



Report to the Plan Commission

March 8, 2010

Legistar I.D. #17527

826, 830, 834, and 838 West Badger Road

Rezoning Request

Report Prepared By:
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Requested Action: Approval of the rezoning of four properties in the R4 (General Residence) District to R5 (General Residence) District to facilitate future redevelopment of senior housing.

Applicable Regulations & Standards: Section 28.12(10) provides the process for zoning map amendments.

Summary Recommendation: The Planning Division recommends that the Plan Commission finds that the standards for zoning map amendments are met and forward the request to the March 16 meeting of the Common Council with a recommendation for **approval** to rezone 826-838 West Badger Road from R4 to R5, subject to input at the public hearing and conditions from reviewing agencies.

Background Information

Property Owner: City of Madison Community Development Authority

Proposal: There is no development proposal at this time, but the site is planned for development of senior housing in the future. While this rezoning would allow for the planned residential density of the first phase of the development, a request for demolition and a conditional use are anticipated and would be required prior to any redevelopment of the properties.

Parcel Location: The four properties are located on the north side of West Badger Road, immediately east of Cypress Way, Aldermanic District 14 (Bruer); Madison Metropolitan School District.

Existing Conditions: Each of the four parcels has an existing four-unit building constructed in the 1950s, for a total of 16 existing units on 38,500 sq. ft. property (0.88 acres).

Surrounding Land Use and Zoning:

North: Multifamily buildings in the R5 (General Residence) District, Daycare facility in the R4 (General Residence) District, and the City of Madison Police South District Station in the C2 (General Commercial) District.

South: Across West Badger Road, an eight-unit residential building in the R5 (General Residence) District, Omega School in the C1 (Limited Commercial) District, and City of Madison Fire Station No. 6 in the C2 (General Commercial) District

East: One-story office building in the C2 (General Commercial) District.

West: Across Cypress Way, multifamily residential buildings in the R4 (General Residence) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Medium Density Residential (MDR) for this property. The Burr Oaks Senior Housing Plan, (adopted September 2009) recommends senior housing for this site and properties immediately to the north.

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The property is served by a range of urban services.

Zoning Summary: The property is in the R4 (General Residence) District.

Description

On February 23, 2010, the Common Council referred to the Plan Commission an ordinance to rezone four properties along the north side of West Badger Road from the R4 (General Residence) District to the R5 (General Residence) District. Although the proposed rezoning is not associated with a development request at this time, it would allow for multifamily development at increased densities to be developed on the site in the future, as consistent with the Burr Oaks Senior Housing Plan adopted by the Common Council in September, 2009.

The City of Madison Community Development Authority currently owns these four properties, as well as four properties immediately to the north, along the east side of Cypress Way, which are currently in the R5 Zoning District. At the time of this report, the CDA is negotiating with Horizon, a potential developer for the site, regarding the near-future development of senior housing on the site. A demolition request for the existing structures and a conditional use request for a multi-family building are anticipated in the coming months for the initial phase of the development, assuming it is designed within the parameters of the R5 District. Alternatively, the applicant may instead request a rezoning to the Planned Unit Development District in the future, if it is determined to be optimal.

Upon successful completion of the negotiations in progress with the CDA, Horizon must submit a March 26 application to WHEDA seeking funds for the proposal. A rezoning from R4 to R5 at the present time would ensure that the base zoning district would support multi-family buildings at the density range being considered for the proposal.

Evaluation and Conclusion

Zoning- Consistency with Adopted Plans

The Comprehensive Plan recommends this area for Medium-Density Residential uses, defined as an average of 16 to 40 units per acre, although it indicates that some areas of higher-density may be included when consistent with an adopted neighborhood of special area plan. The R5 lot area requirements, when expressed as a density measurement for the likely unit types in a senior housing project, demonstrate consistency with the Comprehensive Plan recommendation. The lot area requirements in the R5 District are structured such that on these four lots (0.88-acres), a combined total of either 29 two-bedroom units or 38 one-bedroom units would be permitted, which would result in a density of 33 to 43 units/acre.

While negotiations between the CDA and a potential developer are still in progress, it is likely that these four lots would be combined with two additional R5 lots immediately to the north. This new combined lot, just over 1.4-acres, would support approximately 60 units at a density of 42 units per acre, still consistent with the density recommendations in the Comprehensive Plan.

While it is rare for the Plan Commission to consider zoning map amendments absent a detailed site plan, this proposed rezoning from R4 to R5 would support future development of the type and densities consistent with adopted plans, and would strengthen opportunities for the developer to compete for WHEDA funding, and the likelihood that the properties will be developed consistent with the City's approved plans.

Recommendation

The Planning Division recommends that the Plan Commission find that the demolition and conditional use standards can be met and **approve** the request subject to input at the public hearing. The proposal was not routed to reviewing agencies, since no site changes are proposed at this time.