



Report to the Plan Commission

August 6, 2012

Legistar ID #27257

1323 West Dayton Street & 1318 Randall Court

PUD Zoning Map Alteration

Report Prepared By:

Kevin Firchow, AICP

Planning Division

On May 7, 2012 the Plan Commission approved two demolition permits and recommended approval of a PUD (Planned Unit Development) zoning map amendment for **1323 West Dayton Street** and **1318 Randall Court** to allow the demolition of a 21-unit apartment building and a single-family residence for the purpose of constructing a 9-story, 65-unit apartment building. The rezoning was approved by the Common Council on May 16, 2012.

Since obtaining that approval, the applicant indicates that new information related to ground water levels was discovered, indicating that ground water levels are higher than anticipated. This impacts the building's basement. The applicant indicates their most feasible solution is to eliminate one of the two levels of underground parking. As previously approved, the plans included 41 vehicle parking stalls on two levels. The revised proposal includes 24 vehicle parking stalls on one level.

The applicant requested this alteration be approved as an administrative alteration, though upon review, the Planning Division believed the scope of the change was significant enough to warrant review by the Plan Commission. The Zoning Ordinance allows PUD alterations to be approved by the Plan Commission. Below is a summary of parking, dwelling unit, and bedroom counts.

	Original – As Approved	Revised	Change
Number of Units	65	65	No Change
Number of Bedrooms	200	200	No Change
Vehicle Parking Stalls	41	24	- 17
Parking Stalls / Unit	0.63	0.37	
Parking Stalls / Bedroom	0.21	0.12	

Recent PUDs for larger student housing developments have varied in the amount of off-street vehicle parking provided. As revised, the proposal remains within the range of what has been approved for similar projects, though only the "Humbucker" development at 1205 Spring Street provided less vehicle parking per bedroom and unit. Other smaller campus-area PUDs have been approved with no vehicle parking. Staff note that the revised proposal increases the bicycle and moped parking by one stall apiece. Staff further notes that one of the concerns raised by adjacent residents and property owners during review of the original proposal was the increase of vehicle traffic Randall Court. Reducing the number of parking stalls is anticipated to lessen vehicle trips on Randall Court, compared to the original approval.

Staff is attaching the original staff report for reference of the Plan Commission. No additional conditions are being recommended at this time. The original approval conditions still apply, including the below comment related to off-street parking from Traffic Engineering:

- A condition of approval shall be that no residential parking permits shall be issued for 1323 West Dayton St, this would be consistent with other projects in the area. In addition, the applicant shall inform all tenants of this facility of the requirement in their apartment leases and record in zoning text. The applicant shall note in the Zoning Text that no residential parking permits shall be issued. In addition, the applicant shall submit for 1323 West Dayton St a copy of the lease noting the above condition in the lease when submitting plans for City approval.*

Staff do not object to this alteration and believe that the reduction of 17 parking stalls will have little, if any affect on the success of the project.

Recommendation

The Planning Division recommends that the Plan Commission find the project meets the applicable PUD standards and **approve** the proposed request for a PUD-SIP (Planned Unit Development-Specific Implementation Plan) alteration to reduce the number of automobile parking spaces to serve a previously approved development at 1323 West Dayton Street, subject to input provided at the public hearing and the previously approved conditions from reviewing agencies.