



Legistar I.D. #25765

12 North Webster St.

Demolition and Conditional Use Request

Report Prepared By:
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Planning Division Staff

On April 27, 2012, the applicant submitted a revised letter of intent (attached), which notes support from nearby residents (see attached comments), and draws distinctions between this proposal and other potential proposals for demolition of buildings and replacement with surface parking. Noting plans for near-future redevelopment, the applicant is committed to considering an approval of this proposal as temporary, suggesting that the conditional use for the parking lot expansion and use for off-site properties be reviewed by the Plan Commission again within three years.

With the understanding that this will be a temporary lot, the Planning Division can support the revised proposal. If the Plan Commission believes that all demolition and conditional use standards can be met, the Planning Division recommends that the Plan Commission **approve** the demolition and conditional use requests subject to input at the public hearing, comments and conditions from reviewing agencies in the April 23 staff report, and the revised Condition No. 1 below.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the demolition and conditional use requests subject to input at the public hearing, comments and conditions from reviewing agencies in the April 23 staff report, and the revised Condition No. 1 below.

- ~~1. A revised site plan shall be submitted for review and approval by staff that omits the six proposed surface parking stalls and replaces this area with grass or an alternative landscape plan.~~
1. The conditional use for six new non-accessory parking stalls is considered temporary, and shall be reviewed by the Plan Commission again within three years of approval (no later than May 7, 2015). At that time, should the Plan Commission determine that an extension is inappropriate, the six stalls shall be removed by the property owner and replaced with grass or an alternative landscape plan approved at that time.