



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change – 6.55 Acres on the JCC Campus, Res A to Res C

DATE: December 27, 2012

Request: Changing the approved zoning classification of 6.55 acres of land, east of Cannoneer Loop and south of Rand Drive, from Residence A to Residence C

Applicant: Michael Kaskan on behalf of the JCC Faculty-Student Association

Owner: Jefferson County

SEQRA: Unlisted

County review: Not required

Comments: The applicant is proposing to rezone a portion of the Jefferson Community College campus from Residence A to Residence C in order to allow the construction of a Residence Hall, currently expected to have 64 suites with 290 beds.

The proposed change area is not contiguous with any other Residence C lands, however spot zoning is not a concern due to the large size of the proposed change, and the fact that the uses allowed in the new district would remain harmonious with surrounding development.

The applicant does not intend to subdivide the lands in question, but will be combining parcels.

Jefferson County clearly owns the majority of the land within the change area, but the title to the paper streets (Kendall Ave North and Hycliff Drive North) is uncertain. This is not an impediment at this stage of approval—zoning can be changed irrespective of ownership. However, when the Site Plan Approval process begins ownership must be clarified, as the City Council cannot approve a site plan that extends onto land not owned by the applicant.

cc: City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Michael Kaskan