

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
June 22, 2006

**ZONING MAP AMENDMENT, LEGISLATIVE FILE I.D. 03944 TO REZONE PROPERTY
LOCATED AT 5901 SHARPSBURG DRIVE FROM PUD-GDP TO PUD-SIP:**

1. Requested Action: Approval of a rezoning from Planned Unit Development-General Development Plan to Planned Unit Development-Specific Implementation Plan for property located at 5901 Sharpsburg Drive to allow the construction of a commercial building.
2. Applicable Regulations: Section 28.07(6) of the Zoning Code provides the requirements and framework for Planned Unit Developments. Section 28.12 provides the process for zoning map amendments.
3. Report Drafted By: Bill Roberts, Planner IV.

GENERAL INFORMATION:

1. Applicant: D.J.K. Real Estate, Don Esposito/Vandewalle & Associates, Brian Munson, 120 East Lakeside Street, Madison, WI 53715.
2. Status of Applicants: Owner and architect.
3. Development Schedule: The applicant wishes to begin construction as soon as all necessary land use approvals have been obtained.
4. Parcel Location: The site is within the developing "Grandview Commons Neighborhood Center", a mixed-use district north of Cottage Grove Road east of the Interstate 39-90, Madison Metropolitan School District, 3rd Aldermanic District.
5. Total Site Size: 1.63 acres.
6. Existing Zoning: PUD-GDP for future mixed-use office/retail development.
7. Existing Land Use: Vacant land, part of a larger mixed-use retail center.
8. Proposed Use: A two-story, 13,911 square foot retail and office building.
9. Surrounding Land Use and Zoning (See map): This site is surrounded by parcels under development consistent with the overall Grandview Commons General Development Plan, including multi-family residential, single-family residential, commercial retail and open space zoned PUD-GDP or PUD-SIP.

10. Adopted Land Use Plan: The Sprecher Neighborhood Development Plan adopted in January 1998, amended in May 1999, May 2001 and again in November 2001, recommends this site as neighborhood commercial use.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

The full range of urban services is available to this property.

STANDARDS FOR REVIEW:

This project is subject to the Planned Unit Development standards.

ANALYSIS, EVALUATION AND CONCLUSION:

Existing Site Characteristics

This site is part of the planned Grandview Commons neighborhood retail-commercial center. The first phase of this center was approved by the Plan Commission in the spring of 2004 and included a one-story multi-tenant building at the northwest corner of North Star Drive and Cottage Grove Road southwest of this site. A second mixed-use, multi-tenant building was approved in July 2005 and is currently under construction opposite the subject site across North Star Drive.

Development Proposal – Site Plan

The application before the Plan Commission at this time is a request to rezone a 1.63-acre site at the southeast corner of North Star and Sharpsburg drives from PUD-GDP to PUD-SIP to allow the construction of a two-story retail/office building. The proposed building will contain retail uses on the first floor with office uses on the second floor and will front onto North Star Drive. Parking for 28 vehicles will be located east of the building with access from a driveway from Sharpsburg Drive. A loading zone and trash enclosure will be located in the southeastern corner of this phase.

A second commercial building is envisioned to occupy the southern portion of the zoning lot fronting onto Cottage Grove Road. The second phase building, which is not subject to approval at this time, will include a continuation of the surface parking for the subject building as well as a potential drive-thru for a future user. The Planning Unit does not have a specific position on the suggested Phase 2 improvements and will review those separately at the time the specific implementation plan for improvements on the remainder of this lot are presented. Staff recommends that the plans for the subject building currently under review be revised prior to final approval and recording of this PUD-SIP to remove all references or allusions to the later phase.

12

Building Plans

The drawings submitted for the building show a two-story flat roof building with a mix of exterior building materials, including limestone or cast stone, CMU, stucco, prefinished metal fascia and soffit. The exterior of the proposed building will have a similar appearance to the two-story mixed-use building approved last year across North Star Drive.

Building entrances appear oriented largely towards the rear parking lot, with an elevated terrace extending most of the North Star Drive façade. On the similar building across the street to the west, this area was primarily used as an outdoor eating area for a restaurant tenant. In the case of the subject building, it is unclear how the raised terrace will be used, though stairs from the North Star sidewalk exist at both the north and south ends to allow indirect pedestrian access to the first floor storefronts.

Sprecher Neighborhood Development Plan

This proposed development is consistent with the recommendations contained in the adopted Sprecher Neighborhood Development Plan.

Urban Design Commission Approval

The Urban Design Commission recommended final approval of this development on June 7, 2006. See attached staff report.

CONCLUSION:

As with the two-story commercial building opposite this proposal across North Star Drive, first floor storefronts appear on both the east and west sides of the building and there is an emphasis on the building's orientation towards the central parking area away from North Star Drive. It appears from the building elevations that the "front" of the building will be facing the interior parking lot and the "rear" of the building will be facing North Star Drive. It is unclear how the elevated terrace area provided between the North Star Drive right-of-way and the first floor commercial retail space of this building will be utilized. However, staff notes that the Urban Design Commission has reviewed and recommended approval of this proposal (see attached report).

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission forward this amended PUD-SIP to the Common Council with a favorable recommendation, subject to the following:

1. Reviewing agency comments.
2. Removal of all references or allusions to particular site planning features and building architecture for the building to be constructed on this zoning lot in Phase 2, which will be subject to a subsequent PUD-SIP review.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

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David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: May 31, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer *[Signature]*
SUBJECT: 5901 Sharpsburg Drive Planned Unit Development

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Any damage to pavement will require repair/restoration in accordance with the City Engineering Patching Criteria.
2. Revise the interim drainage plan to flow onto Cottage Grove Road, rather than adjacent private property.
3. Private 8-inch sewer main shall have an ownership and maintenance agreement (recorded document) in place prior to plan approval. If sewer is to be public, a Developer agreement is required.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 5901 Sharpsburg Drive Planned Unit Development

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.



12

- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester. 12
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street.

The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently

12

within the jurisdictional flood plain.

- 4.12 The Applicant shall submit, prior to plan sign-off, digital CAD files to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital copies shall be to scale and represent final construction.

CAD submittals can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) formats and contain the following data, each on a separate layer name/level number:

- a) Building Footprints
- b) Internal Walkway Areas
- c) Internal Site Parking Areas
- d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
- e) Right-of-Way lines (public and private)
- f) Lot lines
- g) Lot numbers
- h) Lot/Plat dimensions
- i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall be satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: June 29, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 5901 Sharpsburg Dr., Grandview Commons, Phase I

Present Zoning District: PUD(GDP)

Proposed Use: 2 story office/retail building

Proposed Zoning District: PUD(SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Signage shall be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Development prior to sign installation. **The zoning text for signage shall include... "signage shall be approved by Urban Design and Zoning."**
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - b. Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
3. Provide **four** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

4. Provide one 10' x 35' loading area for Phase I with 14' vertical clearance to be shown on the plan. **The loading area shall be exclusive of drive aisle, walkways and maneuvering space. Demonstrate how a truck will maneuver into the loading zone.**
5. Parking lot plans with greater than twenty (20) stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) **Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.**
6. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	71,122 sq. ft.
Lot width	50'	119.5'
Usable open space	n/a	n/a
Front yard	0'	6.5'
Side yards	0'	10'
Through Lot	40'	adequate
Floor area ratio	3.0	Less than 1.0 (Phase I)
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	23 Retail (Phase I) 23 Office (Phase I) 46 total	23 *
Accessible stalls	1	2 (Phase I) (2)
Loading	1 (10' x 35') area	(4)
Number bike parking stalls	4 (Phase I)	(3)
Landscaping	Yes	(5)
Lighting	No	(6)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **PUD** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **C-2** district, because of the surrounding land uses.

AGENDA # 3

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: June 7, 2006	
TITLE: 5901 Sharpsburg Drive – PUD(SIP) for a Retail/Commercial/Office Building. 3 rd Ald. Dist. (03718)	REFERRED:	
	REREFERRED:	
	REPORTED BACK:	
AUTHOR: Alan J. Martin, Secretary	ADOPTED:	POF:
DATED: June 7, 2006	ID NUMBER:	

Members present were: Paul Wagner, Chair; Ald. Noel Radomski, Lisa Geer, Michael Barrett, Todd Barnett, Robert March, Bruce Woods and Cathleen Feland.

SUMMARY:

At its meeting of June 7, 2006, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD(SIP) for a retail/commercial/office building located at 5901 Sharpsburg Drive. Appearing on behalf of the project was Brian Munson. The modified plans as presented by Munson featured the following:

- Bike parking has been adjusted to provide for its incorporation within Phase I of the proposed development.
- A review of the area's building elevations emphasized the use of stucco and burnished block complementary to the A1 building on the opposite corner of the entry to Grandview Commons.

Following the presentation, the Commission requested that the applicant look at adjusting adjacent walk next to proposed surface parking by two-feet with an allowance for vehicular overhang. It was also noted that bike parking location should be expanded to provide for hitch post racks along the building's front elevation with the street.

ACTION:

On a motion by Barnett, seconded by March, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (8-0). The motion required the provisions of hitch post bike racks along the front elevation of the building's street side.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 6, 7, 7, 7, 7, 7.5, 8 and 8.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 5901 Sharpsburg Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	7	7	7	7	7	7	8	7
	-	-	-	7	7	7	-	7
	7	7	7	7	-	7	7	7
	6	6	5	-	-	6	6	6
	7	8	8	-	8	-	9	8
	8	8	7	7	-	7	8	7.5
	7	7	7	7	-	7	7	7
	-	-	-	-	-	-	-	8

General Comments:

- Nice project!
- Good new urbanism.
- Very nice compliment to existing development.
- Nicely done.