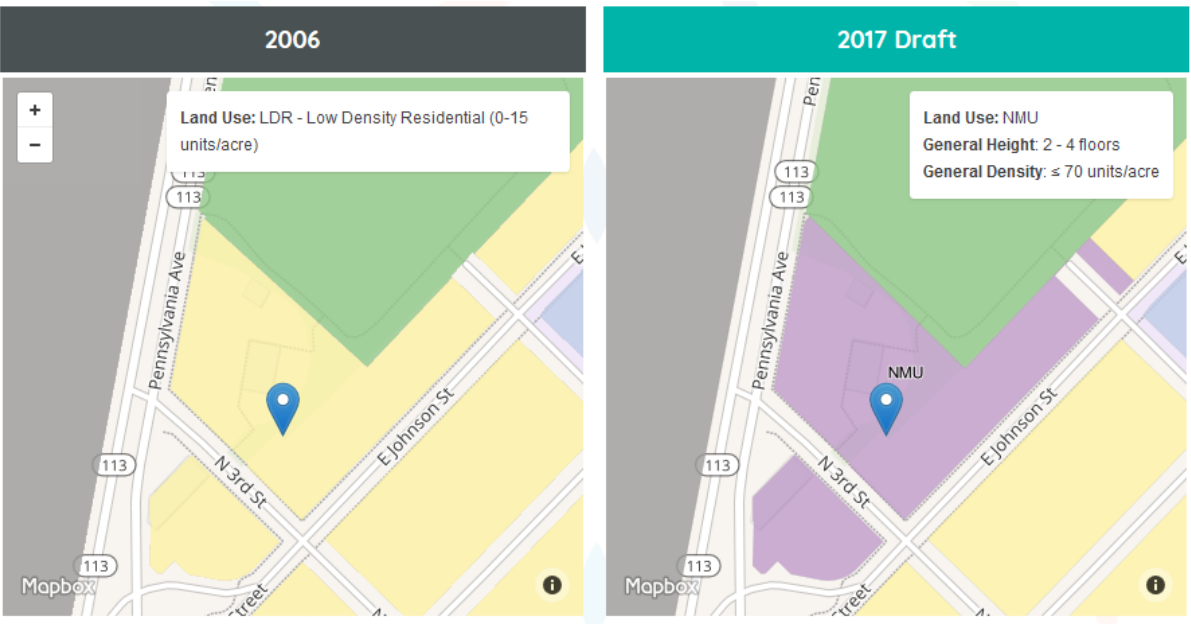



Future Land Use Map: Additional Plan Commission Review/Discussion Items

Staff would like to draw the Commission’s attention to the below future FLU map edits. These edits were made by staff prior to the summer 2017 PC work sessions, but did not generate many (or often, any) public comment, and were generally not brought up for discussion at the summer work sessions. However, staff wanted to bring these edits to the Commission’s attention for potential discussion.

#	Future Land Use	Neighborhood Plan	Staff Discussion & Recommendation
1	<p>The 2006 map shows the Vitense Golfland area zoned as LDR - Low Density Residential (0-15 units/acre) and NMU - Neighborhood Mixed-Use. The 2017 Draft map shows the same area zoned as CMU (Community Mixed-Use) with a general height of 2 - 6 floors and a general density of ≤ 130 units/acre.</p>	<p>The Southwest Neighborhood Plan (2008) does not have a FLU map and does not make any recommendations for this area.</p>	<p>If Vitense Golfland was to be sold in the future, this area could represent one of the larger redevelopment opportunities in the City. With the site’s proximity to the Beltline, existing transit, the west transfer point, planned BRT, and existing jobs and shops, staff feels that the area is appropriate for redevelopment at a more intense level than was shown in the 2006 FLU map. Language specifying that appropriate transitions to nearby single-family neighborhoods is required will be included in the 2017 Plan, which will address the interface between CMU and the homes lining Savbrook Rd. Maintain 2017 map as shown.</p>
2	<p>The 2006 map shows the area around Odana Rd and S Segoe Rd zoned as LDR - Low Density Residential (0-15 units/acre) and Community Mixed-Use. The 2017 Draft map shows this area zoned as MR (Medium Density Residential) with a general height of 2 - 5 floors and a general density of 20 - 90 units/acre.</p>	<p>The Midvale-Westmorland Neighborhood Plan (2009) calls for this area to be MDR. However, MDR in the plan is listed as 8-16 DU/acre.</p>	<p>The apartment buildings at the corner of Segoe and Odana, which were constructed in 2013, are 3-4 stories and 48 dwelling units per acre. Existing development to the east that is included in MR in the 2017 update includes one single-family home, one duplex, a 15-unit apartment complex, and a church. Given the existing multifamily, the neighborhood plan recommendation for multifamily development, and the proximity to jobs, parks, transit, and shopping, staff feels that an MR designation for this area is appropriate. Maintain 2017 map as shown.</p>

#	Future Land Use	Neighborhood Plan	Staff Discussion & Recommendation
3		<p>The Hoyt Park Area Neighborhood Plan (2014) calls out this area for Medium Density Residential, and specifies a height of up to 3 stories and length of up to 175 feet fronting Midvale. Some other redevelopment focus areas in the plan define MDR as 16-25 DU/acre, but the plan text for this area does not list a density range. The fourplexes that are currently in this area are ~20 dwelling units per acre.</p>	<p>Staff feels that MR is the most appropriate category to accommodate the massing of the buildings recommended in the Hoyt Park Plan. Maintain 2017 map as shown.</p>
4		<p>The Monroe Street Commercial Corridor Plan (2007) identifies this area as appropriate for mixed-use development at 2-4 stories. The plan only includes the parcel along Monroe for mixed-use redevelopment, however, parcel #1 is vacant, and the Commission recently approved a project to the northeast that included a parcel to the north (#2).</p>	<p>The Monroe St. NMU frontage between Knickerbocker St. and Crandall St. was changed so that lots were not split. Other split LDR/NMU lots to the northeast and southwest were changed to LR, but since parcel #1 is vacant, staff felt it was appropriate to maintain NMU across Knickerbocker to Crandall. Maintain 2017 map as shown.</p>

#	Future Land Use	Neighborhood Plan	Staff Discussion & Recommendation
5	 <p>2006 Land Use: LDR - Low Density Residential (0-15 units/acre)</p> <p>2017 Draft Land Use: NMU General Height: 2 - 4 floors General Density: ≤ 70 units/acre</p>	<p>The Emerson East-Eken Park-Yahara Neighborhood Plan (2016) includes a copy of the 2006 FLU map.</p>	<p>LDR is inconsistent with existing uses in this area and should be corrected in the 2017 FLU update. Staff had changed this area to NMU to reflect the current mix of retail/restaurant uses (Third Street Leather and Shoeworks, PDQ, Milio's, El Sabor de Puebla), a church, Occupy Madison, and seven small apartment buildings.</p> <p>Consider whether the PDQ fronting Pennsylvania Avenue should be NMU or GC; otherwise, maintain 2017 map as shown.</p>
6	 <p>2017</p> <p>Areas #1-#4 were LDR in the 2006 FLU map.</p>	<p>The Schenk-Atwood Neighborhood Business District Master Plan (2000) generally recommend redevelopment of area #1. Plans for this area do not have future land use maps.</p>	<p>Staff expanded CMU to include area #1 because it is currently a commercial building. Area #2 was changed to CMU to create a more uniform CMU line along Atwood Ave (it contains a garage and parking for an adjacent single-family home). Area #3 is the back third of the Barrymore theater and the Barrymore parking lot. Area #4 is an existing business corridor that was mapped as LDR in 2006.</p> <p>Discuss whether all of the Barrymore property should be CMU. Otherwise, maintain 2017 map as shown.</p>