



Legislation Text

File #: 11792, **Version:** 1

Fiscal Note

City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Amending the Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, to revise the land use recommendation for a property located south of Nelson Road and High Crossing Boulevard from Office/Service to Retail/Service, and to revise the recommended alignments of planned future street extensions in this area.

Body

PREAMBLE

The Nelson Neighborhood Development Plan was initially adopted in March 1992. The plan recommended development of an office employment district on lands located adjacent to Interstate Highway 30-90-94, and a general retail and service district along the north side of High Crossing Boulevard which reflected the highway-oriented uses that were already established, including multiple automobile sales and service businesses. Along the south side of High Crossing Boulevard, the neighborhood development plan recommended a step-down to less highway-oriented commercial uses that would be more compatible with the adjacent proposed residential areas and would emphasize activities which supported other planned neighborhood components, such as goods and services valued by office users or neighborhood residents. Lands located south of High Crossing Boulevard between Nelson Road and Cross Hill Drive were recommended for office/service uses, rather than retail uses, to encourage the development of this large, prominent property for uses such as business offices or a hotel that could provide an attractive gateway to the commercial district, and also provide an appropriate transition to the adjacent planned residential areas south of Cross Hill Drive.

In the years since the Nelson Neighborhood Development Plan was first adopted, the properties along the south frontage of High Crossing Boulevard south of Cross Hill Drive have been developed primarily with highway-oriented uses, including several motels, a drive-through credit union, an automobile service and support facility for a dealership located on the north side of the boulevard, and a sports bar. A new motor vehicle dealership in this area was approved in 1997, but never built. In 2005, as part of the process of approving another motor vehicle dealership, the Nelson Neighborhood Development Plan was amended to recognize automobile-oriented businesses as appropriate uses within the designated retail/service area south of Cross Hill Drive. This dealership also has not been built.

Currently, an application has been submitted to rezone the northern portion of the parcel located south of Nelson Road between Nelson Road and Cross Hill Drive to permit establishment of a Honda motor vehicle dealership on that property. Development of this property with automobile-oriented retail uses would not be consistent with the land use recommendation in the Nelson Neighborhood Development Plan, and a decision to support this type of use at this location would require a corresponding amendment to the neighborhood development plan to recommend retail/service uses, rather than office/service uses, on the property.

NOW, THEREFORE, BE IT RESOLVED that the Nelson Neighborhood Development Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to change the land use recommendation for the property in the northern portion of the area between Nelson Road and Cross Hill Drive to Retail/Service, appropriate for a wide variety of commercial uses, including automobile-oriented uses, as illustrated on the attached plan map amendment.

BE IT FURTHER RESOLVED that the Nelson Neighborhood Development Plan is amended to revise the recommended alignments of the planned future extension of Cross Hill Drive and the planned future north-south street east of Congress Avenue to provide a better alignment with Crossing Place, as illustrated on the attached plan map amendment.