

Agenda Item 24-0071 (Tim Acklin)

Application of 421 Jay St. LLC for a Conditional Use Permit at 421 & 425 Jay Street allowing for a parking lot.

General Location

Aldermanic District 6, mid-block on Jay Street between 4th Street and 5th Avenue as depicted on attached Map 24-0071. Parcel is located Downtown in the commercial historic district. Adjacent land uses are mixed-use buildings with retail/office and residential and a public parking garage.

Background Information

The applicant/owner is requesting a Conditional Use Permit to pave the existing vacant lot as a private, surface parking lot for nine (9) parking spaces. Spaces are intended to be leased by, and serve, three adjacent buildings; one of which is under contract to purchase by the applicant as of the time this application was submitted. The applicant intends to separate the parked vehicles from the public sidewalk via boulders. Parking blocks will be used along the alley. Parking spaces will be 9x18 in size.

The applicant also states that their primary intention is to construct a new building on the lot but that current building costs are prohibiting that happening in the short term. Staff has met with the applicant on preliminary plans for a new building which was reviewed by the Heritage Preservation Commission in 2021.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The 2020 Parking Study indicates that the Downtown exceeds the amount of surface parking lots that are needed.

The 2040 Imagine Downtown Master Plan recommends surface parking lots in the core cluster be redeveloped into vertical mixed-use buildings. The plan emphasizes the importance of utilizing the highest and best use of all sites within the Downtown, weaving together residential and commercial uses as a connected urban center, and strengthening connections between the Downtown core, neighborhoods, and the river and bluffs.

The 2040 Comprehensive Plan does not specifically address surface parking lots. Instead, it heavily references and relies upon the strategies, recommendations and vision for land use stated in the 2040 Imagine Downtown Master Plan.

Staff Recommendation

Staff is not supportive of satellite surface parking lots, particularly in our historic district and urban core where significant investment has been made into parking garages. Chapter 115-342(c)(3) in the Municipal Code lists thirteen criteria to refer to when reviewing and approving applications for















Conditional Use Permits. This application does not meet the requirement that the use is consistent with adopted plans of the city. Unfortunately, state legislation has required municipalities to establish criteria that includes substantial and non-arbitrary evidence to support it. Our criteria has been determined to not meet this requirement.

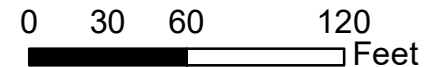
This item is recommended for approval.

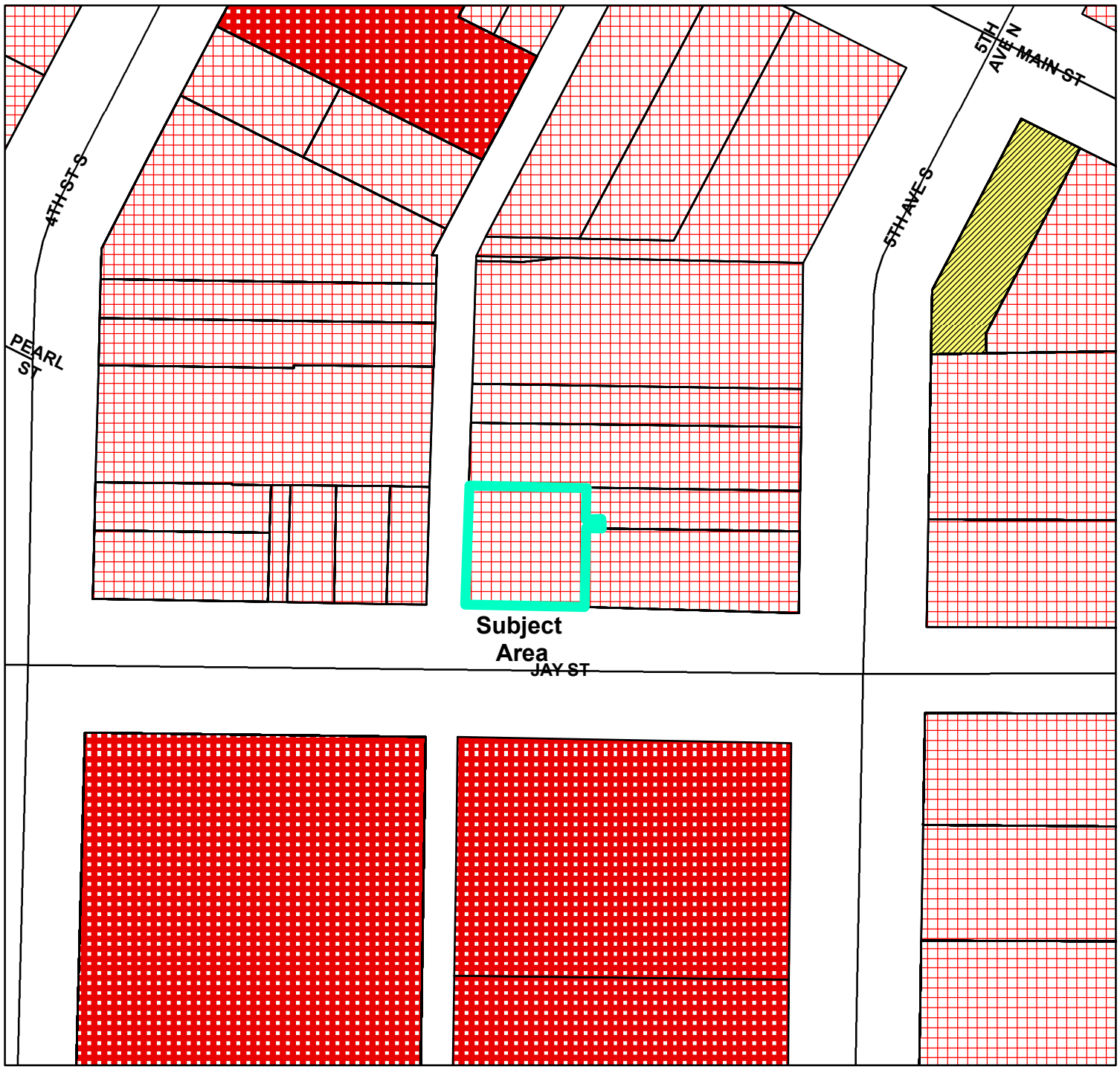
Routing J&A 1.30.24



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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