

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
April 3, 2006

RE: I.D. # 03146, Conditional Use Application – 5309-5341 Brody Drive

1. Requested Action: Approval of an amendment to a previously approved planned residential development located at 5309-5341 Brody Drive.
2. Applicable Regulations: Planned residential developments, defined as two or more residential buildings under the same ownership on a tract of land, is first identified as a conditional use in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses and planned residential developments.
3. Report Drafted By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Applicant & Property Owner: Jay Bruner, Sleepy Hollow Investments, LLC; 632 Struck Street; Madison.

Architect: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.
2. Development Schedule: The applicant wishes to begin construction as soon as all necessary approvals have been granted.
3. Location: Approximately 9.66 acres generally located on the south side of Brody Drive between Lorraine Drive and Craig Avenue; Aldermanic District 19; Madison Metropolitan School District.
4. Existing Conditions: 124 multi-family units in six buildings, zoned R4 (General Residence District).
5. Proposed Land Use: The additional 16-unit multi-family building in the development.
6. Surrounding Land Use and Zoning:
N & E: Trillium Homes Condominiums, zoned R4 (General Residence District);
South: Soo Line Railroad; Highland Woods Condominiums, zoned PUD-SIP;
West: Single-family residences, zoned R2 (Single-Family Residence District).
7. Adopted Land Use Plan: The Comprehensive Plan identifies this area for medium-density residential uses (16-40 units per acre).

8. Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the conditional use standards of Section 28.12 (11)(g) and the standards for approval of planned residential developments of Section 28.12 (11)(k), which state:

Planned Developments. Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

1. Planned Residential Development-Dwellings.
 - a. Standards. In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
 - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
 - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
 - iii. That such development shall constitute environment of sustained desirability and stability;
 - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
 - v. That such development shall result in an intensity of land utilization no higher than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of

land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.

PREVIOUS CASE

On July 23, 1979, the Plan Commission approved a conditional use for a planned residential development to allow construction of 124 multi-family units in six buildings on 9.66 acres of land at 5309 Brody Drive in R4 zoning.

ANALYSIS, EVALUATION & CONCLUSION

The applicant is requesting approval of a major alteration to a previously approved planned residential development to allow construction of an additional multi-family building containing 16 two-bedroom condominium units on an approximately 9.66-acre parcel currently developed with 124 units located in six buildings. The new two-story building will be located in the northeastern corner of the subject site adjacent to Brody Drive in an area of the planned residential development that was previously occupied by a now demolished tennis court. The 16 new condominium units are to be added as part of the conversion of the 50 existing one-bedroom units and 74 two-bedroom units from rental apartments to owner-occupied condominium units.

Underground parking for 28 automobiles and 15 bikes will be provided, with a driveway into the underground parking adjacent to the north wall of the building. Overall, 262 parking spaces are provided in the development, with 144 covered parking stalls and 118 surface stalls, which results in a ratio of 1.87 stalls per unit. A pronounced slope to the east and north will require that retaining walls be built along portions of the northern and eastern walls to provide suitable access to the building.

The architecture of the new building has been designed to closely reflect the design of the other six buildings in the development with the exception that the proposed building will utilize fiber cement siding. The six other buildings in the development are sided with wood. A balcony or patio is provided for each of the 16 units depending on location in the building. Landscaping for the new building is primarily limited to a mix of shrubs and perennials to be installed around the base of the building, with a handful of ornamental trees to be planted around the outer perimeter of the building site. Six existing evergreen trees located between the north wall of the proposed building and Brody Drive will remain.

The density of the project increases slightly from 12.8 units per acre presently to 14.5 units per acre, which is well below the 21.78 units per acre permitted in R4 zoning and the 16-40 units per acre generally recommended for the medium-density residential site in the Comprehensive Plan. Despite the conversion of existing usable open space into additional building area, the applicant indicates that 251,000 square feet of usable open space remains to serve the 140 dwelling units,

with 1,793 square feet estimated per unit. R4 zoning requires that only 500 square feet of usable open space be provided per unit. Most of the usable open spaces present on the site are passive open spaces surrounding the seven buildings, though a pool and playground are identified near the center of the site.

The Planning Unit believes that both the conditional use standards and standards for planned residential developments are substantially met with the proposed major plan alteration. The 16-unit building proposed appears to meet all of the requirements of the underlying R4 zoning and should be considered an appropriate intensification of use for the site. The new building has been designed to fit seamlessly in with the surrounding buildings and should have little or no impact on the development pattern or the uses, values or enjoyment of this largely established residential area.

The Urban Design Commission reviewed this proposal on March 22, 2006 and recommended final approval (see attached report).

RECOMMENDATION

The Planning Unit recommends that the Plan Commission find the conditional use standards and planned residential development standards met and **approve** a major alteration to a previously approved planned residential development to allow construction of an additional 16-unit building in the development located at 5309-5341 Brody Drive, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That no utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents for the new building be located in any yard of the building adjacent to a public street. All such equipment regardless of location shall be adequately screened from view.