

**Agenda Item 23-0016 (Tim Acklin)**

Request from the Pump House Regional Arts Center to modify the area regulations for the property located at 119 King Street in the Public/Semi-Public Zoning District.

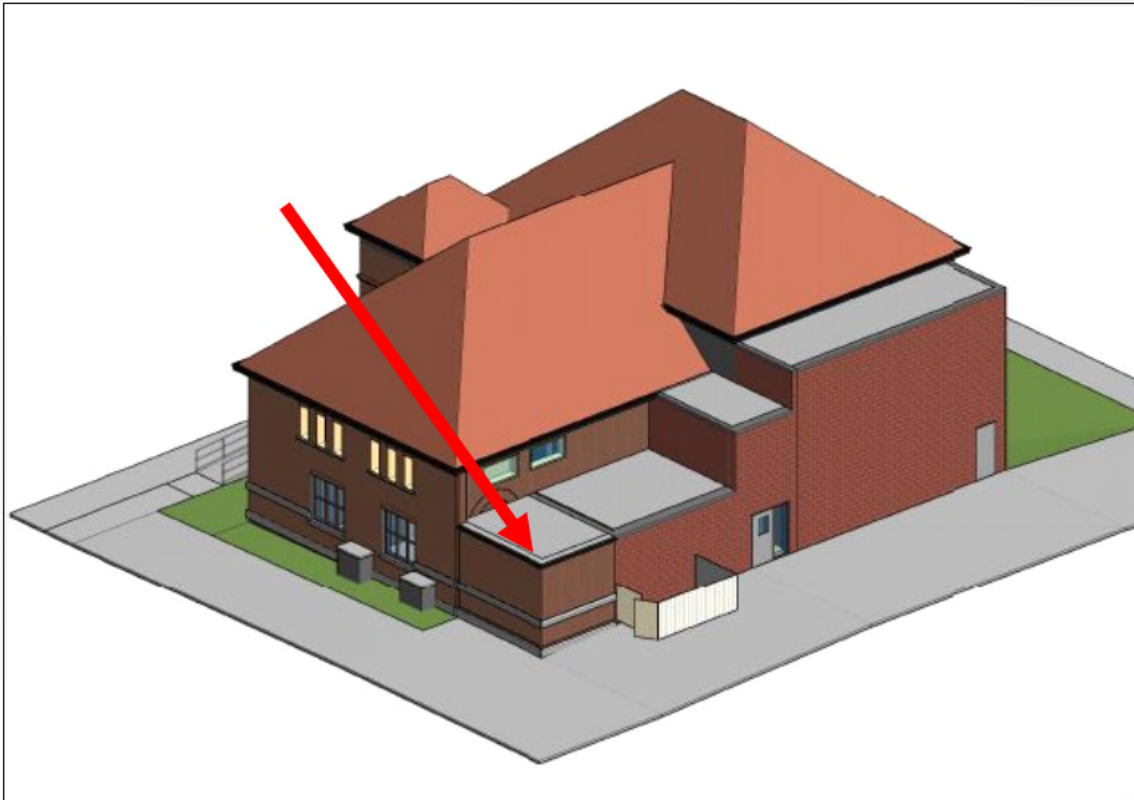
**General Location**

Council district 6, Downtown Neighborhood, located on the north side of King Street between Front Street and 2<sup>nd</sup> Street S, as depicted in attached MAP 23-0016. The project site is primarily surrounded by multi-story commercial and office buildings, a multi-story parking ramp, a community theater and restaurants.

**Background Information**

This item is related to Agenda Item #23-0006.

The applicant (Pump House Regional Arts Center) is proposing to construct a one-story, brick addition on the NE corner of the Pump House Regional Arts Center Building, which is both locally designated and listed on the National Register of Historic Places. The proposed addition is approximately 12ft x 16ft and is intended to expand the women’s first floor restrooms. The proposed exterior material is brick in order to match the existing building. It also includes an extension of the belt course that is on the existing building. The addition also includes a simple cornice around a flat roof. The trash/recycling enclosure currently occupying this space will be relocated but remain at the rear of the building.



During plan review by staff it was determined that, if the applicant wants to move forward with the plans as submitted, they would also need to request a waiver to the City’s two-story height requirement and

the 10ft building setback requirement in the Public/Semi-Public zoning district. The Pump House Regional Arts Center is zoned Public/Semi-Public.

Public/Semi-Public zoning is unique as it allows for the City Plan Commission to review requests to modify the area regulations as stated below.

115-157(e)

*Modification. The City Plan Commission may modify the area regulations as well as the required off-street parking after review of any and all site plans as well as considering the impact to the surrounding neighborhood. Such modification shall only be made after the public hearing and upon notification to the property owners within 300 feet of any proposed new structure with such notice being given.*

A notice was sent to all property owners with 300ft of the parcel.

### **Recommendation of Other Boards and Commissions**

The Heritage Preservation Commission approved the plans for the proposed addition at their December 15, 2022 Special Meeting.

### **Consistency with Adopted Comprehensive Plan**

Inappropriate building design is major issue that was identified in the Urban Design Element in the Comprehensive Plan. Staff feels that the proposed design does not detract from the character and appearance of the community and the surrounding neighborhood.

### **Staff Recommendation**

Staff has no concerns of this request. The proposed addition is located to the rear of the existing building and designed to be flush with the east façade. The current building is located along the north/south alley and is less than 10ft from the property line. Additionally, the parking ramp located immediately to the east across the alley and the LHI office building located immediately to the north are all built right up to the property line. **This item is recommended for approval.**

**Routing** CPC only 1.3.2023