



Planning Division Staff Report

February 14, 2013

Legistar ID #28943
6801 Littlemore Drive
Zoning Map Amendment

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

Requested Actions: Approval of a request to rezone 6801 Littlemore Drive from Planned Development-General Development Plan (PD-GDP) to Planned Development-Specific Implementation Plan (PD-SIP) to allow construction of an apartment complex containing 61 dwelling units in 2 buildings.

Submitted to: Urban Design Commission – February 20, 2013
Plan Commission – March 4, 2013
Common Council – March 19, 2013

Applicable Regulations & Standards: Section 28.182 of the 2011-2012 Zoning Code provides the process for zoning map amendments. Section 28.098 provides the requirements and framework for the Planned Development District.

Summary Recommendation: The Planning Division recommends that Zoning Map Amendment ID 28.022–00026, rezoning 6801 Littlemore Drive from PD-GDP to PD-SIP, be **approved** subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

General Information

Applicant & Property Owner: Dan Schmidt, FMI Development, LLC; 110 S. Brooks Street; Madison.

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

Proposal: The applicant is requesting approval of a specific implementation plan to allow construction of 2 apartment buildings containing 61 total units. Construction of is scheduled to begin in April 2013, with completion anticipated in April 2014.

Existing Conditions: An undeveloped 4.36-acre parcel generally located at the southwest corner of Littlemore Drive and East Hill Parkway, zoned PD-GDP. A portion of the site is mapped in the Wetland Overlay District. The subject property is located in Aldermanic District 3 (Cnare) and the Madison Metropolitan School District

Surrounding Land Use and Zoning:

North: Two-family and multi-family residences, zoned PD-SIP;

South: Undeveloped land, zoned PD-SIP; single-family residences and the City-owned Broad Creek drainageway, zoned PD-SIP;

West: Single-family residences in the Reston Heights subdivision and Reston Heights Park across Wyalusing Drive, zoned PD-SIP;

East: Glacier Valley Apartments, zoned PD-SIP.

Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and nearby properties for Low-Density Residential Uses. The drainageway abutting the property to the south is identified for Park and Open Space.

The Sprecher Neighborhood Development Plan recommends that the subject site be developed with medium-density residential uses.

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor. The wetland located near the center of the subject site is not a regulatory wetland, is not identified on the corridor map, and is not located in a mapped environmental corridor, though the Broad Creek drainageway adjacent to the south is located in a corridor. The corridor map that includes the site and Reston Heights neighborhood (G7) shows that an intermittent stream crosses the site north to south, though the developer and City Engineering Division staff have confirmed that no such stream exists.

Public Utilities and Services: The property is served by a full range of urban services except Metro Transit, which does not operate north of Cottage Grove Road east of Interstate 39-90.

Zoning Summary: The proposed apartment complex will be zoned PD-SIP with this request, which will be reviewed in the following sections.

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

Previous Approvals

On November 3, 1998, the Common Council conditionally approved the preliminary plat of Reston Heights East and the rezoning of the property from A (Agriculture) to PUD-GDP.

The final plat of Reston Heights [formerly Reston Heights East] was conditionally approved by the Common Council on March 16, 1999 and was recorded on October 7, 1999. The plat generally contained 248 lots and outlots on approximately 222 acres. The Council also rezoned 87.7 acres located between S. Sprecher Road and Wyalusing Drive to PUD-SIP to allow construction of most of the single-family phases of the project and portions of the two- and four-family components.

The final plat of Reston Heights, Second Addition was conditionally approved by the Common Council on March 16, 2003. The plat created 6 single-family lots, 7 duplex lots, 4 large multi-family lots and 5 outlots platted in the first final plat of Reston Heights. Among the conditions of approval for the final plat was having a field-located wetland rezoned to Wetland zoning district. On November 23, 2004, the Common Council approved a rezoning of approximately 1.33 acres located at 213 Wyalusing Drive from PUD-GDP and PUD-SIP to W (Wetland District), which satisfied the condition of the final plat.

On October 7, 2008, the Common Council approved a request to rezone 6854 Stockbridge Drive and 6801-6901 Littlemore Drive from PUD-GDP to Amended PUD-GDP and to rezone 6901 Littlemore Drive from Amended PUD-GDP to PUD-SIP to allow construction of 158 apartment units in 5 buildings at 6901 Littlemore Drive. The Amended PUD-GDP called for the maximum 16.7-unit per acre density approved for four multi-family sites in Reston Heights (a maximum of 384 total dwelling units) to be redistributed to allow 61 dwelling units to be developed at 6801 Littlemore Drive (subject site), 158

dwelling units to be developed at 6901 Littlemore Drive, 86 dwelling units to be developed at 6854 Stockbridge Drive, and 48 dwelling units to be developed at 326 East Hill Parkway.

Project Review

The applicant is requesting approval of a specific implementation plan to allow construction of 61 apartments in 2 buildings on an undeveloped 4.36-acre parcel generally located at the southwest corner of Littlemore Drive and East Hill Parkway in the Reston Heights Planned Development. The site also includes frontage along the east side of Wyalusing Drive and abuts the City-owned Broad Creek drainageway on the south, which drains to Door Creek.

The center of the site includes a field-located wetland that extends north to south. The wetland has gradually evolved in size and location from a larger, triangularly shaped area that extended from the center of the site west toward Wyalusing Drive when the site was platted in 2003 to the narrower area delineated in June 2012 by a State-certified wetland delineator. The wetland is considered low quality and has never been identified in an environmental corridor. A 15-foot setback has been recommended for the wetland by the delineator, which is shown on the attached plans.

The two apartment buildings proposed include a two-story, 28-unit buildings that will extend parallel to Littlemore Drive and a three-story, 33-unit building that will generally parallel East Hill Parkway. The 61 apartment units will be comprised of 9 efficiencies, 24 one-bedroom units, 25 two-bedroom units and 3 three-bedroom units. First floor units in both buildings will have direct access from sidewalks either within the development or along the abutting public streets. Underground parking for a total of 72 automobiles and 37 bicycles will be located beneath the buildings, with 34 surface auto stalls to be located between the buildings and wetland, which will be buffered on the north and south by two bio-infiltration basins. Access to all of the parking will be provided from a single driveway from East Hill Parkway.

Analysis & Conclusion

The Planning Division believes that the standards for approval for planned developments in the 2011-2012 Zoning Code can be met with the proposed specific implementation plan. Staff believes the proposed development is in substantial conformance with the approved general development plan for multi-family development in Reston Heights, which recommended a maximum density of 61 units for this site. Staff believes that the proposed buildings are well designed, particularly the orientation of the buildings to Littlemore Drive and East Hill Parkway, though the orientation of these buildings could be strengthened by the use of entry-style doors for the first floor units instead of the sliding patio doors currently proposed. Overall, staff believes the proposed apartment complex will be a positive addition to the ongoing development of the Reston Heights neighborhood.

The specific implementation plan is also consistent with the Sprecher Neighborhood Development Plan, which recommends that medium-density residential uses be developed on the four Reston Heights multi-family lots located on both sides of East Hill Parkway north and south of the Broad Creek drainageway. At the time the neighborhood development plan was adopted in 1998, the four subject sites were intended to frame the intersection of East Hill Parkway and nearby Broad Creek Boulevard, with a 12-unit an acre density recommended for each lot. The four lots were approved on the initial Reston Heights general development plan with a maximum net density of 16.7 units an acre, which was maintained during the redistribution of units approved in 2008 to identify 61 units for the subject site [the density per acre of each of the four lots varies based on how the total unit count was distributed].

The property owner has indicated to staff that the area west of the wetland area may be developed at a later time. Should additional development be proposed along the Wyalusing Drive side of the site, an amendment to the Planned Development zoning district will be required, at which time the density of the four multi-family sites and neighborhood development plan recommendations may have to be revisited to ensure that the resulting development is consistent with the goals and recommendations of the Sprecher Neighborhood Development Plan.

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 recommend **approval** to the Common Council of Zoning Map Amendment ID 28.022–00026, rezoning 6801 Littlemore Drive from PUD-GDP to PD-SIP, subject to input at the public hearing, the following Planning Division condition(s) and the conditions from reviewing agencies:

1. That the developer explore the use of entry-style doors for the first floor dwelling units instead of the sliding patio doors currently proposed.
2. That the zoning text be revised per Planning Division approval prior to recording and the issuance of building permits as follows:
 - 2a. Revise the Permitted Uses section to state “Multi-family residences as shown on the approved plans”;
 - 2b. Revise the Family Definition to refer to the SR-V2 zoning district instead of the out of date R5 district;
 - 2c. Revise the Signage section to state: “Signage for the building shall be limited to the maximum permitted in the SR-V2 zoning district, and as approved by the Urban Design Commission or its secretary, and the Zoning Administrator”.
3. That a copy of the June 4, 2012 Stantec wetland delineation establishing the 15-foot setback be recorded with the specific implementation plan. The 15-foot setback shall be dimensioned on all of the plan sheets, with the other hatched area located parallel to and further from the wetland to be removed.

The following conditions have been submitted by reviewing agencies:

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

4. In accordance with 10.34 MGO, Street Numbers, submit a PDF of each floorplan to Lori Zenchenko (lzenchenko@cityofmadison.com) at Engineering-Mapping so that a preliminary interior addressing plan can be developed. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
5. The proposed 28-unit complex has a preliminary address of 248 East Hill Parkway. The proposed 33-unit complex has a preliminary address of 252 East Hill Parkway.

6. Modify the plans to show and label the existing platted 20-foot storm sewer, 17.5-foot sanitary sewer easement and 15-foot ped/bike easements that are contained within Lot 254 of the Second Addition to Reston Heights on the site plan sheet C1.0 and utility sheet C5.1.
 7. The applicant shall provide details that demonstrate the entrance to the underground parking shall not flood during a 100-year storm event.
 8. Discharge of stormwater across the bike path at the south line of the site shall not be allowed.
9. The applicant shall replace all sidewalk and curb and gutter abutting 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.
 10. All work in the public right of way shall be performed by a City-licensed contractor.
 11. All damage to the pavement on Littlemore Drive and East Hill Parkway adjacent to this development shall be restored in accordance with the City's Pavement Patching Criteria.
 12. 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.
 13. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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.
 14. Effective January 1, 2010, the Department of Commerce's authority to permit commercial sites, with over 1 acre of disturbance, for stormwater management and erosion control has been transferred to the Department of Natural Resources (WDNR). The WDNR does not have an authorized local program transferring this authority to the City of Madison. The City has been required by the WDNR to continue to review projects for compliance with NR-216 and NR-151 but a separate permit submittal is now required to the WDNR for this work as well. The City cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. As this site is greater than 1 acre, the applicant is required by State Statute to obtain a Water Resources Application for Project Permits (WRAPP) from the Wisconsin Department of Natural Resources, prior to beginning construction. This permit was previously known as a Notice of Intent Permit (NOI). Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement.
 15. This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Building Inspection Division may require individual control plans and measures for each building.
 16. Prior to final approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to: reduce TSS off of the proposed development by 80% when compared with the existing site; 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.

17. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement.
18. The applicant shall submit, prior to plan sign-off, digital CAD files to the Land Records Coordinator in the Engineering Division. (Lori Zenchenko) izenchenko@cityofmadison.com. The digital copies shall be drawn to scale and represent final construction including: building footprints, internal walkway areas, internal site parking areas, lot lines/ numbers/ dimensions, street names, and other miscellaneous impervious areas. All other levels (contours, elevations, etc) are not to be included with this file submittal. E-mail file transmissions are preferred. The digital CAD file shall be to scale and represent final construction. Any changes or additions to the location of the building, sidewalks, parking/pavement during construction will require a new CAD file. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format. Please include the site address in this transmittal.
19. 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.
20. 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).
21. The applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
22. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

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| 23. Parking may need to be removed from the building frontage of Littlemore Drive if traffic problems arise from the development. The developer shall post a deposit prior to final sign off to cover these costs. |
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24. When the applicant submits final plans of one contiguous plan for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, showing all easements, all pavement markings, building placement, and stalls, signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the 2-foot overhang, and a scaled drawing at 1"=20'.
 25. The developer shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.

26. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Parks Division (Contact Kay Rutledge, 266-4714)

27. The applicant shall verify with the Parks Division whether additional park impact fees will be due for this project prior to submitting plans for final staff approval and recording.

Zoning Administrator (Contact Pat Anderson, 266-5978)

28. The expected need for bicycle parking is one space per dwelling unit, therefore a reduction in the number of bicycle parking spaces required is **not** recommended for approval. The bike parking stalls shall be in a safe and convenient location on an impervious surface to be shown on the final plans.

29. In regard to the provision of off-street loading berths, the applicant has provided a designated off-street loading area for this project. It appears loading needs will be managed through the existing parking lot access aisles, which appears to be in conflict with fire access plans.

30. Show the qualifying useable open space on the final plans.

31. Parking lot plans with greater than 20 stalls, landscape plans must be stamped by a registered landscape architect. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.) Planting islands shall consist of at least 75% vegetative cover, including trees, shrubs, ground cover, and/or grass. Up to 25% of the island surface may be brick pavers, mulch or other non-vegetative cover. All plant materials in islands shall be protected from vehicles by concrete curbs.

32. Meet applicable State accessibility requirements, including but not limited to:
- a.) Provide a minimum of 2 accessible stalls striped per State requirements. These stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent to and on the passenger side. One each for the surface and underground parking areas.
 - b.) Show signage at the head of the stalls. Accessible signs shall be a minimum of 60 inches between the bottom of the sign and the ground.
 - c.) Show the accessible path from the stalls to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.

33. Lighting is required and shall be in accordance with MGO Section 10.085. Provide a final lighting photometric plan, including cut sheets for fixtures, with the final plan submittal.

Fire Department (Contact Bill Sullivan, 261-9658)

34. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.507 for additional information.

Water Utility (Contact Dennis Cawley, 261-9243)

35. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit comments for this request.