



PLANNING STAFF REPORT

MEMO DATE: September 27, 2019

MTG. DATE: **OCTOBER 1, 2019**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: **Cottage Grove Commons – Precise Implementation Plan & Certified Survey Map**

BACKGROUND

Property Owner: KLM Grove Holdings

Location: Parcel 0711-042-9501-9

Area: 6.9 acres

Agent: Craig Frank – developer
Mike Calkins, Snyder & Associates – engineer

Existing Zoning: NO, Neighborhood Office

Proposed Zoning: PUD, Planned Unit Development

OVERVIEW

The applicant, Craig Frank, is seeking approval of a Precise Implementation Plan (PIP) for a mixed-use project located at the SW corner of Highway N and Gaston Road. The PIP is the second of two approvals required for a Planned Unit Development. The General Development Plan was approved with conditions at the September meeting.

The proposed project is located on the northern 6.9 acres of an approximately 19-acre parcel, including a 1.23-acre lot to be dedicated to the public for stormwater management and 0.6 acres to be dedicated for street right of way.



At this time, the applicant is also seeking approval of a Certified Survey Map to divide the existing parcel into 4 parcels and 1 outlot.

The proposed PIP includes two components: 1) a four-story mixed-use building containing 106 residential units and 8,000 sq. ft. of commercial space; and 2) four 8-unit condo buildings. The two components are separated by a new public street that will ultimately connect Gaston Road to the north end of Windsor Street. They have added a 1.23-acre parcel for stormwater management.

The mixed-use building is an innovative design known as a “Texas Wrap” style, in which the residential units and commercial space are wrapped around all four sides of an interior parking structure. This allows tenants to park at the same level as their unit, while reducing the amount of surface parking on the site (which provides stormwater benefits by reducing impervious surface and improves views from the units since no units will overlook a large parking lot). The building will include a mix of studio (24 units), 1-bedroom (28 units), 2-bedroom (38 units), and 3-bedroom units (16 units). The top of the interior parking structure will be utilized as amenity space for tenants. All units are market rate units aimed at a luxury market with high-end amenities and materials. The first floor elevation of the commercial area is lower than the first floor apartments, allowing for higher ceiling heights in the commercial space. Commercial space tenants will share the building’s amenities.

Unlike the rental units in the mixed-use building, the four 8-unit buildings along the western side of the property will be owner-occupied condo units. Each unit will be two-stories with 2 parking spaces. Each building will consist of three 3-bedroom units, three 2-bedroom units with a den, and two 2-bedroom units. The price point of these units will provide an affordable ownership opportunity that is not often available in the Village.

LOCATION MAP





CHANGES SINCE GENERAL DEVELOPMENT PLAN

The plan is substantially similar to the General Development Plan with a few proposed changes:

- The 8-unit condo buildings and N. Windsor Avenue have been shifted to the east to provide additional buffer between the buildings and the quarry. This would also provide additional space for emergency responders to operate.
- Some of the stormwater from the site is now being accommodated in a pond proposed to be located south of the mixed-use building, adjacent to the cemetery. Previously all stormwater had been handled in underground storage reservoirs.
- The floor plans of the interior parking have been modified to include additional parking spaces. All required parking for the units is now accommodated indoors. As a result, a smaller northern parking lot is proposed.
- The right in/right out onto Highway N that was presented at the September Plan Commission has been formally incorporated into the plan. This provides a direct access/exit for emergency vehicles without a need to back out or turn around on site.
- A small parking lot has been added south of the mixed-use building to accommodate guest parking for the condo units. While it is believed that emergency vehicles can utilize the 'hammerhead' provided at the end of Windsor Ave., they could also utilize the driveway to the parking lot for turning around.
- Sidewalks now connect the east parking lot to the public sidewalks to facilitate crossing N at Gaston.

COMPREHENSIVE PLAN CONSISTENCY

Currently, the Comprehensive Plan shows this area as Planned Business on the Future Land Use Map. That designation would not permit this type of development. However, the Village is undergoing an amendment process for the Comprehensive Plan that is expected to end in October (the Public Hearing is scheduled for October 21). Therefore, the proposed project should be consistent with the amended Comprehensive Plan as that plan will be in effect at the time of the final approval for this project. This approval will be conditional upon the Comp Plan approval.

The public hearing draft of the Comprehensive Plan shows this area as Planned Mixed-Use Area #4 and the proposed project is consistent with the requirements for that area, as follows:

- The site diagram for Planned Mixed-Use Area #4 shows existing Windsor Street extending through the site to Gaston Road. The proposed project is consistent with this objective.
- Commercial or mixed-use structures are required within 200' of Highway N. To be considered mixed-use, a project must include at least 100 sq. ft. of retail for every 10 residential units. The proposed project includes a mixed-use building within 200' of Highway N. Per the requirements, a building with 105 units must provide at least 1,050 sq. ft. of commercial space. The proposed project includes well in excess of that amount.



- Area #4 is permitted to have up to 25 units per acre with underground or indoor parking. The proposed project provides indoor parking and contains 23.7 units per acre.
- Area #4 encourages high quality design facing Highway N. The proposed project employs high-quality, innovative design and quality materials (primarily brick, fiber cement board siding, and natural wood accents). The contemporary architecture is intended to compliment some of the modern architecture in the Commerce Park such as Summit and Johnson Health Tech.
- The Comprehensive Plan recommends mixed-use buildings are approved as a Planned Unit Development.

The project also meets objectives within the Housing chapter to diversify type, price, and ownership structure of housing in the Village.

In the opinion of staff, the proposed PIP is consistent with the Comprehensive Plan as proposed in the public hearing draft.

ZONING CONSISTENCY

The applicant is seeking approval of the project as a Planned Unit Development. Per 325-115(A)(2), Planned Unit Developments are intended “to accommodate forms of development that forward public and private objectives that are not possible within standard zoning districts.” Furthermore, “planned unit developments are designed to forward both the aesthetic and economic objectives of the Village by controlling the site design and appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking requirements.” Finally, “in exchange for such flexibility, the planned unit development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence that normally required for other developments.”

In the opinion of staff, the proposed project meets or exceeds the Village’s aesthetic and economic objectives for the site, as discussed in the previous section of this report. Therefore, staff recommends the requested variations be granted via the PUD process. Variations from base zoning regulations include the following:

- The residential zoning district with the highest permitted density is MR-12, Multi-Family Residential, which allows 12 units per acre. The proposed project has 23.7 units per acre.
- The maximum building height permitted in the MR-12 district is 35’. The proposed mixed-use building is 45’ tall.
- MR-12 zoning permits a max. of 8 units per building as a conditional use. The proposed mixed-use building contains 105 units.
- The four 8-unit condo buildings require a total of 70 parking spaces per ordinance – 2.5 spaces for each of the 3-bedroom units plus 2 spaces for each of the 2-bedroom units. Sixteen spaces are provided underground for each building, totaling 64 spaces. The applicant has added a 12-stall parking lot located southwest of the mixed-use



building which can be used for condo guest parking. With this change the parking requirements for the condos are met with 6 extra spaces.

- The 8,000 sq. ft. of commercial space requires 1 space for every 300 square feet, for a total of 27. There are 30 spaces in the east parking lot, accommodating the commercial space with 3 extra spaces.
- The ordinance requires 2.5 spaces for each of the 16 3-bedroom units, 2 spaces for each of the 38 2-bedroom units, 2 spaces for each of the 28 1-bedroom units, and 1.5 spaces for each of the 24 studio units for a total of 208 spaces. Due to building plan revisions, the mixed-use building now includes 213 indoor spaces thereby accommodating all the required spaces. The 12-space parking lot north of the building and the extra spaces in the aforementioned lots provide additional guest parking above and beyond what is required.

The landscaping plan provided at the GDP was more than adequate relative to the ordinances, however a revised landscaping plan shall be required to verify the revised site plan remains in compliance.

ADJACENT QUARRY

As discussed at the September meeting, the property immediately to the west is an active quarry operated by R.G. Huston. Following the September meeting Dennis Richardson from R.G. Huston shared some additional thoughts via email primarily to suggest additional screening or buffering between the condos and the quarry.

The applicants were able to shift the condos and the proposed Windsor Ave. to the east to provide additional room for landscaping in the back. The natural grades of the land in the back will inherently provide some berms behind the northern two buildings.

Dennis Richardson emailed again this week. The Hustons recommended that the applicant use a disclosure form that condo purchasers sign indicating they are aware that an active quarry is next door. This awareness up front would likely benefit the applicant, the quarry operators, and the Village.

STAFF RECOMMENDATION

Staff recommends that the requested Precise Implementation Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. Any signage will require a sign permit via a separate review process.
2. The Village agrees to the following variations to the requirements of the most comparable zoning district (MR-12) via the Planned Unit Development process:
 - a. The density of the proposed project (23.7 units per acre) may exceed the maximum allowed (12 units per acre).



- b. The building height (45') may exceed the maximum allowed (35').
 - c. The number of units in the mixed-use building (106) may exceed the maximum allowed per building (8).
3. Provide a landscaping plan based on the revised site plan for approval by staff.
4. Provide a photometric plan showing all outdoor lighting and cut sheets of proposed fixtures for approval by staff.
5. Provide final mixed-use building plans to verify parking counts.
6. Provide a draft disclosure letter regarding the adjacent quarry for staff review. Use the final version to provide notice of quarry operations to future condo owners.
7. Provide all necessary plans and documents needed for review by the Village Engineer.
8. Building exterior materials and elevation designs shall match those approved with General Development Plan.
9. Provide a site plan showing turning radii for largest local emergency vehicle passing from Gaston to N through the proposed parking lots and also turning around at the south end of Windsor Ave. to verify feasibility. If not feasible, make necessary adjustments to accommodate emergency vehicles.
10. Street lights and street trees shall be provided along N. Windsor Ave. as required by the Village Subdivision Ordinance. Locations shall be verified with the Public Works Director and the Village Forester.