

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

**RE: I.D. #03251, Conditional Use Application – 4226 Owl Creek Drive**

1. Requested Action: Approval of a conditional use to allow construction of a new four-unit townhouse building at 4226 Owl Creek Drive in the Owl Creek subdivision.
2. Applicable Regulations: Section 28.08 (5) identifies multi-family dwellings as conditional uses in R4 zoning. Section 28.12 (11) provides the guidelines and regulations for the approval of conditional uses.
3. Report Prepared By: Timothy M. Parks, Planner

**GENERAL INFORMATION:**

1. Applicant: Doug Nelson, The Nelson Group; 2134 Atwood Avenue; Madison.  
  
Property Owner: Kevin & Jeanette Acker, Premier Builders, Inc.; 102 N. Holiday Drive; Waunakee.
2. Development Schedule: The applicant and property owner wish to proceed as soon as all necessary approvals have been granted.
3. Parcel Location: An approximately 13,280 square-foot parcel located at the southwest corner of Great Gray Drive and Owl Creek Drive; Aldermanic District 16; Madison Metropolitan School District.
4. Existing Conditions: Undeveloped parcel, zoned R4 (General Residence District).
5. Proposed Use: A new four-unit townhouse.
6. Surrounding Land Use and Zoning: The subject site and adjoining lots to the north and west are undeveloped lots in the Owl's Creek subdivision, which will ultimately be developed with other four-unit buildings north along Owl Creek Drive in R4 zoning or duplexes in R3 (Single and Two-Family Residence District) zoning. Lands to the south are undeveloped in A (Agriculture) zoning, with Owl Creek four-unit townhomes, zoned R4 (General Residence District) and undeveloped lands, zoned W (Wetlands) to the east.
7. Adopted Land Use Plan: The Marsh Road Neighborhood Development Plan recommends the residential areas of the Owl's Creek subdivision for "low density residential" uses. The plan map will be amended as needed in the future to reflect the one, two and multi-family uses approved through the approval and recording of the Owl Creek plat.

8. Environmental Corridor Status: This property is not located within a mapped environmental corridor.
9. Public Utilities & Services: This property will be 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).

### **PREVIOUS CASES**

On May 17, 2005, the Common Council approved the applicant's request to rezone the subject property located at 4949 Meinders Road from Temp. A (Agriculture District) to R2S (Single-Family Residence District), R3 (Single and Two-Family Residence District) and R4 (General Residence District) and approval of the preliminary plat of Owl's Creek subdivision proposing 73 single-family lots, 16 two-family lots, four lots for four-unit townhomes, and outlots for public parkland and stormwater detention. The Common Council approved a final plat of the same on July 5, 2005. The plat was recorded on November 9, 2005.

### **ANALYSIS, EVALUATION AND CONCLUSION:**

The applicant is requesting approval of a conditional use to allow construction of a four-unit townhouse structure on an undeveloped parcel located at the southwest corner of Great Gray Drive and Owl Creek Drive in the Owl's Creek subdivision. The four units proposed in the subject building will be owner occupied. The site is zoned R4 and is the southernmost in a line of four R4-zoned lots approved on the Owl's Creek plat for four-unit townhouses similar to the one proposed. The remaining three four-unit buildings will also be subject to conditional use approval by the Plan Commission prior to their construction.

One of the units will be affordable at 70% AMI or less under the inclusionary zoning provisions of the Zoning Ordinance and as set forth on the land use restriction agreement recorded with the Owl's Creek final plat. The builder will need to comply with the ordinance as it pertains to designing the unit and establishing the IZ Unit sale price. In addition, the builder will be required to meet the 240-day marketing period once the City has received notification of the unit designation and sale price, which they can get from the Community Development Block Grant Office at the time they start the marketing period.

The length of the four-unit building will parallel Great Gray Drive, with entrances to all four units to face that street. Each unit will be provided with a two-car garage accessible from a shared driveway from Owl Creek Drive that will parallel the southern property line. A single off-street parking stall will be located on the south side of the common driveway, approximately two feet from the southern property line. The majority of the building will be set back approximately 25 feet from Great Gray Drive and 35 feet from the southern, rear property line per R4 front and rear yard requirements, respectively. However, the entrance stoops appear to project into the required front yard and may need to be scaled back to comply. A 15-foot side setback is provided adjacent to Owl Creek Drive.

The building will be two stories tall with a cross-gable roof, and will be constructed primarily of horizontal vinyl siding with a wainscot of brick along all four elevations. A two-story brick-clad bay element will extend the height of the front facade to a small gable roof on the outer two units in an effort to provide visual relief along the long street wall of the building. Both side elevations feature second floor bay window bays to be located above ground level patio doors leading to concrete patios in both side yards. Lower gable roofs will project over the two entrance stoops, which will be shared by two adjoining units.

The developer has made a genuine effort to orient the building towards Great Gray Drive and to limit the visibility of the attached garages. However, the Planning Unit encourages the Plan Commission to consider some architectural modifications that would reduce the mass of the north elevation and improve the fenestration of the building along Great Gray Drive. Staff feels that this could be accomplished in a number of ways that might include separating the four unit entrances and placing each on an individual covered stoop; reducing the roof pitch or embellishing the existing roof with north-facing roof dormers and/or incorporating front wall projections or recesses that break up the plane of the single wall into four individual front walls.

The landscaping plan for the site appears to be largely adequate, with a mixture of primarily shade and ornamental trees to be planted in the front and street side yards and a handful of coniferous trees to be planted in the rear yard to aid in screening the rear parking space and garage access. The Planning Unit requests that the landscaping plan be revised to include the planting of an additional conifer in the southwestern corner of the rear yard to further enhance the screening and for additional perennials or groundcover to be planted along the base of the front wall for visual enhancement.

In closing, the four units on this site comports to the anticipated use and density for this lot on the approved Owl's Creek plat. The proposed building should meet all of the conditional use standards stipulated in the Zoning Ordinance with the noted design modifications and design revisions requested below.

### **RECOMMENDATION**

The Planning Unit recommends that the Plan Commission find that the conditional use standards are met and **approve** construction of a four-unit townhouse at 4226 Owl Creek Drive subject to input at the public hearing and the following plan conditions:

1. Comments from reviewing agencies.
2. That no utilities, water meters, air conditioning units, telephone or electric equipment storage, or exhaust vents be located in any yard of the building adjacent to a public street. All equipment regardless of location shall be adequately screened from view.
3. That the building elevations be revised per Planning Unit approval to provide a revised north elevation that reduces its mass and improves the fenestration of the building along Great Gray Drive.

4. That the landscaping plan be revised per Planning Unit approval to include the planting of an additional conifer in the southwestern corner of the rear yard to further enhance the screening of the rear parking area and garage access and for additional perennials or groundcover to be planted along the base of the front wall for aesthetic enhancement.
5. That the developer design the affordable IZ unit, establish the sale price and comply with the 240-day marketing period as required by the Community Development Block Grant Office.