



Project Address: 1004-1032 S. Park Street

Application Type: Amended Planned Development (PD) District–General Development Plan and Specific Implementation Plan

Legistar File ID # [45036](#)

Prepared By: Timothy M. Parks, Planning Division

Reviewed By: Heather Stouder, Planning Division

Requested Actions: Approval of a major amendment to Planned Development zoning to approve an Amended General Development Plan and Specific Implementation Plan to allow construction of a mixed-use building with 12,287 square feet of commercial space, five live-work spaces and 157 apartments with underground parking at 1004-1032 S. Park Street.

Previous Hearing

On July 10, 2017, the Plan Commission closed the public hearing and recommended referral of this request to its July 24, 2017 meeting. In referring the matter, the Plan Commission specified several items that should be addressed prior to this item returning to the Plan Commission, which included:

- Plans showing revised building details related to adjusted setbacks;
- Having plans modified to accommodate a minimum six-foot sidewalk on S. Park Street and Fish Hatchery Road, with an additional three-foot building setback on both streets;
- More specific commitments for underground utilities;
- Further information on the bike elevator;
- Further information on street cross-sections from staff;
- Shadow studies, including studies on the internal courtyard;
- Information on on-site dog waste and grooming facilities;
- Review of options to increase height in order to provide greater setbacks and on-site-parking;
- Incorporation of the specific comments in the correspondence of Aids. Eskrich and Zellers, and;
- An encouragement that the applicant further coordinate with the neighborhood association regarding a meeting.

At the request of the applicant, the project was further referred by the Plan Commission at its July 24 and August 14, 2017 meetings.

Addendum

On August 21, the applicant, Terrence R. Wall, Peloton Residences, LLC, submitted revised plans for the mixed-use development proposed for the 1.64-acre parcel located at S. Park Street and Fish Hatchery Road. Planning staff has briefly reviewed the revised plans and would note the following revisions:

- A three-foot setback is proposed for the building along the Fish Hatchery Road side (see sheet entitled “Site Plan Exhibit” dated August 18, 2017);

- A six-foot wide public sidewalk has been incorporated along the S. Park Street frontage. In addition, the space between this wider sidewalk and the curb will be concrete (possibly pervious), which will provide additional walking space for pedestrians along the project frontage. A similar treatment wraps the corner onto Fish Hatchery Road before turning into a grass terrace. The setback and perimeter landscaping area along S. Park Street was reduced to two feet from three to incorporate the wider sidewalk;
- The wide terrace on Fish Hatchery Road is temporary pending a widening by the City in the future, which will reduce the terrace to a more standard eight-foot width;
- The ramp leading to the underground parking has been reconfigured to remove the bike lane, and the parking level has been revised to include more compact stalls around the perimeter, which aided in the applicant being able to provide the three-foot setback proposed along Fish Hatchery Road;
- A lobby with direct access to the elevator at the southwestern corner of the complex has been provided; a bike storage room on the parking level will be directly accessible from this elevator;
- Shadow studies have been provided;
- A fire access plan (Sheet F101) outlines where the applicant will bury overhead utility lines, and where the applicant is still studying the bury of those utilities.
- A neighborhood meeting to discuss the project was held on July 25, 2017;
- The applicant previously agreed to any proposed HVAC or utility penetrations on the building not facing S. Park Street or Fish Hatchery Road, and any such penetrations elsewhere on the exterior of the building being designed to be perpendicular to the facades to limit their visibility to the greatest extent possible. All detail regarding HVAC and utility penetrations shall be provided to the Urban Design Commission for review; and
- If dogs are allowed in the building, the applicant has agreed to provide 1-2 dog waste stations on the property.

Recommendation

The project is subject to the process for zoning map amendments outlined in Section 28.182 of the Zoning Code and the approval process and standards for the Planned Development district, as outlined in Section 28.098.

The Planning Division continues to recommend that the Plan Commission forward Zoning Map Amendment IDs 28.022–00260 and 28.022–00261, approving an Amended Planned Development District General Development Plan and Specific Implementation Plan for 1004-1032 S. Park Street, to the Common Council with a recommendation of **approval** subject to the revised plans dated August 18, 2017, the conditions of the June 28, 2017 Urban Design Commission *initial* approval, the conditions from reviewing agencies contained in the July 10, 2017 staff report and addendum, and the revised Planning Division conditions that follow (which shall replace the recommended conditions in the July 10 staff report). Any additional conditions recommended by the Plan Commission for this project should be related to a specific standard for approval that applies.

Planning Division Conditions

1. The metal fins shown projecting south from the glass prow at the corner of S. Park Street and Fish Hatchery Road shall not extend beyond the property line into the rights of way of those streets.

2. Prior to final sign-off and issuance of building permits, proof of financing shall be provided for review and approval by the Director of Planning and Community and Economic Development that indicates that the building, once started, can be completed consistent with the approved plans.
3. Any restaurant, nightclub, brewpub, restaurant-tavern, or restaurant-nightclub proposed to occupy the commercial areas of the building shall be reviewed by the Plan Commission as a conditional use.
4. That the applicant submit a revised zoning text for the Specific Implementation Plan to the Planning Division and Zoning Administrator for approval prior to recording and the issuance of building permits as follows:
 - a.) that the permitted non-residential/ commercial uses for this PD-SIP be limited to those included in the approved PD-GDP zoning text unless specifically enumerated in a list submitted for approval by the Planning Division prior to final approval and recording;
 - b.) the Signage section shall be revised to limit signage for the site to the maximum permitted in the TSS zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator.