



PREPARED FOR THE PLAN COMMISSION

- Project Address:** 6202 Driscoll Drive (3rd Aldermanic District, Alder Hall)
- Application Type:** Zoning Map Amendment; Preliminary and Final Plat
- Legistar File ID #** [49693](#) and [49894](#)
- Prepared By:** Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.
- Requested Action:** Approval of a request to rezone 6202 Driscoll Drive from PD (Planned Development) and TR-C3 (Traditional Residential–Consistent 3 District) to TR-P (Traditional Residential–Planned District) and TR-C3 (Traditional Residential–Consistent 3 District); and approval of the preliminary plat and final plat of *Northeast Addition to Grandview Commons*, creating 143 single-family lots, nine lots for 36 units in nine four-unit-buildings, and outlots to be dedicated to the public for stormwater management, alleys, and trails.

Addendum

On January 22, 2018 the Plan Commission was scheduled to hold a public hearing to review the rezoning and replatting of a 31.67 acre site previously known as “Eastlawn” as the “Northeast Addition of Grandview Commons” for 179 dwelling units divided between 143 single-family detached residential lots and 9 four-unit multi-family lots, plus six outlots for stormwater management, alleys, and trails. Due to a request from the Alder (Hall) for further neighborhood conversation to address concerns about the extension of Galileo Drive approximately 160 feet north from Driscoll Drive to Milwaukee Street, the applicant agreed to a two-week referral to the February 5, 2018 Plan Commission meeting. This staff report addendum addresses issues raised at a January 31 neighborhood meeting and further discussion between City staff and the applicant, primarily in reference to the Staff-requested extension of Galileo Drive.

The applicant is requesting approval of a zoning map amendment from PD and TR-C3 to TR-P and TR-C3 and preliminary and final plats for the future development of the Northeast Addition to Grandview Commons subdivision. City staff has carefully reviewed the proposed subdivision and believes that it is generally consistent with the recommendations for the subject site in the adopted Sprecher Neighborhood Development Plan (1999) despite some deviations from the adopted plan proposed by the subdivider. Those changes include slight modification of the internal street network and the addition of more residential density throughout the plat, particularly along Milwaukee Street. While the Planning Division recommends that the Plan Commission forward the rezoning and the preliminary plat and final plat to the Common Council subject to comments and conditions from reviewing agencies in the staff report, the Planning Division wishes to emphasize that the extension of Galileo Drive north to Milwaukee Street is necessary to accommodate the increase in requested dwelling units and to create better connectivity throughout the plat and neighborhood. Though it is not included in the Neighborhood Development Plan, Planning Staff requested that Galileo Drive be extended north to Milwaukee Street to improve connectivity within the neighborhood, which is especially important given the increase in proposed number of units within the proposed plat. The addition of 61 dwelling units over the previous approval of the Eastlawn plat, an increase of approximately 50%, would result in approximately 600 additional vehicle trips generated per day.

City Engineering and Traffic Engineering have provided additional review of the proposed plat concerning the proposed 160-foot extension of Galileo Drive. Traffic Engineering staff believe Galileo Drive would likely be used only by residents of the neighborhood, and most drivers traversing between Milwaukee Street and Cottage Grove Road would use Sprecher Road or North Star Drive, both of which are wider and will connect to both arterial streets. By distributing traffic better throughout the neighborhood, this local street connection would improve peak hour travel times for all users in the neighborhood by offering another choice. Further, North Star Drive has

always been intended in the Neighborhood Development Plan as a collector street and Galileo Drive as a neighborhood-serving local street. Both are intended and expected to fulfill these roles, and regardless of whether Galileo Drive intersects with Milwaukee Street, its width and on-street parking will provide natural traffic calming measures that are anticipated to keep it functioning as a local street. If there are speeding issues within the neighborhood, Traffic Engineering is amenable to exploring traffic calming options.

Planning Staff, along with representatives from applicant Veridian Homes attended a neighborhood meeting organized and hosted by Alder Hall on January 31. The primary focus of the meeting was the extension of Galileo Drive north from Driscoll Drive to intersect with Milwaukee Street, though the discussion also included various traffic issues throughout Grandview Commons. At the neighborhood meeting, Brian Munson (project contact) indicated Veridian's preference is to not include the Galileo extension. However, Planning Staff cannot recommend approval of the plat with approximately 50% more units than previously approved and densities at the upper end of the recommended density ranges in the Sprecher Neighborhood Development Plan (The Sprecher NDP recommends low-density residential (<8 units/acre) for most of the site; overall net residential density of the plat is 7.2 units/acre. Low- to medium-density residential uses (8-11 units/acre) is recommended for the southwest corner of North Star Drive and Milwaukee Street; proposed net residential density for the nine four-unit lots is 10.5 units/acre) without the additional connection provided by Galileo Drive.

While some attendees of the meeting were opposed to the extension of Galileo, staff believes there was widespread acknowledgement that if North Star Drive was established as the neighborhood collector and was first completed through Grandview Commons to connect Milwaukee Street and Cottage Grove Road, it would take pressure off other more circuitous routes throughout the neighborhood and a subsequently-completed Galileo extension would be more acceptable. Attendees also discussed traffic calming measures along Galileo Drive to address speeding. In discussions with the applicant at the neighborhood meeting and in the following days, the applicant has agreed to exploring options to change the development phasing in order to complete North Star Drive's connection sooner than the completion of the Galileo Drive connection. Further, the applicant has indicated that from a housing market standpoint, the plat may likely build out faster than the more conservative phasing timeline provided in the application materials, which may alter the completion of these two streets and provide options for altering the development phasing. However, staff for the applicant were not able to review utility issues and provide new phasing plans in the short time between the neighborhood plan and Plan Commission material printing. Planning Staff believes an adjustment of phasing concerning the order of completion of North Star Drive and Galileo Drive is an appropriate condition of approval.

City Engineering and Traffic Engineering staff have also explored considerations need to be made regarding developer agreements, utilities, and intersection improvements at North Star Drive and Milwaukee Streets in regards to the phasing of this and surrounding subdivisions. According to City Engineering staff, by pushing the completion of North Star Drive earlier in the development phasing schedule, there would be some minor storm water infrastructure work that would be required to be completed out of previously anticipated phasing timelines. However, there is already some out-of-phase work required under proposed plans, so the change would be minor. Some additional out-of-phase sanitary sewer infrastructure work would also be required for sanitary sewer going towards Galileo Drive, but this is also not a major issue for Engineering. Traffic Engineering staff foresaw no major complications regarding the phasing change to complete North Star Drive earlier in the project. In fact, Traffic Engineering preferred the earlier completion of North Star Drive with the addition of Galileo Drive coming later as additional units were constructed, as it would be needed at that time to alleviate local traffic. According to Traffic Engineering, the future intersection of North Star Drive and Milwaukee Street will be a signalized full access intersection, while the intersection of Galileo Drive and Milwaukee Street will be unsignalized.

All neighborhood comments that have been received at the time of addendum writing are included in the Plan Commission material packet.

In conclusion, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00317 and 28.022–00318, rezoning 6202 Driscoll Drive from PD and TR-C3 to TR-P and TR-C3, and the preliminary plat and final plat of the Northeast Addition to Grandview Commons subdivision, to the Common Council with recommendations of **approval** subject to input at the public hearing, the conditions from reviewing agencies in the previously published staff report, and the following additional condition of approval.

Planning Division (Contact Colin Punt, 243-0455)

1. Alter the subdivision build-out phasing plan to schedule completion of North Star Drive to create a single continuous street connection between Milwaukee Street and Cottage Grove Road before creating the connection between Galileo Drive within the Northeast Additional to Grandview Commons and the southern portion of Galileo Drive within the Grandview Commons plat and Grandview Commons Replat Number 1.