



Report to the Plan Commission

August 23, 2010

Legistar I.D. #19361

709 N. Segoe Road & 750 Hilldale Way

PUD Amendment

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

Requested Actions: Approval of a request to rezone 709 N. Segoe Road and 750 Hilldale Way from Planned Unit Development-Specific Implementation Plan (PUD-SIP) to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD-GDP-SIP) to allow a 96-unit apartment development to be constructed adjacent to the Target store at Hilldale Shopping Center.

Applicable Regulations & Standards: Section 28.12(9) provides the process for zoning map amendments; Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments.

Summary Recommendation: The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3493 & 3494, rezoning 709 N. Segoe Road and 750 Hilldale Way from PUD-SIP to Amended PUD-GDP-SIP, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Applicant: Rich Arnesen, Stone House Development, Inc.; 321 E. Main Street; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Property Owner: Target Corporation, TPN-12J, 1000 Nicollet Mall; Minneapolis, Minnesota.

Proposal: The applicant is requesting approval of an amended PUD-GDP-SIP to allow construction of a 96-unit apartment complex adjacent to a 151,000 square-foot Target store currently being built along the University Avenue frontage. Construction of the apartments will commence this fall, with completion scheduled one year later. The Target store is scheduled for completion in the summer of 2011.

Parcel Location: The entire Hilldale Planned Unit Development consists of approximately 37 acres generally bounded by N. Segoe Road and Sawyer Terrace on the west, University Avenue on the north, N. Midvale Boulevard on the east and the prolongation of Heather Crest on the south, in Aldermanic District 11 (Schmidt); Madison Metropolitan School District; Urban Design District 6. The proposed apartment building will be constructed on an approximately 1.3-acre parcel fronting N. Segoe Road between University Avenue and Frey Street.

Existing Conditions: Hilldale Shopping Center is comprised of 11 buildings including the 349,450 square-foot indoor shopping mall (Macy's, Metcalfe's Sentry, etc.); Ace Hardware; 2 parking structures containing approximately 670 parking spaces, 4 retail buildings opposite the east wall of the mall totaling 71,190 square feet; 40 condominium units in 4 townhouse buildings located along N. Midvale Boulevard; the 7,900 square-foot Fleming's restaurant at the northeastern corner of the site, the six-screen Sundance Cinema at the southern end of the mall and a 13,200 square-foot Great Dane Pub located at the southeastern corner of Price Place and Heather Crest. The 151,000 square-foot Target

and 450-stall parking facility and proposed apartment complex will occupy land previously developed with Humana Insurance, Hilldale Cinema and the Peking Palace restaurant.

Land Use and Zoning Surrounding Hilldale:

North: Single-family residences, a multi-story condominium building, Border's Books, Walgreen's, McDonald's, Copp's Supermarket and multi-tenant retail, located in the Village of Shorewood Hills; State of Wisconsin office building, zoned C2 (General Commercial District) in the City of Madison;

South: M & I Bank, Anchor Bank and various multi-tenant retail/ office buildings, zoned C2;

West: Hill Farms State Office Building (Dept. of Transportation), zoned C2; Normandy Apartments, zoned R6 (General Residence District); Karen Arms Condominiums and Rennebohm Park, zoned R5 (General Residence District); Segoe Terrace Apartments & West Side Senior Center and Weston Place Condominiums, zoned PUD-SIP;

East: US Bank, zoned C1 (Limited Commercial District); multi-unit residence buildings, zoned R4 (General Residence District).

Adopted Land Use Plan: The Comprehensive Plan identifies Hilldale as a community mixed-use and transit-oriented redevelopment site.

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

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

Zoning Summary: The subject site is zoned PUD-SIP, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Urban Design (Urban Design District 6), Utility Easements, Barrier Free
No:	Floodplain, Wellhead Protection, Landmarks, Waterfront Development
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Related Approvals

On January 2, 2007, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow demolition of the former Humana office complex and the construction of a 55,000 square-foot grocery store, 25,000 square feet of additional retail space, 13,000 square feet of office space, a 40,000 square-foot gym, 238 condominium units and approximately 1,100 structured parking spaces (otherwise known as Hilldale Phase II). The amended GDP also approved a future phase consisting of 220 residential units along Sawyer Terrace and N. Segoe Road.

On January 8, 2008, the Common Council approved a major amendment to the Hilldale PUD-GDP-SIP to allow a 140-room hotel to be constructed at the site of a previously approved 90-unit condominium building that was included in the original Phase II plan. Another amendment was approved by the Council on March 4, 2008 to allow a three-story retail/office building to be constructed in place of a previously approved 11-story office/residential building. On June 16, 2008, the Plan Commission

approved an alteration to the March 2008-approved SIP to allow a new configuration for the hotel and retail uses proposed along Hilldale Way.

On March 2, 2010, the Common Council approved major amendments to the Hilldale PUD-GDP-SIP to allow construction 151,000 square-foot Target store.

Project Review

The applicant, Stone House Development, is requesting approval of an amendment to a portion of the Hilldale Shopping Center Planned Unit Development to allow construction of a 96-unit apartment project on approximately 1.3 acres of land located between N. Segoe Road and the Target store currently under construction along University Avenue (750 Hilldale Way). The land is currently owned by the Target Corporation, which recently submitted a subdivision plat to create a separate lot for the apartment project from its 6.7-acre overall parcel, which extends from N. Segoe east to Hilldale Way. The final plat (titled "Hilldale Hurrah") is scheduled to be heard by the Plan Commission on September 20 and the Common Council on October 5, 2010.

The subject site is characterized by a significant slope that falls from the intersection of N. Segoe Road and Frey Street to the north and east. From west to east, approximately 50 feet of grade change is present across the site of the proposed apartment project and adjacent Target store along Frey Street between N. Segoe Road and the western wall of Hilldale Mall. An approximately 20-foot grade change occurs from south to north along N. Segoe Road between Frey and University Avenue.

The 96 apartments will be located in two connected four-story buildings that will extend the length of the N. Segoe Road blockface from University Avenue to Frey Street. An L-shaped building containing 57 of the proposed units will be constructed on the southern two-thirds of the 1.3-acre site along the Frey Street frontage and most of the N. Segoe Road frontage. The 57-unit building will connect to a 39-unit building that will primarily front onto University Avenue. Due to the grade change present across the site, the larger 57-unit building will stand a full story taller than the 39-unit building along the western and eastern elevations, with the fourth floor of the 39-unit building coinciding with the third floor of the 57-unit building.

The apartment project will be developed as workforce housing using Section 42 Low-Income Housing Tax Credits awarded through the Wisconsin Housing and Economic Development Authority (WHEDA), with 100% of the units proposed to be affordable under the tenets of the housing program. The project will include 44 one-bedroom apartments, 42 two-bedroom apartments and 10 three-bedroom townhouses. Eight of the 10 townhouses will have entrances facing N. Segoe Road or Frey Street, with pedestrian access to the 6 west-facing units to be provided by a private sidewalk to be located above a terraced retaining wall adjacent to the N. Segoe Road public sidewalk. The remaining 2 townhouse units will be located along the eastern façade of the 57-unit building. All of the other units in the project will be accessed through internal corridors, with pedestrian entrances into the buildings proposed along the University Avenue and Frey Street facades and from the plaza space at the interior of the site.

Parking for the project will be provided in a total of 140 parking spaces consisting of 120 underground stalls and 20 surface stalls. Vehicular access for all of the proposed onsite parking will be provided by a single driveway from Frey Street that will extend along the eastern property line of the site. The 120 underground stalls will be provided on two separate parking levels located beneath the two buildings. Forty-two of the stalls will be provided on a lower level of the 57-unit building that will be commensurate with the first floor of residential units in the 39-unit building. A second level of underground parking will

extend below the footprint of both buildings and will contain 78 spaces. Access to the 42-stall upper level will be from a garage entrance along the eastern façade of the 57-unit building, while access to the 78-stall lower level will be from a garage entrance along the eastern façade of the 39-unit building. There will be no internal connectivity between the two parking levels. Parking for 74 bicycles is also proposed, including 57 spaces provided throughout the underground parking levels.

Loading for the project is proposed to be provided by a 10- by 35-foot zone to be located off the subject site on the westerly edge of the Target loading and service area located at the northwestern corner of the Target site, which is accessed from University Avenue. The applicant and Target will be required to provide a cross-access easement to memorialize the proposed off-site loading zone for the apartments prior to the final signoff and recording of the amended planned unit development. (Note: There will not be a connection between the driveway extending along the eastern property line of the apartment site and the Target loading and service area off of University Avenue.) A second loading zone for the apartments is proposed closer to Frey Street on the driveway serving the site.

Open space for the 96 dwelling units will be provided in variety of ways. Most of the one- and two-bedroom apartments will be provided either a patio or balcony, while each of the 10 townhouses will be provided with a porch/ stoop area adjacent to their exterior entrance. In addition, the developer proposes a community room and rooftop deck at the northeastern corner of the fourth floor of the 39-unit building, which will have long views of Lake Mendota and the State Capitol down University Avenue. Addition outdoor space will be provided in a well landscaped plaza located in the remaining space between the apartment buildings and the surface parking lot and driveway.

The proposed buildings will feature a contemporary architectural design and will be constructed with a combination of brick, composite siding and simulated limestone with metal panel accents. The aesthetic of the apartments is intended to compliment the architecture of the adjacent Target store and Weston Place Condominiums, which are located to the south of the proposed apartment across Frey Street.

Analysis & Conclusion

The Planning Division believes that the proposed apartment project is well designed overall and that it complies with the criteria for approval of planned unit developments and zoning map amendments, including the statutory requirement that the zoning map amendment be consistent with the City's Comprehensive Plan, which recommends the larger Hilldale area as a future community mixed-use and transit-oriented development. The proposed addition of 96 apartment units in 2 buildings at the westernmost edge of the larger 37-acre Hilldale Shopping Center Planned Unit Development continues the dramatic transformation of the formerly moribund 1950's and 1960's-era suburban shopping center into an engaging, urban mixed-use development that includes a broad range of entertainment, shopping, dining, service and residential uses. The project also adds to the broader mixed-use fabric of the surrounding area, which includes a wide range of retail and commercial services, employment and residential options within a half-mile of the Hilldale site.

The Urban Design Commission reviewed the proposed planned unit development amendment on July 21, 2010 and recommended initial approval (see attached report).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission recommend **approval** of Zoning Map Amendment ID 3493 & 3494, rezoning 709 N. Segoe Road and 750 Hilldale Way from PUD-SIP to Amended PUD-GDP-SIP, subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. That the applicant receive final approval from the Urban Design Commission prior to recording of the Amended PUD-GDP-SIP and issuance of building permits.
2. That the applicant submit a Construction Traffic Management Plan for the proposed apartment building to the Planning Division and Traffic Engineering Division for approval prior to recording of this amended PUD-GDP-SIP. Said plan shall include but not be limited to identifying the scope of work for the project site, travel patterns of all heavy machinery accessing the site, the general location of any bus stops, sidewalks and/or pedestrian/ bike travel routes that will be closed or relocated during construction (including any temporary accommodations), and any signage required to implement this plan.
3. Pursuant to historic restrictions in the Hilldale Shopping Center PUD, no exterior construction work shall take place on Sundays. Construction work may begin as early as 6:00 a.m. other days with alder notification, for quiet activities such as pouring concrete.
4. That the applicant obtain a cross-access easement or other similar agreement from Target Corporation for the proposed loading zone proposed on the Target property prior to the final signoff and recording of the amended planned unit development. The easement or agreement shall be approved by Planning and Traffic Engineering staff and may be dedicated as part of the final plat of the Target ownership (Hilldale Hurrah final plat).
5. That the list of permitted uses in the zoning text be revised per Planning Division approval prior to final signoff and recording of the amended PUD-GDP-SIP to state "Multi-family residential uses as shown on approved plans".

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

6. The applicant's utility contractor shall obtain a Permit to Excavate in the Public Right of Way prior to commencing any utility work.
7. The exposed parking area is graded to drain into the underground parking area. This is unacceptable. The applicant shall revise plans to provide a safe overflow for the 100-year event or show a pumping plan that can accommodate expected flows.
8. A signed inter-lot agreement is required prior to approval indicating maintenance and use restrictions of the detention vault on the Target property for the subject apartment property.

9. A recorded ownership/ maintenance agreement for the shared sanitary sewer lateral shall be in place prior to final plan approval.
10. The developer shall enter into an agreement to extend public sanitary sewer and storm sewer. Said improvements shall be coordinated with the adjacent Target store developer.
11. Per MGO Section 10.34, the proposed development configuration requires the prior site address of 709 N. Segoe Road to be changed to 4620 Frey Street.
12. The subdivision of the Target property to create the proposed apartment site will require approval of a subdivision plat. [Note: A two-lot final plat was submitted for review on August 4, 2010 and is scheduled for review by the Plan Commission on September 20, 2010.]
13. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
14. All work in the public right of way shall be performed by a City-licensed contractor.
15. 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.
16. The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
17. 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.
18. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over one acre of disturbance for stormwater management and erosion control has been transferred to the Wisconsin Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City of Madison has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151, but a separate permit submittal is now required from the WDNR for this work as well.

As this site is greater than one acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the DNR, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Please contact Eric Rortvedt of the WDNR at 273-5612 to discuss this requirement.
19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to control 40% TSS (20 micron particle) off of new paved surfaces.
20. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal

walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

21. NR-151 of the Wisconsin Administrative Code is effective as of 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 Wisconsin Department of Natural Resources 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 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.

22. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
23. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; 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.
24. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
25. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering Division signoff.

Traffic Engineering Division (Contact John Leach, 267-8755)

26. When site plans are submitted for approval, the developer shall provide a recorded copy of the reciprocal land agreement for passage over, upon, across and through the facilities and ingress and egress for the loading zone and trash/recycling access located in the Target store loading bay. This land agreement for vehicular and pedestrian access shall be a perpetual, non-exclusive, unimpeded

land agreement for the lots in the project. The reciprocal land agreement shall be recorded in the office of the Dane County Register of Deeds before submitting plans for final approval.

27. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), adjacent driveway approaches to lots on either side and across the street, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1" = 20'.
28. The applicant shall design the surface or underground parking areas for stalls and backing up according to Figures II of the ordinance using the 9' or wider stall for the commercial/retail area. The "One Size Fits All" stall shall be used for the residential parking area only, which is a stall 8'-9" in width by 17'-0" in length with a 23'-0" backup. Aisles, ramps, columns, offices or work areas are to be excluded from these rectangular areas, when designing underground parking areas.
29. A Traffic Signal/Streetlight declaration of conditions and covenants shall be executed and returned with site plans. The development shall acknowledge on their proportionate share of traffic signal assessments. The development shall further agree in writing to not oppose their proportionate share of the traffic signal assessments as part of the City's Special Assessment districts for traffic signals.
30. The applicant shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
31. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

32. Off-street parking requirement shall comply with MGO Sections 28.04 (12) and 28.11: 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.
33. Parking requirements for persons with disabilities must comply with MGO Section 28.11 (3)6.(m) which includes all applicable State accessible requirements, including but not limited to:
 - a.) Provide minimum of 5 accessible stalls striped per State requirements. A minimum of 1 of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b.) 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.

- c.) Highlight the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance or elevator as possible. Show ramps, curbs, or wheel stops where required.
34. Lighting is required and shall be in accordance with MGO Section 10.085: Provide a plan showing at least .5 foot candle on any surface on any lot and an average of .75 footcandles. The maximum light trespass shall be 0.5 footcandle at 10 feet from the adjacent lot line. (See City of Madison Lighting Ordinance).
35. Signage approvals are not granted by the Plan Commission. Signage must be approved by the Urban Design Commission and Zoning staff for compliance with MGO Section 31 (Street Graphics) and MGO Section 33.24 (Urban Design ordinance). Sign permits must be issued by the Zoning Section of the Department of Planning and Community & Economic Development prior to sign installations.
36. Bike parking shall comply with MGO Section 28.11: Provide 73 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 2 feet by 6 feet with a 5-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.
37. Parking and loading shall comply with MGO Section 28.11 (4): Provide (1) 10 x 35-foot loading area with 14 feet of vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
38. Revise ground floor parking plan on final plans in order to show 120 underground stalls. Upper right side corner shows 1 oversized stall, which could be drawn as two stalls.

Parks Division (Contact Kay Rutledge, 266-4714)

39. The developer shall pay \$198,672.00 in park dedication and development fees for 96 new multi-family units. Fees in lieu of dedication = (96 units @ \$1,477) = \$141,792.00; Park development fees = (96 units @ \$592.50) = \$56,880.00, for a total park impact fee before credit of \$198,672.00. This development is within the Garner Park impact fee district (SI29). The developer must select a method for payment of park fees before signoff on the rezoning.

Fire Department (Contact Bill Sullivan, 261-9658)

40. Site plans shall indicate the no build easement required for the proposed Target store.
41. Buildings with multiple street addresses will be required to have multiple fire service features such as key vaults, annunciator panels and fire department connections.
42. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17) and 34.19, as follows:
- a.) The site plans shall clearly identify the location of all fire lanes;

- b.) IFC 503 Appendix D105, Provide an aerial apparatus access fire lane that is at least 26 feet wide, with the near edge of the fire lane within 30 feet and not closer than 15 feet from the structure, and parallel to one entire side of the structure, if any part of the building is over 30 feet in height;
- c.) Provide a fire lane that extends to within 150 feet of all exterior portions of the structure, or it can be extended to within 250 feet if the building is fully sprinklered;
- d.) A dead-end fire lane that is longer than 150-feet shall terminate in a turnaround. Provide an approved turnaround (cul-de-sac, 45 degree wye, 90 degree tee) at the end of a fire lane that is more than 150-feet in length;
- e.) Provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire hydrant;
- f.) Fire lanes shall be unobstructed; there are obstructions shown on the fire lane, remove all obstructions. Examples of obstructions: including but not limited to; parking stalls, loading zones, changes in elevation, power poles, trees, bushes, fences or posts;
- g.) Fire lanes shall be constructed of concrete or asphalt only, and designed to support a minimum load of 85,000 lbs;
- h.) Where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet;
- i.) Provide a fire lane with the minimum clear unobstructed width of 20 feet;
- j.) Provide a completed MFD "Fire Apparatus Access and Fire Hydrant Worksheet" with the site plan submittal.

Water Utility (Contact Dennis Cawley, 261-9243)

This agency submitted a response with no conditions of approval for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this project.