

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: October 16, 2006

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: **301 S Livingston St, Rezoning**

Present Zoning District: C-2

Proposed Use: Mixed use development with 39 apartments & 6,600 sq. ft. retail space (6 efficiencies, 27 one bedroom units, and 6 two bedroom units.)

Requested Zoning District: PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Site plan and landscape plans shall be consistent with the floor plans, including but not limited to: Show the patios/decks on the site/landscape plans.
2. Contact Jerry Lund, CED, 267-8718 regarding encroachment into the street right-of-way with bike parking and landscaping between the subject property and the rail road right-of-way.
3. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of three accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
4. Provide a minimum of 41 bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

301 Livingston St

5. In the Zoning Text, revise the following: a. Statement of purpose, add “and 6,600 sq. ft. of office/retail uses.” b. Permitted uses, (1) Multi family residential uses as provided in SIP. (2) Commercial uses as permitted in the C-1. (3) Uses accessory to permitted uses listed above.

6. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-6 for the residential use and as per C-1 for the Commercial uses, and signage shall be as approved by the Urban Design Commission and Zoning.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	39,000 sq. ft. (res.)	26,136 sq. ft.
Lot width	50'	adequate
Usable open space	7,200 sq. ft.	577 sq. ft. balconies *
Front yard	20'	7' *
Side yards	Min. 8', total 20'	Min. 5', total 56' *
Rear yard	30'	5' *
Floor area ratio	3.0	1.27
Building height	---	3 stories

Site Design	Required	Proposed
Number parking stalls	47 residential <u>22 Commercial</u> 69 total	18 surface <u>35 garage</u> 53 total *
Accessible stalls	3	3 provided (3)
Loading	1 (10' x 35') retail use 1 (10' x 35') residential use	provided provided in drive aisle
Number bike parking stalls	2 retail use <u>39 residential</u> 41 total	24 garage <u>16 surface</u> 40 total (4)
Landscaping	as shown	adequate
Lighting	Yes	(5)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the C-2 district, because of the surrounding land uses.