

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 27, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 3501 Lancaster Dr., Demolition

Present Zoning District: C-3

Proposed Use: Demolish a buiding & build a new building for Jon Lancaster auto dealership.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **five** accessible stalls striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stalls. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
2. Provide **three** 10' x 50' loading areas with 14' vertical clearance to be shown on the plan. The loading area shall be exclusive of drive aisle and maneuvering space.
3. Provide **13** bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

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4. Parking lot plans with greater than twenty (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.

5. Lighting for an outdoor merchandising area, the maximum level in 75% of the lot shall not exceed 20 footcandles. A contiguous area not to exceed 25% of the lot may be illuminated to a level which shall not exceed 40 footcandles.

6. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 of the Madison General Ordinances. Permits must be issued by the Zoning Section of the Department of Planning and Development. Note: Signage, as proposed, does not comply with Chapter 31.

ZONING CRITERIA

| Bulk Requirements | Required | Proposed |
|--------------------------|-----------------|-----------------|
| Lot Area | 6,000 sq. ft. | 351,244 sq. ft. |
| Lot width | 50' | 705' |
| Front yard | 0' | adequate |
| Side yards | 0' | adequate |
| Rear yard | 30' | adequate |
| Floor area ratio | 3.0 | less than 1.0 |
| Building height | -- | 2 stories |

| Site Design | Required | Proposed |
|----------------------------|---|--|
| Number parking stalls | 56 office/showroom 38 repair bays <u>17 repair empl & manager</u> 111 total plus vehicle display | 83 office/showroom 38 repair bays <u>17 repair empl & manager</u> 138 |
| Accessible stalls | 5 | (1) |
| Loading | 3 (10' x 50') areas | (2) |
| Number bike parking stalls | 13 | (3) |
| Landscaping | Yes | (4) |
| Lighting | No | (5) |

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| Other Critical Zoning Items | |
|------------------------------------|------------|
| Urban Design | No |
| Historic District | No |
| Landmark building | No |
| Flood plain | No |
| Utility easements | None shown |
| Water front development | No |
| Adjacent to park | No |
| Barrier free (ILHR 69) | Yes |

With the above conditions, the proposed project **does** comply with all of the above requirements.