



Report to the Plan Commission

May 10, 2010

Legistar I.D. #18043

8101-8119 Mayo Drive

Rezoning (Amendment to PUD-SIP)

Report Prepared By:
Heather Stouder, AICP
Planning Division Staff

Requested Action: Approval of a rezoning from PUD-SIP (Planned Unit Development-General Development Plan) to Amended PUD-SIP (Planned Unit Development-Specific Implementation Plan) to add an access drive and six additional parking stalls to an approved 88-unit residential project.

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 Development Districts.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and Planned Unit Developments can be met and forward the request to the September 1 meeting of the Common Council with a recommendation for **approval** to rezone 8101-8119 Mayo Drive from PUD-SIP to Amended PUD-SIP, subject to input at the public hearing and conditions from reviewing agencies.

Background Information

Applicant/Property Owner: Rich Arneson; Stone House Development; 321 E. Main St. Madison WI
Project Contact: J. Randy Bruce; Knothe & Bruce Architects, LLC; 7601 University Ave.
Ste 201, Middleton, WI

Proposal: The applicant proposes the incorporation of an access driveway and six additional parking stalls into an approved and recorded PUD-SIP for two multifamily residential buildings in Midtown Center. The applicant hopes to begin work after all approvals are obtained.

Parcel Location: 8101 and 8119 Mayo Drive are located on the south side of Mayo Drive between Waldorf Boulevard and Carns Drive, north of Midtown Road; Aldermanic District 1 (Sanborn); Madison Metropolitan School District.

Existing Conditions: The site is under construction and zoned PUD-SIP (Planned Unit Development-Specific Implementation Plan) as part of the Midtown Center Plat.

Surrounding Land Use and Zoning:

North: A four-story, 75-unit multifamily building constructed in 2005, zoned PUD-SIP (Planned Unit Development- Specific Implementation Plan).

South: Lots 4, 5, 6, and 7 of Midtown Center are undeveloped and zoned PUD-GDP for three-story mixed-use buildings on Lots 4 and 7, and three-story commercial buildings on Lots 5 and 6. The General Development Plan for these lots includes both underground and surface parking.

East: Two-story attached single-family homes constructed in 2002, zoned PUD-SIP (Planned Unit Development- Specific Implementation Plan).

West: Immediately to the west, Lot 1 of Midtown Center is currently undeveloped, but zoned PUD-GDP for a four-story mixed-use building with 6,000-14,500 square feet of commercial space and 46-52 dwelling units. Across Waldorf Boulevard to the west (outside of the Midtown Center Plat), an existing mixed-use building with 44 residential units and ground floor commercial space, and a two-story veterinary clinic.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends Neighborhood Mixed Use for this area. The High Point-Raymond Neighborhood Development Plan, adopted in 1997 and amended in December 2001, recommends Flex Use / Mixed Use for this area as part of a “neighborhood town center” to include shopping, civic uses, and a mix of residential densities and housing types.

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

Public Utilities and Services: The area is served by a full range of basic urban services, but not yet served by Metro Transit.

Zoning Summary:

Requirements	Required*	Proposed
Lot Area	49,650 sq. ft.	Adequate
Lot Width	50'	Adequate
Usable Open Space	N/A	N/A
Front Yard	20'	9.6' (as approved)
Side Yards	11' min.	Adequate
Rear Yard	30'	Adequate
Building Height	3 stories / 40'	4 stories / 46' (as approved)

* Since this project is being proposed under PUD zoning, for which no predetermined bulk requirements apply, it is being reviewed based on criteria for the R5 District, because of the surrounding land uses.

No. Parking Stalls	Provided in buildings	22 Surface
Accessible Stalls	1 surface, van accessible	1 Existing
Loading	2	Existing
No. Bike Parking Stalls	88	Adequate
Landscaping	Yes	(See Condition No. 2, p. 3)
Lighting	Yes	(See Condition No. 3, p. 4)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark Building	No
Floodplain	No
Utility Easements	Yes
Waterfront Development	No
Adjacent to Park	No
Barrier Free (ILHR 69)	Yes

Prepared by: Pat Anderson, Asst. Zoning Administrator

Project Description, Evaluation, and Conclusion

A rezoning from PUD-SIP (Planned Unit Development- Specific Implementation Plan) to Amended PUD-SIP is requested to allow the addition of an access drive and six additional surface parking stalls to the development of “Midtown Apartments”, approved by the Common Council on September 1, 2009 and recorded in November 2009 (see attached staff report dated August 17, 2009).

As proposed, approximately 7,000 square feet would be incorporated into the Amended PUD-SIP to accommodate the completion of an access driveway from Waldorf Boulevard to the west on Lot 7, and six angled parking stalls to the south of the eastern building on Lot 4. Both of these additions are consistent with the underlying PUD-GDP for “Midtown Center” as amended in April 2007. This simple request must be reviewed as an amendment, rather than an alteration, to the PUD-SIP, due to the expansion of the geographic area approved and recorded late last year.

Planning Division staff has no concerns about the construction of these elements, and recognizes the enhanced connectivity the full east-west access drive will provide as the development of "Midtown Center" continues.

The Planning Division recommends that the Plan Commission recommend **approval** to rezone 8101-8119 Mayo Drive from PUD-SIP to Amended PUD-SIP, subject to input at the public hearing and conditions submitted by reviewing agencies.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the standards for zoning map amendments and planned unit developments can be met and forward the request to the May 18 meeting of the Common Council with a recommendation for **approval** to rezone 8101-8119 Mayo Drive from PUD-SIP to Amended PUD-SIP, subject to input at the public hearing and the following conditions submitted by reviewing agencies:

Zoning Administrator (Contact Pat Anderson, 266-5978)

1. Meet all applicable State accessibility requirements, including but not limited to:
 - a) Provide a minimum of one van accessible stall striped per State requirements in the surface lot. Stall 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) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance (or elevator) as possible.
2. For 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 provide 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. All plant materials in islands shall be protected from vehicles by concrete curbs.
3. Lighting is required for this project. Provide a plan showing at least .25 footcandle on any surface of the lot and an average of .75 footcandles (See City of Madison lighting ordinance).
4. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31. Signage must be approved by the Urban Design Commission and Zoning. Sign permits must be issued by the Zoning Section of the Department of Planning and Community and Economic Development prior to sign installations.

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

5. Previous review comments suggested the site plan show the location of the internal existing driveway easements as well as existing water, storm and sanitary easements serving the site. Include reference to the Register of Deeds recorded document numbers for all appropriate easements within the site plan. (Declaration of Easements Doc. No. 4617077 and Stormwater Management Doc. No. 4614393).

6. All work in the public right-of-way shall be performed by a City-licensed contractor.
7. The Applicant shall submit, prior to plan sign-off, 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:
 - 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) All Underlying Lot lines or parcel lines if unplatted
 - g) Lot numbers or the words "unplatted"
 - h) Lot/Plat dimensions
 - i) Street names

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

8. When the applicant submits final plans of one contiguous plan 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, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
9. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Water Utility (Contact Dennis Cawley, 261-9243)

10. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. This property is not in a Wellhead Protection District. The Water Utility will not need to sign off the final plans, and not need a copy of the approved plans.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency submitted a response with no conditions but indicated that all fire codes and ordinances must be met.