



Report to the Plan Commission

February 18, 2009

Legistar I.D. #13242 & 13702

542 Northport Drive

PUD Rezoning/Amendment & Final Plat

Report Prepared By:

Timothy M. Parks, Planner

Planning Division

Requested Action: Approval of a request to rezone approximately 2.45 acres generally addressed as 542 Northport Drive from R2T (Single-Family Residence District) and PUD-SIP (Planned Unit Development, Specific Implementation Plan) to Amended PUD-GDP-SIP, and; approval of the final plat of "The Park Homes at Northport Commons," creating 14 residential lots and 2 outlots for private open space and landscaping.

Applicable Regulations & Standards: Section 28.12 (9) provides the process for zoning map amendments; Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments. The subdivision process is outlined in Section 16.23 (5)(b) of the Subdivision Regulations.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendments 3407-3408 and the final plat of The Park Homes at Northport Commons to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

[Note: The Plan Commission's recommendation on the zoning map amendment will be on a Substitute of the ordinance, as noted on the agenda. The original ordinance inadvertently omitted the rezoning of one existing Northport Commons lot from R2T to Amended PUD-GDP.]

Background Information

Applicant & Property Owner: Habitat for Humanity of Dane County; 1014 Fieldler Lane #29; Madison; Michael Carlson, representative.

Surveyor: Steve Oftedahl, JSD Professional Services, Inc.; 161 Horizon Drive, Suite 101; Verona.

Proposal: The applicant proposes to amend a portion of the approved and recorded PUD for Northport Commons and to rezone an R2T-zoned single-family lot into the PUD. The amended and expanded general development plan calls for the construction of 12 detached single-family homes on individual lots and between 8-14 attached residential units on two other parcels. One of the parcels may include a small neighborhood commercial component. Eight of the 12 detached single-family homes will be constructed following the concurrent approval of a Phase I specific implementation plan. The application also calls for the replatting of 23 lots and 2 outlots into 14 lots and 2 outlots by the related final plat of The Park Homes at Northport Commons. The applicant wishes to begin construction of the first phase in Spring 2009, with completion of the overall development in Fall 2012.

Parcel Location: Approximately 2.45 acres of land generally located at the northwestern corner of Northport Drive (State Highway 113) and Kennedy Road, Aldermanic District 18; Madison Metropolitan School District.

Existing Conditions: The portion of the Northport Commons PUD to be amended and expanded is currently undeveloped. Elsewhere in the Northport Commons development, 4 single-family homes have

been constructed in R2T (Single-Family Residence District) zoning, a four-unit townhouse facing Kennedy Road has been constructed in PUD-SIP zoning and a second four-unit townhouse building facing Kennedy Road is currently under construction.

Surrounding Land Use and Zoning:

North: Single-family residences, zoned R1 (Single-Family Residence District);

South: The Woodlands Apartments, zoned R4 (General Residence District);

East: Single-family residences, zoned R1; Kennedy Heights Apartments, zoned R4;

West: Two-family residences, zoned R3 (Single- and Two-Family Residence District).

Adopted Land Use Plan: The Comprehensive Plan recommends the subject site and surrounding area for low-density residential uses. The site and surrounding area are also located within the boundaries of the Northport-Warner Park Neighborhood Plan area, though no specific land use recommendations are included for the subject site.

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

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

Zoning Summary: The property is a Planned Unit Development with the exception of one R2T lot, which is proposed to be added to the PUD.

Previous Approvals

On March 2, 2004, the Common Council approved a request to rezone 5.4 acres generally located at the northwestern corner of Northport Drive and Kennedy Road from R1 (Single-Family Residence District) and R4 (General Residence District) to R2T (Single-Family Residence District) and PUD-GDP-SIP to allow construction of 9 single-family residences (R2T) and 30 townhouse units in 7 buildings (PUD) following the demolition of the former Moose Lodge on the site.

The preliminary plat and final plat of Northport Commons was approved by the Common Council on March 16, 2004 and was recorded on August 13, 2004.

Project Review

The applicant, Habitat for Humanity of Dane County, is requesting approval of a major alteration to the approved PUD-GDP-SIP for Northport Commons, as well as the rezoning of one undeveloped single-family lot in that subdivision into the PUD. A final plat has also been submitted for approval, which calls for the creation of 14 residential lots to replace 23 previously platted Northport Commons lots. The final plat also reconfigures two outlots created by the original Northport Commons plat.

The Northport Commons subdivision was originally approved in March 2004 with 9 R2T-zoned single-family lots along the northern and western edges of the 5.4-acre site and 30 townhouse units in 7 buildings in PUD zoning primarily located along the Northport Drive and Kennedy Road frontages. Access to all of the units in the Northport Commons development were to be provided by a public loop

street, Moose Trail and Cordelia Crescent, with a narrower alley-style street, Tenley Lane, providing access to a six-unit townhouse overlooking a private tot lot at the center of the development. Sixteen of the 30 townhouse units were proposed to be located in four-unit buildings between Northport Drive and Moose Trail, with access provided to individual garages from two private driveways from Moose Trail. Three of the four buildings would be oriented towards a private greenspace outlot that also included a landscape buffer parallel to Northport Drive. Four of the single-family residences on Cordelia Crescent and one four-unit townhouse building facing Kennedy Road have been built to date, with a second four-unit townhouse facing Kennedy Road currently under construction.

The amended general development plan calls for a departure from the attached townhouse concept in the section of the development located between Northport Drive and Moose Trail. The applicant proposes to reuse the two existing private driveways extending south from Moose Trail, which were already constructed (including various subsurface utilities) to serve the four previously proposed townhouse buildings. In between these existing driveways, the applicant proposes 8 detached single-family residences in two quads. Each building will be two stories in height and will include three or four bedrooms, one bath and an attached one-car garage. Access to the attached garages will be provided by the two existing driveways and by a new driveway from Moose Trail to serve the center units. An approximately 25-foot wide greenspace will extend between the 4 buildings closest to Moose Trail and 4 buildings closest to Northport Drive, with the 8 buildings facing each other across narrower 10-13 foot wide courtyards. Construction of these 8 units represents the first phase of the development under the amended planned unit development.

West of the westernmost existing driveway from Moose Trail, the amended general development plan proposes the future construction of 4-8 units in 3-4 buildings. A conceptual layout for this lot, which includes one of the R2T lots from the original plat, shows buildings located along the westerly and southerly edges of Lot 10 of the proposed final plat, with access to be provided from driveways extending from either Moose Trail or the western existing drive. East of the easternmost existing driveway, the amended GDP calls for the future development of a small-scale neighborhood-serving retail use on a 0.22-acre site shown as Lot 1 of the proposed final plat. The applicant notes that the retail component was included at the request of the district alder, Michael Schumacher. In the event that a user for the neighborhood retail parcel is not found, the GDP notes that a 4-6 unit residential building will be constructed on the lot, which will have frontage along Kennedy Road and Northport Drive but have access from Moose Trail. All of the development proposed will be separated from Northport Drive by a minimum 30-foot wide landscape buffer strip, which will include sidewalk connections at the end of each of the three driveways to the Northport public sidewalk.

Lastly, the amended general development plan calls for the six-unit townhouse building west of Tenley Lane to be replaced by four future detached single-family homes on individual lots. The four future homes will include garages with access from Tenley Lane. The four detached residences will face onto the central private tot lot, which will be expanded in size as a result of the proposed change in building forms.

No changes to the four remaining R2T-zoned single-family lots are proposed with these applications.

The entire amended and expanded PUD zoning for Northport Commons will be zoned PUD-GDP-SIP with the current application, though SIP-level details have only been provided for the 8 detached single-family residences proposed on the south side of Moose Trail between the two existing driveways. The PUD-SIP will be amended in the future to provide final details on building layout, architecture and landscaping at such time construction on Lot1, Lot 10, Lots 11-14 and the Outlot 2 tot lot is proposed.

Analysis & Conclusion

The Planning Division believes that the amended and expanded planned unit development for Northport Commons and the final plat of The Park Homes at Northport Commons can meet the standards of approval outlined in the Zoning Ordinance and Subdivision Regulations. Staff feels that the proposed development represents a well-designed solution for a challenging infill site constrained by an existing site layout and existing roads and utilities.

Overall, the amended and expanded Northport Commons PUD calls for the development of between 24 and 34 residential units to be constructed in PUD zoning depending on final build-out of the project, including the 8 townhouse units along Kennedy Road that have either been completed or are currently under construction. The final unit count may represent a modest change in the density of the overall Northport Commons development from the 39 total units originally approved, to between 32 and 42 depending on how proposed Lots 1 and 10 are ultimately developed. However, the maximum 13.4 unit an acre net density of the development (based on a maximum of 42 possible units on 3.14 acres of net developable land) appears to conform to the low-density residential land use recommendation for the subject site and surrounding area contained in the Comprehensive Plan, which generally allows for up to 15 units an acre in that designation.

Staff is also supportive of the possible inclusion of a small-scale neighborhood-serving retail use on Lot 1 of the amended PUD. The list of non-residential uses noted in the zoning text for the site includes churches, daycare centers, barbershops and beauty salons, medical/dental offices, delicatessens and catering establishments, tailor shops and offices for non-profit community organizations. The Comprehensive Plan generally allows for the inclusion of limited small-scale commercial facilities primarily providing convenience goods or services to neighborhood residents within low-density residential areas. These small nodes are intended to serve the immediate surrounding area and serve as focal points for neighborhood activity. In this case, staff feels that the goals and objectives of the Comprehensive Plan for neighborhood-serving uses in low-density areas could be accomplished through the possible inclusion of a small non-residential use on Lot 1 of the subject development. Staff will work with the applicant to refine the list of permitted uses for Lot 1 prior to final approval and recording of the amended PUD and anticipates that the list of non-residential uses will probably mirror the list of permitted uses in existing C1 Limited Commercial zoning.

The Urban Design Commission reviewed the amended and expanded Northport Commons Planned Unit Development on January 21, 2009 and recommended final approval (see attached report).

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

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

The Planning Division recommends that the Plan Commission forward Zoning Map Amendments ID 3407-3408, rezoning 542 Northport Drive from R2T (Single-Family Residence District) and PUD-SIP to Amended PUD-GDP-SIP, and the final plat of The Park Homes at Northport Commons to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

1. That any references to Lots 18-25 be removed from the final zoning document, as they will remain zoned R2T.

2. That the applicant work with Planning Division staff and the Zoning Administrator on the final form and content of the zoning text, including the list of uses permitted for Lot 1, prior to final approval and recording of the amended planned unit development.
3. That an amended specific implementation plan be submitted for approval prior to the issuance of building permits for construction on Lot 1, Lot 10, Lots 11-14 and the Outlot 2 tot lot. The amended SIP for these lots shall include final details on building placement, architecture and materials, and site landscaping.
4. That the applicant submit to the Planning Division two copies of the private subdivision covenants, conditions and restrictions that govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed subdivision. These documents shall be approved by Planning staff and the City Attorney's Office prior to final approval of the plat for recording.

[Note: The Plan Commission's recommendation on the zoning map amendment will be on a Substitute of the ordinance, as noted on the agenda. The original ordinance inadvertently omitted the rezoning of one existing Northport Commons lot from R2T to Amended PUD-GDP.]

The following conditions have been submitted by reviewing agencies:

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

Amended PUD:

5. Revise grading plan along the south portion of proposed Lot No. 5 to better keep runoff away from the house.
6. The proposed crosswalk locations are not approved. All work in public right-of-way shall be completed with a permit. Any proposed work in public right-of-way shall be reviewed with the City Engineer.
7. Proposed sewer laterals for town homes shall have ownership/maintenance agreements with all benefiting owners. Agreement shall be recorded at the Register of Deeds.
8. The proposed private sanitary sewer mains require private easement dedications.

Final Plat:

9. The proposed private sanitary sewer mains require private easement dedications.

10. Coordinate all necessary new interior addresses associated with this proposed development with City Engineering Program Specialist Lori Zenchenko at lzenchenko@cityofmadison.com or 266-5952.
11. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane

County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.

12. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division website for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.
13. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).

Traffic Engineering Division (Contact John Leach, 267-8755)

14. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
15. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments in time for inclusion in this report.

Parks Division (Contact Tom Maglio, 266-6518)

16. The change in unit mix requires additional park fees of \$10,834.55 because park fees are higher for single-family and two-family units than for multi-family townhouses. The developer must select a method for payment of park fees before signoff on the planned unit development and final plat.

Old Dedication = 9 single-family units at 1,100 square feet/unit = 9,900 square feet, plus 30 multi-family at 700 square feet/unit = 21,000 square feet, total 30,900 square feet. Old Park Development Fee (amount already paid) = (9 at \$911.65) + (30 at \$586.05) = \$25,786.35

New Dedication = 20 single-/two-family units at 1,100 square feet/unit = 22,000 plus 18 multi-family units at 700 square feet/unit = 12,600, total 34,600 square feet, an increase of 3,900 square feet. The developer shall pay a fee in lieu of dedication based on the land value of the square footage

required (up to a maximum of \$2.01/ square foot). FEE = \$7,839. New Park Development Fee = (20 units at \$911.65) + (18 units at \$586.05) = \$28,781.90. Additional Fee Required = \$2,995.55

17. The developer is still required to provide the play lot development, for which fee credits were given in the original approval.

Fire Department (Contact Scott Strassburg, 261-9843)

This agency did not submit comments for this request.

Water Utility (Contact Dennis Cawley, 261-9243)

18. The proposed public water main and laterals shall be installed by standard City of Madison Subdivision Contract.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.