

UNION CORNERS

GDP ZONING TEXT **PLANNED UNIT DEVELOPMENT DISTRICT**

October 26, 2005

Legal Description: The lands subject to this Planned Unit Development District shall include those described on Exhibit A, attached hereto.

A. Statement of Purpose

This Planned Unit Development District is established to allow the flexibility to create a mixed use development consisting of both owner-occupied and rental residential dwelling units and approximately 100,000 square feet of commercial space that will serve Union Corners residents and surrounding East Isthmus neighborhoods. Commercial uses will emphasize new grocery and community supporting retailers. The site is approximately 15 acres.

B. Permitted Uses

Estimates will be finalized as part of a future SIP submission and are based on the preliminary Union Corners Conceptual Build Out and Massing Plan – Exhibit C, attached hereto.

1. Residential Dwellings: Estimated 450 New Residential Dwelling Units, including a mix of market rate owner occupied and renter units, and inclusionary owner occupied and renter units. Unit count and unit mix to be determined at SIP. Preliminary Inclusionary Zoning Plan, attached hereto.
2. Commercial Uses: Permitted pursuant to City of Madison Zoning Ordinance classification of C-2, General Commercial District. Permitted uses include a wide variety of commercial uses including retail, office and other miscellaneous commercial uses. It is estimated that approximately 100,000 square feet of building area will be dedicated for commercial uses. If residential uses proposed for Buildings D & E along East Washington Avenue prove not to be feasible, professional business uses may be permitted provided acceptable parking is available to serve commercial uses.
3. Accessory Uses: Home occupations, professional offices in home and other live-work arrangements as determined by SIP.
4. Off-street parking as defined in the text below.
5. Temporary showroom and sales office at 2323 East Washington Avenue.

C. Lot Area

As stated in Exhibit A, attached hereto.

D. Floor Area Ratio:

To be determined at SIP. Estimates will be based on the Union Corners Conceptual Build Out and Massing Plan – Exhibit B, attached hereto.

E. Yard Requirements:

To be determined at SIP.

F. Landscaping:

Site landscaping will be provided as shown on the Landscape Plan in attached GDP plans. Final landscaping plan to be determined at SIP.

G. Accessory Off-Street Parking & Loading:

Estimated 938 total parking spaces consisting of 700 structured stalls and 238 surface parking stalls. Estimates summarized on the Union Corners-Conceptual Build Out and Massing Plan – Exhibit B, attached hereto. Parking will be determined at SIP as well as bicycle parking and loading zones.

H. Lighting:

To be determined at SIP.

I. Signage:

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 district, or signage will be providing as approved on the recorded plans. Temporary signage is proposed at 2323 East Washington Avenue for showroom and sales office. Final signage will be determined at SIP.

J. Family Definition:

For the purposes of this Planned Unit Development, a family shall be as defined in Chapter 28.02(2) of the Madison General Ordinance for the R2 zoning district.

K. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

L. Dedicated Public Areas and Recreational Space Areas:

To be determined at SIP.