



PLANNING STAFF REPORT

MEMO DATE: October 8, 2020
MTG. DATE: **OCTOBER 14, 2020**

TO: Village of Cottage Grove Plan Commission

CC: Village of Cottage Grove Board of Trustees
Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Larry Konopacki – Village Attorney
Kevin Lord – Village Engineer

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

RE: **Cottage Grove Commons, Ph. 2 – GDP & Preliminary Plat**

BACKGROUND

Property Owner: KLM Grove Holdings (under contract w/ CF Investments)

Location: Parcel #0711-042-9515-1

Area: 10.97 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 General Development Plan (GDP) for the second phase of the Cottage Grove Commons mixed-use project located on the west side of Highway N, across from the Commerce Park. The GDP is the first of two approvals required for a Planned Unit Development. Approval of the second step, the Precise Implementation Plan (PIP) will be sought at a subsequent meeting.

The proposed project is located on the southern 11 acres of an original 19-acre parcel. The applicant is also seeking approval of a preliminary plat to further divide the parcel.

The proposed GDP includes four different building types with a total of 262 units (184 rental and 78 condo):

- One 118-unit mixed use building with 1, 2, and 3-bedroom rental units including 20 2-story townhouse units; 2,700 sq. ft. of commercial space; interior parking garage; and rooftop common area
- Two 33-unit rental buildings with underground parking
- Two 27-unit condo buildings with 1, 2, and 3-bedroom units and underground parking
- Three 8-unit condo buildings with two 3-bedroom units, two 2-bedroom units with den, and two 2-bedroom units

LOCATION MAP



The project will include connecting N. Windsor Ave. from the southern end of Cottage Grove Commons Ph.1 to the existing northern stub of N. Windsor at the south property line. Furthermore, Limestone Pass will be extended from Highway N to N. Windsor Ave. This will

provide residents of both phases of Cottage Grove Commons and Glen Grove with three outlets to Highway N via Gaston Rd., Limestone Pass, and School Rd.

Stormwater management facilities will be provided in the southwest corner of the site.

COMPREHENSIVE PLAN CONSISTENCY

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 from Gaston Rd. to the northern end of N. Windsor at the south property line, and the extension of Limestone Pass from Highway N to N. Windsor Ave. 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 project with 262 units must provide at least 2,620 sq. ft. of commercial space. The proposed project includes 2,700 sq. ft. of commercial space which exceeds the requirement.
- 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 23.5 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 GDP is consistent with the Comprehensive Plan.

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. 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 and the two 27-unit buildings are 43’ tall.
- MR-12 zoning permits a max. of 8 units per building as a conditional use. The 118-unit, two 33-unit, and two 27-unit building exceed that amount.
- The project provides a total of 532 parking spaces, including 110 outdoor surface spaces and 422 interior or underground spaces. There are 262 units in project, resulting in a ratio of 2 spaces per unit. The applicant will need to finalize the number of units with 1, 2, or 3-bedrooms, but given that 1 and 2-bedroom units require 2 spaces per unit per the ordinance and 3-bedroom units require 2.5 spaces per unit it is clear that the project is short of the required parking amount. If the applicant intends to request a reduction in required parking the precise numbers will need to be calculated. The applicant should also seek opportunities to address parking in other ways, potentially including seeking opportunities to provide additional parking perhaps through angled street parking, by replacing some larger units with studios which require only 1.5 spaces per unit, or by reducing the number of units. For comparison, Cottage Grove Commons Phase 1 met the required parking amount by adding a small auxiliary lot during the PIP process.

The landscaping provided exceeds the requirements of the most comparable district (MR-12).

STAFF RECOMMENDATION

- A. Staff recommends that the requested General Development 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 (up to 45’) may exceed the maximum allowed (35’).

- c. The number of units in the buildings may exceed the maximum allowed per building (8).
 3. Provide a sidewalk along the north side of Limestone Pass and along Highway N as described in the Village Engineer's report.
 4. Verify the number of 1, 2, and 3-bedroom units for the purpose of calculating the amount of parking required.
 5. If the applicant intends to request a reduction in required parking the precise numbers will need to be calculated. The applicant should also seek opportunities to address parking in other ways, potentially including seeking opportunities to provide additional parking perhaps through angled street parking, by replacing some larger units with studios which require only 1.5 spaces per unit, or by reducing the number of units.
 6. The concept landscaping plan appears to provide the required landscaping. A final version of the plan shall be provided with the PIP.
 7. Provide a photometric and exterior lighting details with the PIP.
 8. Applicant shall consult with the CGFD to verify adequacy of equipment access.
 9. The applicant shall be required to pay park fees as described in Village Ordinances. The applicant may want to consider providing some outdoor on-site green space/play equipment for the use of residents.
- B. Staff recommends that the preliminary plat be **APPROVED WITH CONDITIONS** with the conditions as follows:
1. Per 274-24(A)(4), provide a "small drawing showing an outline of the proposed subdivision in relation to section oriented on the sheet in same direction as the preliminary plat."
 2. Per 274-25, provide the following additional information on the preliminary plat:
 - a. Per (B) show the proposed use
 - b. Per (J), show the location, size, and invert of any existing sanitary or storm sewers
 - c. Per (P), show existing zoning of and adjacent to the parcel.
 - d. Per (Q), show the proposed building/setback lines.
 - e. Per (R), show the corporate limit lines.
 - f. Per (U), show the approximate depth to groundwater during the wettest season of the year.