



Report to the Plan Commission

December 3, 2012

Legistar I.D. #28472
9004-9041 Royal Oaks Circle
(northern portion of 1802 Maplecrest Drive)
PUD-SIP Alteration

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a minor alteration to the approved Planned Unit Development–Specific Implementation Plan for 1802 Maplecrest Drive to allow 22 single-family condominium residences to be constructed on sites addressed as 9004-9041 Royal Oaks Circle instead of 13 two-family residences as previously approved.

Applicable Regulations & Standards: Section 28.07 (6)(9)4.d. provides the Plan Commission with the authority to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** a minor alteration to the approved PUD-SIP for 1802 Maplecrest Drive to allow 22 single-family condominium residences to be constructed on sites addressed as 9004-9041 Royal Oaks Circle instead of 13 two-family residences as previously approved, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 3 of this report.

Background Information

Applicant & Property Owner: Jeff Haen, Haen Real Estate; 9 Hawks Landing Circle; Madison.

Proposal: The applicant wishes to amend the specific implementation plan for the Hawks Reserve Condominium development to allow 22 single-family condominium residences to be constructed on the northern 4.5 acres of the approximately 14-acre overall planned unit development instead of 13 two-family residences previously approved for that portion of the site in 2009. Development of the overall Hawks Reserve project is ongoing, with completion of all of the buildings anticipated in late 2014.

Parcel Location: 1802 Maplecrest Drive is an approximately 14-acre site; Aldermanic District 1 (Subeck); Madison Metropolitan School District.

Existing Conditions: Under the previous zoning approvals granted for the 14-acre site, 4 six-unit buildings have been constructed on the southern portion of the site at 1806 Maplecrest Drive and 9001, 9002 and 9023 Hawks Reserve Lane. On the northern portion of the site, 1 single-family residence has been constructed at 9002 Royal Oaks Circle and 1 two-family residence has been built at 9005-07 Royal Oaks. The rest of the subject site is undeveloped.

Surrounding Land Use and Zoning: Land to the east of 1802 Maplecrest Drive is developed with single-family residences in the Hawk's Landing subdivision in the R1 Single-Family Residence District. Land to the north, south and west is developed with the Hawk's Landing golf course. Various condominium and apartment buildings, a tennis and pool club and golf clubhouse are located across the adjacent fairways.

Adopted Land Use Plan: The Mid-Town Road Neighborhood Development Plan recommends the subject site for low- to medium-density residential uses.

Environmental Corridor Status: This property is not located within a mapped environmental corridor. The Hawks Landing golf course located adjacent to the site is located in a mapped corridor.

Public Utilities and Services: This property is served by a full range of urban services.

Zoning Summary: The site is zoned PUD-SIP, which will be reviewed in the following sections.

Other Critical Zoning Items	
Yes:	Utility Easements, Barrier Free
No:	Urban Design, Floodplain, Wellhead Protection, Waterfront Development, Landmarks
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>	

Previous Approvals

On January 5, 2010, the Common Council approved a request to rezone 1802 Maplecrest Drive and 9002 Hawks Reserve Lane from R4 (General Residence District) to PUD-GDP-SIP to allow construction of 112 multi-family condominium units in a total of 28 buildings comprised of 4 six-unit buildings, 5 ten-unit buildings and 19 two-family duplexes. A minor alteration to the approved PUD-SIP was approved and recorded in November 2011 to allow one of the duplex buildings to be constructed as a single-family residence.

On February 21, 2005, the Plan Commission granted approval of a conditional use-planned residential development to allow construction of 114 dwelling units in 19 six-unit buildings in R4 zoning on Lot 53 of the Hawk's Landing Golf Club subdivision, which was granted final plat approval and recorded in 2000.

Project Review, Analysis & Conclusion

The applicant is requesting approval of a minor alteration to the Planned Unit Development-Specific Implementation Plan for 1802 Maplecrest Drive to allow 22 single-family condominium residences to be constructed on sites addressed as 9004-9041 Royal Oaks Circle instead of 13 two-family residences previously approved in 2010. The area of the proposed amendment comprises the northern 4.5 acres of the larger, approximately 14-acre Hawks Reserve planned unit development.

The northern half of the 14-acre site was approved for the development of 19 two-family duplexes in 2010, though only 18 duplexes were shown on the specific implementation plan when it was recorded. Three of those duplexes were proposed along the north side of Dominus Lane, while the remaining 15 duplexes were approved along both sides of Royal Oaks Circle, a private cul-de-sac that extends west from the intersection of Maplecrest Drive and Arbor Trace Drive into the Hawks Reserve development. A copy of the recorded planned unit development is attached. The approved and recorded specific implementation plan included generalized building envelopes, elevations and floorplans for the duplexes, though it was the applicant's intention to construct each individual building to suit, with the building envelopes shown on the plans intended to represent the maximum area of each future duplex. A variety of design guidelines were included in the zoning text, which suggested that the duplexes would share a common palette of exterior materials and exterior architectural details while allowing each building to have individual exterior and roof elements intended to differentiate the outward

appearance of units. Final plans for each duplex would be approved by Urban Design Commission staff and Plan Commission staff prior to the issuance of permits using the design guidelines proposed, with the opportunity for an appeal of the staff decisions to the Urban Design Commission.

The subject minor alteration proposes to convert the 13 undeveloped two-family building sites (26 units) located on the north and south sides of Royal Oaks Circle into 22 single-family building sites as shown on the attached plans. The plans for the proposed single-family home sites call for 42-foot wide by 100-foot deep building envelopes to be generally located 25 feet from the edge of Royal Oaks Circle. The envelopes will be separated from one another by a 12-foot space, with the distance between the homes constructed within the envelopes to likely be greater. The zoning text submitted with the alteration proposes to maintain the design guidelines and final building approval process established for the duplexes in the original approved PUD. No other changes to the PUD-SIP zoning of the site are proposed with this application.

The Planning Division supports the proposed alteration to convert the undeveloped duplex sites along Royal Oaks Circle into 22 single-family building sites and believes that it is generally compatible with the development plans approved for the subject site in 2010, which were determined to be consistent with the low- to medium-density residential land use recommendations for the site in the Mid-Town Road Neighborhood Development Plan. However, staff felt that the scope of the alteration was too significant to be approved administratively and required instead that it be submitted to the Plan Commission for approval as provided in Section 28.07(6)(9)4.d, which allows the Plan Commission to approve alterations to planned unit developments if the changes are compatible with the plans approved by the Common Council. Staff provided notification of the public hearing for this request to property owners and occupants within 200 feet of the subject site and is not aware of any opposition to this request by nearby residents. Ald. Lisa Subeck, 1st District, who represents the subject site and surrounding Hawks Landing subdivision, submitted a brief comment expressing no concern with the alteration (attached).

Staff Recommendations, Conditions of Approval & General Ordinance Requirements

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends **approval** of the proposed minor alteration to the approved PUD-SIP for 1802 Maplecrest Drive to allow 22 single-family condominium residences to be constructed on sites addressed as 9004-9041 Royal Oaks Circle instead of 13 two-family residences as previously approved, subject to input at the public hearing, the following Planning Division conditions and the conditions from reviewing agencies:

1. Prior to final approval and recording, revise Sheet 1 of 1 to identify the number of existing or proposed dwelling units to be located in each multi-family building per the 2010 PUD approval.
2. The zoning text shall be revised per Planning Division approval prior to recording of the alteration as follows:
 - 2a. Revise the references to R4 in the text to SR-V1, which reflects a comparable zoning reference as of January 2, 2013;
 - 2b. Section K, Alterations and Revisions, General, shall be revised to include one- (single-) family residences in the exception in the last clause of the sentence;

2c. Section L, Design Guidelines, shall be revised to note that any attached garage doors facing a public or private street will be limited to no more than 50% of the width of the street-facing façade of a single- or two-family residence.

The following conditions have been submitted by reviewing agencies:

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

3. Extension of the public sewer and water is required to serve the next phases of this development. The Water Utility may require the looping of the public water main to serve the next phase of the project.
4. The necessary Hawks Reserve Condominium plat addendum and amendment application shall be made to the Planning Division for review, approval and recording at the Register of Deeds prior to issuance of building permits for these proposed buildings.
5. The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
6. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
7. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
8. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the City Engineering Division. (Lori Zenchenko) lzenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
9. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and

right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

10. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact Dan McCormick, 267-1969)

This agency did not submit comments for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not submit comments for this request. The applicant shall verify with the Parks Division whether additional park impact fees will be due for this project prior to submitting plans for final staff approval and recording.

Fire Department (Contact Bill Sullivan, 261-9658)

11. The streets appear to measure out at 26 feet; this will require both sides of the road be posted "No Parking Fire Lane" for access to these buildings.

12. The Madison Fire Department recommends the installation of automatic sprinklers for the safety of occupants. Provide the following information to the buyer of each unit: "The Madison Fire Department recommends the installation of a residential fire sprinkler system in accordance with NFPA 13D and SPS 382.40(3)(e). Additional information is available at the Home Fire Sprinkler Coalition website: <http://www.homefiresprinkler.org/Consumer/ConsHome.html>"

Water Utility (Contact Dennis Cawley, 261-9243)

13. Per MGO 13.21, all wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.
14. All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.