



Project Address: 2401 Allied Drive (Lots 4-25, Mosaic Ridge)
Application Type: Zoning Map Amendment
Legistar File ID # [31955](#)
Prepared By: Timothy M. Parks, Planning Division

Summary

Applicant & Property Owner: Natalie Erdman, Community Development Authority of the City of Madison.

Requested Action: Approval of a request to rezone Lots 4-25 of the plat of Mosaic Ridge, generally addressed as 2401 Allied Drive, from PD-GDP to TR-C3 (Traditional Residential–Consistent 3 District) to facilitate the construction of planned single-family homes.

Proposal Summary: The Community Development Authority is seeking the final zoning entitlements to allow the construction of 25 planned single-family residences in the Mosaic Ridge subdivision to proceed in spring 2014. The units were previously approved for the second phase of the 2008 Allied Drive Planned [Unit] Development-General Development Plan and were to be approved for construction following approval of a specific implementation plan. However, staff felt that the same development could be achieved through the application of a conventional zoning district in the 2012 Zoning Code.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00088, rezoning Lots 4-25 of Mosaic Ridge, generally addressed as 2401 Allied Drive, from PD-GDP to TR-C3 subject to input at the public hearing.

Background Information

Parcel Location: The lots to be rezoned comprise 2.9 acres of area generally located along and east of Allied Drive south of Percy Julian Way; Aldermanic District 10 (Cheeks); Madison Metropolitan School District.

Existing Conditions and Land Use: The lots are currently undeveloped; subdivision improvements for this portion of the Mosaic Ridge redevelopment were installed as a City project in 2010.

Surrounding Land Use and Zoning:

North: Phase I of the CDA Allied Drive redevelopment project, containing 32 apartment units in two apartment buildings and 16 townhouse units in three buildings, zoned PD-SIP.

South: One-and two-family residences, zoned SR-C3 (Suburban Residential–Consistent 3 District);

East: Single-family residences, Belmar Hills Park and the Boys and Girls Club, all in the City of Fitchburg;

West: Multi-family residences across Allied Drive, zoned SR-V1 (Suburban Residential–Varied 1 District);

Adopted Land Use Plan: The Comprehensive Plan identifies the overall Mosaic Ridge subdivision for Medium-Density Residential uses.

Zoning Summary: The lots to be rezoned will be zoned TR-C3 (Traditional Residential–Consistent 3 District):

| Requirements | Required | Proposed |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------|
| Lot Area | 3,000 sq. ft. | 86,248 sq. ft. |
| Lot Width | 30' | 115.8', existing |
| Minimum Front Yard | 15' | To be determined with bldg. permit |
| Maximum Front Yard | Not more than 20% of block average up to 30' | To be determined with bldg. permit |
| Side Yard | 5' ex. lots less than 50' wide, then 10% | To be determined with bldg. permit |
| Rear Yard | 20' except for alley-loaded homes, 2' | To be determined with bldg. permit |
| Building Height | 2 stories and 35' | To be determined with bldg. permit |
| Maximum Lot Coverage (all bldgs.) | 75% | To be determined with bldg. permit |
| Usable Open Space | 500 sq. ft. | To be determined with bldg. permit |
| Building Form | Single-family detached building | Will comply at time of permit |
| Other Critical Zoning Items | | |
| Yes: | Utility Easements | |
| No: | Wellhead Protection, Barrier Free, Floodplain, Landmarks, Waterfront Development, Urban Design | |
| <i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i> | | |

Environmental Corridor Status: The properties to be rezoned are not located within a mapped environmental corridor (Map C11).

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit service.

Previous Approvals

On July 1, 2008, the Common Council approved a request to rezone 11.5 acres of land located at 4705-4713 Jenewein Road, 2317-2423 Allied Drive, and 4654 Crescent Road from R3 & R4 to PUD-GDP-SIP [1966 Zoning Code] to allow construction of 114 total dwelling units consisting of 32 apartment units in 2 buildings, 48 townhouse units in 7 buildings, 5 duplexes and 24 single-family residences in two phases following the demolition of 11 apartment buildings. The first phase specific implementation plan provided final plan details for the construction of the 2 apartment buildings and 16 of the 48 townhouse units in 3 buildings.

On April 20, 2010, the Common Council approved the preliminary and final plats of Allied Drive Phase II, creating 28 residential lots and 4 outlots on the subject site.

On October 4, 2011, the Common Council approved the final plat of Mosaic Ridge, creating 28 residential lots and 3 outlots on the subject site. The final plat was recorded on January 17, 2013.

Project Description

The Community Development Authority of the City of Madison (CDA) is requesting approval of a request to rezone 25 lots in the Mosaic Ridge subdivision to the TR-C3 residential district to facilitate the construction of single-family residences on those lots. The lots to be rezoned with this application include a mix of street- and alley-loaded parcels that extend east from Allied Drive from Percy Julian Way on the north to the southern extent of the subdivision. At the time the Mosaic Ridge plat was approved in 2011, 20 of the 25 subject lots were planned for single-family residences, with up to 5 of the lots to be developed with two-family residences. Subsequent to that approval, the CDA chose to proceed with the development of single-family homes on all 25 lots. Information on the homes to be developed in this next phase of the Mosaic Ridge development is included in the letter of intent accompanying the rezoning request and in materials submitted with the resolution adopting the development plan for Phase II of the Allied Drive Neighborhood Redevelopment (ID [32009](#) on this agenda).

Analysis and Conclusion

In discussing implementation of the next phase of the Mosaic Ridge development, Planning, Zoning and CDA staff determined that the character of development envisioned for the southern half of the Allied Drive redevelopment area in 2008 could be achieved through conventional zoning in the new Zoning Code versus maintaining that portion of the development in the Planned Development zoning it inherited at the time the new zoning map took effect earlier this year. The 25 lots to be rezoned all exceed the 30-foot minimum lot width and 3,000 square-foot minimum lot area required in the TR-C3 zoning district requested. Compliance with the bulk requirements of the TR-C3 district will be determined at the time of building permit issuance for individual homes following approval of the home plans by the architectural review committee the CDA will create to implement the Phase II development plan.

Recommendation

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00088, rezoning Lots 4-25 of Mosaic Ridge, generally addressed as 2401 Allied Drive, from PD-GDP to TR-C3 subject to input at the public hearing.