in a residential neighborhood, considering what other uses are allowed in "Commercial" zoning down the road and the additional traffic on primarily residential streets.

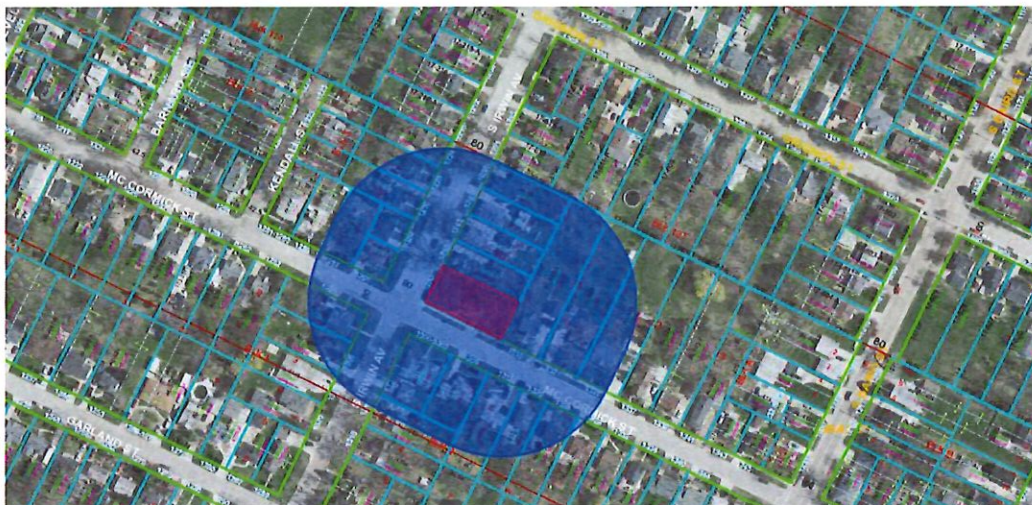
Surrounding Zoning

The property is currently zoned "A Residential." The zoning of the neighboring properties are shown in the zoning map below.



200' of Property

An informational notice was sent out to property owners within 200' of the property (see below aerial). A Public Hearing Notice will be sent to the same property owners when the petition request is reviewed by the Village Board.



Plan Commission is asked whether or not to recommend approval to rezone parcel AL-920 from "A Residential" to "Commercial."