10. 2007SP-165G-04
Myatt Drive – Anderson Lane
Map 043-06, Various Parcels
Map 043-07, Various Parcels
Map 043-11, Various Parcels
Subarea 4 (1998)
Council District 9 - Jim Forkum

A request to rezone from RS7.5 and CS to SP-MU zoning on 88 properties abutting Myatt Drive from State Route 45 (Old Hickory Boulevard) to Anderson Lane, and abutting Anderson Lane from May Drive to Rio Vista Drive (34.04 acres), to permit mixed uses along Myatt Drive, and mixed uses and mixed housing types along Anderson Lane, requested by the Councilmember Jim Forkum.
Staff Recommendation: Approve with conditions, including the proposed revisions to the Plan

APPLICANT REQUEST - Preliminary SP
A request to rezone from Single-Family Residential (RS7.5) and Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning on 88 properties abutting Myatt Drive from State Route 45 (Old Hickory Boulevard) to Anderson Lane, and abutting Anderson Lane from May Drive to Rio Vista Drive (34.04 acres), to permit mixed uses along Myatt Drive and the portion of Anderson Lane east of Myatt Drive, and mixed housing types along the portion of Anderson Lane west of Myatt Drive, requested by Councilmember Jim Forkum.

Existing Zoning
RS7.5 District - RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning
SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base-zoning district, not an overlay. It will be labeled on zoning maps as "SP."
- The SP District is not subject to the traditional zoning districts' development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

MADISON COMMUNITY PLAN
Structure Policy
Mixed Use (MU) MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Detailed Policies
Mixed Use (MxU) - MxU is intended for buildings that are mixed horizontally and/or vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and residential or office above.

Mixed Housing (MH) - This category includes single family and multifamily housing that varies based on lot size and building placement on the lot. Housing units may be attached or detached, but are encouraged to be thoughtfully placed rather than randomly located in a neighborhood. Generally, the character (mass, placement, height) should be compatible to the existing character of the majority of the street or the character envisioned for the street as determined during the Community Plan Update or Detailed Neighborhood Design Plan process.

Consistent with Policy? Yes. The proposed SP district is designed expressly to implement the detailed land use policies for this area outlined in the Madison Community Plan. The SP document includes provisions that tie land uses, building regulations, infrastructure requirements, and signage regulations directly to the detailed community plan policies for property included within the boundaries of the SP-MU district.

PLAN DETAILS - This SP district was requested by Councilmember Forkum after working with Planning Department staff to amend the Madison Community Plan in spring 2007 to provide detailed land use policies for Myatt Drive and Anderson Lane. That amendment was adopted by the Planning Commission on May 10, 2007, following a series of three community meetings held in Madison. At that time, there was strong community interest in implementing the MxU and MH policies put in place by the plan amendment through an SP. Councilmember Forkum requested that Planning Department staff return at a later date to work with the community to develop the SP rezoning request. Three more community meetings were held in August 2007 to develop the SP.

The SP includes every parcel of land that abuts both sides of Myatt Drive from Anderson Lane to State Route 45, the south side of Anderson Lane from May Drive to Myatt Drive, both sides of Anderson Lane from Myatt Drive to the Metro recycling facility, and the south side of Anderson Lane from the recycling facility to Rio Vista Drive, except for those parcels located within the Myatt Drive Thornton's SP at the southeast corner of Myatt Drive and Anderson Lane adopted pursuant to BL2007-1512.

Goals - The plan is intended to implement several goals that relate to the detailed land use policies adopted in May, 2007. The goals of the SP are:

- To provide for the daily needs of residents and visitors by providing pedestrian friendly neighborhood centers in strategic locations along the corridor.
- To encourage walking, cycling, and transit as viable transportation options, by providing a mix of uses and promoting construction of a system of sidewalks and transit shelters.
- To improve the aesthetics and economic viability of the corridor by using zoning to discourage land uses perceived to have a negative impact on the surrounding community.
- To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To prevent visual clutter from signage along the corridor.

Structure of the Plan - The SP district establishes land use and urban design standards (addressing the relation of the building to the street and to open space, *not* architectural design) for properties contained

within SP boundaries. The SP district is divided into three separate subdistricts that reflect the character of each section. These subdistricts are identified on maps contained in the SP document. Within each subdistrict, the following issues are addressed:

- **Development guidelines** explain the urban design intent of the SP district. Future development is intended to be consistent with the development guidelines, but they are not regulatory in nature.
- **System regulations** address transportation, parking, access, streetscape, signage, and landscaping and buffering. For each category, goals and standards are provided. The goals describe the intent of the SP for each system and the standards provide the framework to achieve the goals. The standards are regulatory for each subdistrict and future development within the SP district must be consistent with them.
- **Building standards** set requirements for height, physical configuration, and urban design that are required for structures within the SP district. Many different building types are permitted within each subdistrict, but there are requirements that new buildings within the SP district must meet. The standards are presented through text, graphic representations, and photographic examples of buildings consistent with the standards. The standards are regulatory for each subdistrict and future buildings within the SP must be consistent with them.
- **Land Uses** that establish the permitted and excluded land uses for each subdistrict. The permitted and excluded land uses are regulatory for each subdistrict and future development within the SP district must be consistent with them.
- **Signage –** In addition to the specific standards for each subdistrict, the SP includes general sign standards in a separate section. The sign standards are regulatory and all future development within any portion of the SP must be consistent with them.

When do the provisions of the SP apply? The SP was crafted to ensure that new development within its boundaries is not discouraged by applying new standards to relatively minor development permit applications. The design guidelines, system regulations, building standards, land uses, and signage standards apply to all property located within the SP district, except that individual single and two family residences shall be exempt from the system regulations.

Otherwise, the system regulations and building standards contained in the SP district apply when:

- The value of any one improvement is 25 percent, or the value of multiple improvements during any 5-year period is 50 percent of the value of all improvements on the lot prior to improvement; or
- The total building square footage of any one improvement is 25 percent, or the total building square footage of multiple improvements during any 5-year period is 50 percent of the total building square footage of all improvements on the lot prior to improvement.

Proposed Plan Revisions - A draft of the SP document has been posted to the Planning Department website since August 3, 2007, was presented at public meetings on August 15, 22, and 29 and is being delivered to the members of the Commission with this staff report. The revised SP document will be filed as an amendment to the SP ordinance at Council prior to its passage on third reading. There are changes required to the document before it is presented to the Council, including:

1. Clarification that the system regulations of the SP do not apply to individual single and two family residences.

2. Clarification that the trigger provision is for improvements rather than simply for expansions.

3. Change “planted medians” to “pedestrian islands” in the System Regulations for Subdistricts 1 and 2.

4. Add a reference to the Conceptual Access Management Plan in the System Regulations for all

three Subdistricts and add Figure 3 Conceptual Access Management Plan.

5. Add a requirement that all required improvements be bonded in accordance with a Phasing Plan and add Figure 4 Phasing Plan.

6. Add "45'" as the maximum building height in feet for 3-story buildings in Subdistricts 1 and 2.

7. Add "35" as the maximum building height in feet for 3-story buildings in Subdistrict 3.

8. Add a condition that multi-tenant buildings be permitted a maximum of six signs per building to the Signage Standards.

9. Clarify that individually lit letters are permitted on signs in the Signage Standards.

PUBLIC WORKS RECOMMENDATION -Detailed plans have not been submitted to allow Public Works to review and provide any engineering decisions or recommendations. Any final SP site plan or development permit will be reviewed for technical compliance with Metro Public Works standards. Integrity of the major thoroughfare plan must be maintained.

STORMWATER RECOMMENDATION - All final SP site plans must have approved construction drawing prior to final approvals.

FIRE MARSHAL RECOMMENDATION -No comments received

WATER SERVICES RECOMMENDATION - Water Services will need an availability request, calculations, construction plans and calculation fees for review and approval with any application for a final SP site plan

METRO SCHOOL BOARDREPORT
Projected student generation - The projected number of students cannot be determined at this time. The number of students will be projected with any final SP site plan that includes residential units.

STAFF RECOMMENDATION - Staff recommends approval with conditions of the Myatt Drive – Anderson Lane SP zoning district including the proposed plan revisions.

CONDITIONS
1. Revise the Myatt Drive – Anderson Lane SP to include the proposed plan revisions.

2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district for Subarea 1 and Subarea 2 of the SP plan and RM20 zoning district for Subarea 3, as of the date of the applicable request or application.

3. Except as otherwise noted herein, the SP document prepared by the Planning Department, supplemental information, and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission or its designee and in some instances approval by the Metropolitan Council.

4. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, including the proposed revisions to the plan **(10-0)** ***Consent Agenda***

Resolution No. BL2007-351

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-165G-04 is **APPROVED WITH CONDITIONS, including the proposed revisions to the Plan. (10-0)**

The proposed SP-MU district is consistent with the Madison Community Plan's Mixed Use and Mixed Housing policies, which are intended for a variety of uses including office, retail, commercial, and residential that are appropriately mixed."