



Report to the Plan Commission

January 9, 2012

Legistar I.D. #24617 & 24677
3210 Maple Grove Drive
Demolition Permit & PUD Rezoning

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

Requested Action: Approval of a request to rezone 3210 Maple Grove Drive from Planned Unit Development-General Development Plan (PUD-GDP) to Planned Unit Development-Specific Implementation Plan (PUD-SIP) to allow demolition of a church/school and construction of 106 multi-family residential units in four buildings.

Applicable Regulations & Standards: Section 28.07(6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12(9) provides the process for zoning map amendments; Section 28.12(12) provides the guidelines and regulations for the approval of demolition permits.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** the demolition of the church/school building on the subject site, and recommend **approval** to the Common Council of Zoning Map Amendment ID 3572, rezoning 3210 Maple Grove Drive from PUD-GDP to PUD-SIP, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 5 of this report.

Background Information

Applicants & Property Owners: Tim McKenzie, Stone Creek II, LLC; 1902 Hawks Ridge Drive, Suite 322; Madison.

Alex Weis, Livesey Company; 1818 W. Beltline Highway; Madison.

Agent: J. Randy Bruce, Knothe & Bruce Architects, LLC; 7601 University Avenue, Suite 201; Middleton.

Proposal: The applicant wishes to demolish a one-story church/school building to allow construction of 106 apartment units in 4 buildings. Construction of the project will commence in spring 2012, with completion anticipated in 2014.

Existing Conditions: A one-story church/school building and surface parking, zoned [Unrecorded] PUD-GDP.

Parcel Location: The overall planned unit development occupies approximately 14 acres of land generally located at the southwestern corner of McKee Road (CTH PD) and Maple Grove Drive; Aldermanic District 7 (King); Madison Metropolitan and Verona Area school districts. The proposed apartment development will occupy approximately 3.5 acres at the southeastern corner of the 14-acre PUD on the west side of Maple Grove, approximately 400 feet south of McKee.

Surrounding Land Use and Zoning:

North: Undeveloped land for future mixed-use development within this PUD; [north of McKee Road:] Chester Creek Townhomes, zoned PUD-SIP; Family Video, zoned C1 (Limited Commercial District) and C2 (General Commercial District);

South: Two-family residences, zoned R5 (General Residence District);

West: Stone Creek Apartments on the north side of East Pass, zoned R5; four- and six-unit apartment and condominium buildings along Stonecreek Drive, zoned R4 (General Residence District);

East: Walgreen's, Copp's and multi-tenant retail/ commercial, and Westin Place Apartments, all zoned PUD-SIP.

Adopted Land Use Plan: The Cross Country Neighborhood Development Plan recommends the site to be developed with the 106 apartment units for medium-density residential uses.

The Comprehensive Plan generally identifies the subject site and overall PUD for future Neighborhood Mixed-Use development. The neighborhood mixed-use recommendation also encompasses the commercially developed properties on the other three corners of the McKee Road/ Maple Grove Drive intersection. The intersection is also generally identified in the Comprehensive Plan for future Transit-Oriented Development.

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

Public Utilities and Services: This property is served by a full range of urban services. Metro Transit operates limited peak hour transit service on weekdays along Stonecreek Drive and East Pass, west and south of this project. All-day and weekend transit service is approximately a half-mile north on Carnwood Road at McKenna Boulevard.

Zoning Summary: The proposed apartment development will be zoned PUD-SIP. The project will be reviewed in the following sections. The remainder of the 14-acre site will remain zoned PUD-GDP.

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

Previous Approvals

On December 19, 1995, the Common Council approved a request to rezone approximately 36 acres located at the southwestern corner of McKee Road and Maple Grove Drive from Temp. A to R4 and R5 (General Residence Districts) and PUD-GDP and the preliminary plat of the East Pass Addition to Country Grove subdivision, which created four PUD-GDP-zoned lots along McKee Road for future medical-office development as well as various lots to the south and west for primarily multi-family residential development. The final plat of East Pass Addition to Country Grove was approved by the Council on July 2, 1996 and was recorded on July 24, 1996. The final plat includes a 30-foot building line parallel to McKee Road and a restriction limiting the McKee Road frontage to one driveway access.

On January 19, 2010, the Common Council approved a request to rezone approximately 5.65 acres of land located at 6901-6921 McKee Road from PUD-GDP to PUD-GDP to allow the future construction of an 80-unit senior apartment building.

On March 2, 2010 meeting, the Common Council approved a request to rezone the remainder of the overall 14-acre site, addressed as 6701-6801 McKee Road and 3210 Maple Grove Drive, from Temp. A (Agriculture District), R1 (Single-Family Residence District) and PUD-GDP to PUD-GDP to allow the future construction of 110 apartments in 4 residential buildings and up to 90,000 square feet of retail in 6 commercial buildings.

Project Review, Analysis & Conclusion

The applicant is requesting approval of a demolition permit and specific implementation plan to allow a one-story church/ school building located at 3210 Maple Grove Drive to be razed and four apartment buildings containing 106 dwelling units to be built on an approximately 3.5-acre parcel located on the west side of Maple Grove, approximately 400 feet south of McKee Road (CTH PD). The proposed demolition and multi-family development represents the first phase of a 14-acre planned unit development approved in 2010, which includes the subject site and the undeveloped land extending north to McKee Road. The general development plan for the 14 total acres includes 190 apartment units in 5 residential buildings and up to 90,000 square feet of retail uses in 6 commercial buildings. The fifth multi-family building included in the larger planned unit development was approved as an 80-unit senior apartment building to be located on the western half of the McKee Road frontage of the development.

The building to be demolished is a small one-story concrete block structure was originally developed by the Verona Area School District as a kindergarten education building and is currently occupied by Lakeshore Church. The building is surrounded on the north and east by surface parking accessed by two driveways from Maple Grove Drive. The remainder of the site is undeveloped and is characterized by a modest slope from northeast to south across the property. More substantial slopes are present north of the specific implementation plan site closer to McKee Road.

The subject site is bounded on the south and west by the 196-unit Stone Creek Apartments complex located at the northeastern corner of East Pass and Stonecreek Drive in R5 General Residence zoning, which were developed and are owned by one of the PUD-SIP applicants, Tim McKenzie. Mader Drive, a short private road that extends east from Stonecreek Drive along the north side of the complex before terminating in a dead-end, provides secondary access into the existing Stone Creek Apartments complex. Other nearby land uses include a variety of two-, four-, six-, and eight-unit residences located on both sides of Stonecreek Drive and East Pass, and by another large apartment complex located south of East Pass and west of Maple Grove Drive.

Land to the east of the site across Maple Grove Drive is developed with a shopping center that includes a Walgreen's located at the corner of McKee Road, a Copp's grocery store located further to the south, and a multi-tenant retail building fronting Maple Grove located in between. The land further to the south on the east side of Maple Grove at Westin Drive is developed with the 19-unit Westin Place Apartments. Most of the surrounding development was constructed within the last 20 years.

The proposed specific implementation plan calls for the extension of Mader Drive as a private road east through the overall 14-acre planned unit development to intersect Maple Grove Drive. The approved general development plan calls for the Mader-Maple Grove intersection to be located roughly equidistant from two existing full-access driveways located on the east side of Maple Grove, which serve the Walgreen's and Copp's stores opposite the subject site. The location of the driveway was carefully considered by City staff during discussions with the general development plan applicant prior to the submittal of the rezoning application in late 2009. The driveway arrangement shown on the 2010

general development plan was ultimately recommended by City staff as the best approach to reducing potential turning conflicts on the section of Maple Grove between McKee Road and Westin Drive/ East Pass, as opposed to having the proposed access be located opposite one of the existing driveway entrances on the east side of Maple Grove as first proposed by the PUD developer. The alignment of Mader Drive on the proposed specific implementation plan mirrors the arrangement on the approved general development plan. The plans for Mader Drive include sidewalks, tree terraces and limited parallel parking on both sides of the private street, which follows the street section proposed in the general development plan.

The 4 apartment buildings to be constructed with the subject specific implementation plan include 2 two-story 26-unit apartment buildings to be located along the south side of Mader Drive (Buildings 1 and 2). The plans for each 26-unit building calls for 9 one-bedroom apartments, 5 two-bedroom apartments (including 1 lofted unit), 3 first floor efficiency units and 9 second floor studios with lofts. Both buildings will contain a 30-stall underground parking garage that be accessed from the west side of the building; the western building by an existing drive aisle that serves two existing apartment buildings in the adjacent Stone Creek Apartment complex, and the eastern building by a new drive that will enter the site from Mader Drive and extend south to connect to a drive in the existing adjacent complex that enters from East Pass. Minor modifications to the existing apartment complex parking lots will be required in order to accommodate the proposed circulation plan, which will require approval of a minor alteration to the approved conditional use for the Stone Creek Apartments. Staff recommends that cross-access and shared parking easements or agreements be approved to govern the existing and proposed complexes as part of the final approval of this specific implementation plan.

South of the 2 two-story, 26-unit buildings, the applicant proposes to construct 2 three-story, 27-unit buildings (Buildings 3 and 4). Each 27-unit building will contain 14 one-bedroom apartments, 10 two-bedroom apartments (including 4 lofted units) and 3 studio/ efficiency apartments (including 1 lofted unit), and will include underground parking for 25 automobiles. (The floorplans for Buildings 3 and 4 contain the same unit mix but in different configurations.) Vehicular access to Buildings 3 and 4 will be provided internally within the development; no driveways from Maple Grove Drive are proposed.

In addition to the 80 underground parking stalls proposed, surface parking for 78 vehicles will be provided adjacent to the 4 apartment buildings (not including parallel parking stalls along Mader Drive), which will result in approximately 1.5 total parking spaces proposed to serve the 106 units.

In general, all four buildings will observe an approximately 20-foot front yard setback from Mader Drive and Maple Grove Drive with the exception of the northeastern corner of Building 2, which will have a smaller setback due to the design of the Mader-Maple Grove intersection. The space between the buildings and adjacent sidewalks will consist of sloped lawns interspersed with canopy trees, with each building to have one entry connected to the street by a sidewalk. A series of retaining walls will be used throughout the site to terrace the grade change present across the site. A 30-foot yard is proposed between the southern wall of Building 4 and the southern property line. A landscaping plan for the project emphasizes perimeter landscaping around the four buildings and a variety of shade and coniferous trees dispersed around the site. Staff recommends that additional conifers be added along the southern edge of the site to provide separation between Building 4 and 2 duplexes located to the south, and that additional trees be added along the north-south internal drive be added prior to final sign off.

The four buildings will be similar in appearance regardless of height and will feature a simulated stone veneer and horizontal siding with cross gable roofs, which will feature prominent shed dormers where the lofted units are proposed. The architect previously indicated that the appearance of the four new

buildings is intended to reflect some of the design characteristics of the buildings in the adjacent Stone Creek Apartments.

The specific implementation plan also includes the construction of 2 stormwater management facilities west of the four proposed apartment buildings, which will serve most of the 14-acre overall planned unit development site. The proposed stormwater management plan includes a large stormwater infiltration basin that will be constructed on the north side of Mader Drive and a smaller bioretention facility that will be constructed on the southeast side of Mader west of the westernmost 26-unit apartment building.

The Urban Design Commission reviewed the proposed specific implementation plan on December 7, 2011 and recommended initial approval (see attached report). The UDC recommended final approval of the project on January 4, 2012; the report for that review will be provided to the Plan Commission once it is available.

Staff believes that the proposed specific implementation plan can meet the criteria for approval of planned unit developments, and that the project conforms to the general development plan approved in 2010, which called for 110 multi-family units in four buildings on this portion of the overall 14-acre planned unit development in the same configuration as proposed. The 106 units proposed will result in a density of 30.3 units an acre on the proposed 3.5-acre site, though the density of the overall planned unit development will be approximately 13.5 units per acre when the entire site is considered. The general development plan was previously found to be consistent with the land use recommendations contained in the Cross Country Neighborhood Development Plan and Comprehensive Plan, which recommend that the subject site be developed with medium-density residential uses and neighborhood mixed-use development, respectively.

Staff also believes that the standards for approval for demolitions can be met with the request to raze the church/ school building that occupies a portion of the specific implementation plan site. The existing building is diminutive within its surrounding context and is not architecturally significant, and staff believes that the proposed apartment buildings will be more economically productive than the existing conditions, especially as the remainder of the approved mixed-use planned unit development is developed.

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 that the Plan Commission **approve** the demolition of the church/school building on the subject site, and recommend **approval** to the Common Council of Zoning Map Amendment ID 3572, rezoning 3210 Maple Grove Drive from PUD-GDP to PUD-SIP, subject to input at the public hearing, the following Planning Division conditions, and the conditions from reviewing agencies:

1. That prior to the recording of this specific implementation or the issuance of permits for demolition or new construction on this site, the 2010 general development plan for 6701-6921 McKee Road/ 3210 Maple Grove Drive receive final staff approval for recording with the Dane County Register of Deeds.

2. That a subdivision plat or Certified Survey Map subdividing the overall 14-acre site be submitted, approved and recorded prior to the issuance of permits for new construction on the subject site.
3. Prior to the final approval of the specific implementation plan and subdivision (see above condition) for recording, the developer shall submit reciprocal cross-access and shared parking easements and agreements to govern the development for the review and approval of the City Engineer, City Traffic Engineer and Planning Division Director. The easements or agreements shall provide shared access and parking between the subject site and the existing Stone Creek Apartments generally addressed as 3233 Stonecreek Drive.
4. That Sheets C-1.0 and C-1.1 of the plan set be revised prior to final approval to reflect the boundaries of the PUD-SIP as described on the legal descriptions submitted with the application, which include all of Mader Drive and the proposed stormwater management facilities.
5. That Sheet C-1.1 be revised prior to final approval to provide building setback dimensions from the future right of Maple Grove Drive and from the sidewalk on the south side of Mader Drive.
6. That Sheet C-4.1 be revised to provide a street tree planting plan for the entire south side of Mader Drive and the north side of Mader Drive adjacent to the stormwater management facility to be installed as part of the implementation of this PUD-SIP. The responsibility for the ongoing maintenance of these trees shall be addressed in the reciprocal easements or agreements required in the above condition. Details on the street trees to be planted on the remainder of the north side of Mader Drive will be addressed as part of the approval of future specific implementation plans for the overall planned unit development.
7. That Sheet C-4.1 be revised per Planning staff approval to add 3 additional coniferous trees within the 30-foot side yard between Building 4 and the southern property line and additional shade trees along both sides of the north-south internal drive through the site.
8. That a minor alteration to the approved conditional use planned residential development for Stone Creek Apartments (3233 Stonecreek Drive) be approved prior to the final recording of this PUD-SIP to reflect the proposed cross-access and shared parking proposed between the existing and proposed apartment complexes.

The following conditions have been submitted by reviewing agencies:

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

9. The conditions of approval for the March 3, 2010 Plan Commission approval letter shall be addressed and the PUD-GDP shall be recorded prior to final approval of this PUD-SIP.
10. The applicant shall enter into a Developer's Agreement for the construction of the improvements on Maple Grove Drive, including the right of way dedication, turn lane and median improvements.
11. The applicant shall apply for a CSM or subdivision plat of this property and obtain City Engineering Division sign-off prior to final approval of this PUD-SIP.
12. The storm sewer plan shall be reviewed by the owner's engineer for potential flooding impacts to the underground parking areas. The storm sewer design shall be stamped by a Professional Engineer.

13. Provide additional details of to demonstrate what is intended by the note that reads: '6" draintile into building' at the southern most building.
 14. The owner shall clarify if the sanitary sewer will be public or private. If public, the City will require easements and a Developer's Agreement. If the sanitary sewer will be private, the City requires an ownership and maintenance agreement to be recorded at the Dane County Register of Deeds detailing the rights and responsibilities of each property owner.
 15. This property is subject to the City's Prairie Interceptor or Maple Grove Interceptor sanitary sewer charges depending on how the property is served. Currently, the plan calls for connections to the Prairie Interceptor, which has a connection rate of \$12.10/1,000 square feet.
 16. This redevelopment, by CSM or plat, will require the development and implementation of an amended addressing plan for the site. The existing address of 3210 Maple Grove Drive will be inactivated after the demolition, as this address no longer conforms to the City's addressing grid. Coordinate the amended address plan with Lori Zenchenko (lzenchenko@cityofmadison.com) or (608)266-5952).
 17. The applicant shall dedicate additional right of way on Maple Grove Drive to facilitate access to the project and safe use of driveways on the east side of the road. The applicant shall meet with the City Engineer and City Traffic Engineer to define the geometrics and right of way needs.
18. The construction of this development 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.
 19. The applicant shall construct sidewalk along Maple Grove Drive according to a plan approved by the City Engineer.
 20. The applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
 21. The applicant shall make improvements to Maple Grove Drive in order to facilitate ingress and egress to the development.
 22. The approval of this PUD does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
 23. The applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The applicant shall hire a Professional Engineer to set the grade of the building

entrances adjacent to the public right of way. The applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development.

24. The applicant shall replace all sidewalk and curb and gutter that abuts the property, which is damaged by the construction or any sidewalk and curb and gutter that the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
25. All work in the public right of way shall be performed by a City-licensed contractor.
26. All street tree locations and tree species within the right of way shall be reviewed and approved by City Forestry. Please submit a tree planting plan in PDF format to Dean Kahl, of the City Parks Department - dkahl@cityofmadison.com or 266-4816.
27. All damage to the pavement on Maple Grove Drive adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
28. The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
29. The applicant shall demonstrate compliance with MGO Sections 37.07 and 37.08 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.
30. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: detain the 2, 10, & 100-year storm events; control 80% TSS (5 micron particle) off of new paved surfaces; provide infiltration in accordance with Chapter 37 of the Madison General Ordinances; provide substantial thermal control, and; complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by Chapter 37 of the Madison General Ordinances.
31. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
32. 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).

33. The applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management File including: SLAMM DAT files; RECARGA files; TR-55/HYDROCAD/etc., and; sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.
34. The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
35. Prior to approval of the issuance of a demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged, the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1) \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2) \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
36. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering signoff.

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

Comments from this agency will be attached to the Plan Commission materials separately.

Zoning Administrator (Contact Pat Anderson, 266-5978)

This agency did not submit comments for this request.

Parks Division (Contact Kay Rutledge, 266-4714)

37. The developer shall pay park dedication and development fees for 106 new multi-family units based on the impact fees for 2012. The developer must select a method for payment of park fees before final approval and recording of this PUD-SIP. This development is within the Elver Park impact fee district (SI31).

Fire Department (Contact Bill Sullivan, 261-9658)

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| <ol style="list-style-type: none">38. All portions of the exterior walls of newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least <u>two</u> fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.39. MGO Section 34.507(1)(e) requires that the private fire service mains for this project be 10-inches unless the fire flows can be hydraulically calculated. |
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40. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.03(17) and 34.19, as follows: provide a minimum unobstructed width of 26 feet for at least 20 feet on each side of the fire

hydrant, and; where there is a change in the direction of a fire lane, the minimum inside turning radius shall be at least 28 feet.

41. Please consider allowing the Madison Fire Department to conduct training sequences prior to demolition. Contact the MFD Training Division at (608) 246-4587 to discuss this possibility.

Water Utility (Contact Dennis Cawley, 261-9243)

42. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

43. The general development plan required that the developer(s) install and maintain a concrete passenger boarding pad on the west side of Maple Grove Drive, south of McKee Road. The concrete pad shall occupy the full distance of the terrace, measure a minimum of 10 feet in width parallel to the street, and lie flush between the sidewalk and the top of curb. Future transit service expansions or restructuring could be routed along Maple Grove Drive to points south of McKee Road—creating the possible need for the concrete boarding pad location and bus stop identified above at this major intersection. The applicant shall include the location of these passenger amenities on the final documents filed with their permit application so that Metro Transit may review and approve the design.

Police Department (Contact Frank Chandler, 266-4238)

This agency did not submit comments for this request.