



PLANNING STAFF REPORT

MEMO DATE: October 7, 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: **Glen Grove Apartments – Precise Implementation Plan**

BACKGROUND

Property Owner: Homburg Equipment (pending sale to Movin' Out)

Location: Parcels #0711-043-0006-6, #0711-043-0017-3, and #0711-043-0028-0

Area: approx. 3.16 acres

Agent: Megan Schuetz – Movin' Out
Andy Chitwood – JLA Architects

Existing Zoning: Planned Business

Proposed Zoning: Planned Unit Development

Future Land Use Plan: Planned Mixed Use Area #3

OVERVIEW

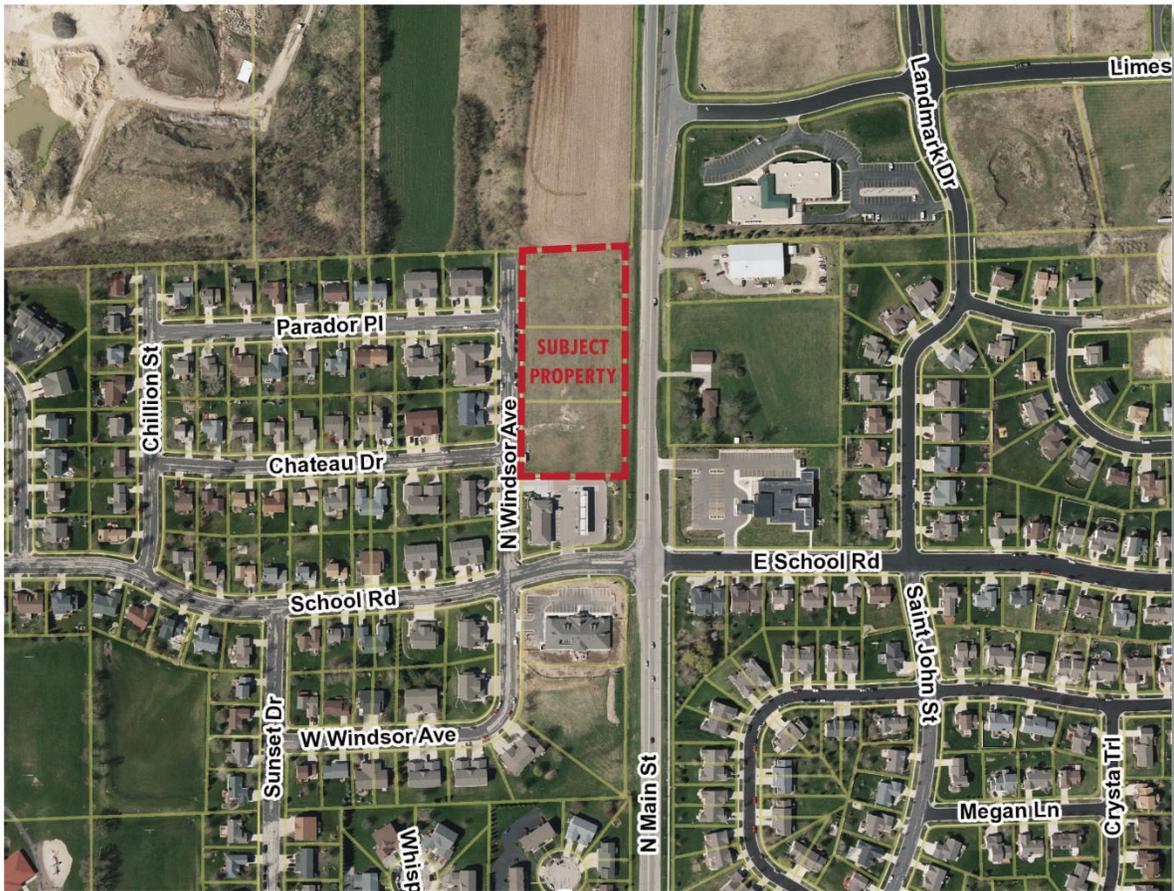
The applicant is seeking approval of a Precise Implementation Plan (the second of two steps for approval of a Planned Unit Development) for a 131,000 sq. ft., 100-unit apartment building to be owned and operated by Movin' Out, Inc. Movin' Out is a "state-wide nonprofit housing organization whose mission is to provide affordable housing options to households that include a family member with a permanent disability and military veterans." Units in the

proposed project will be set aside in support of that mission. The proposed project includes 15 one-bedroom units, 40 two bedroom units, and 45 three bedroom units.

The proposed project's amenities include 128 underground parking spaces and 69 surface parking spaces (197 spaces total), bicycle storage for 106 bicycles, a fitness room, on-site leasing office, club room, and an outdoor gathering area including an open play area, playground equipment, and raised garden beds for tenant use.

The first step of the Planned Unit Development approval process, the General Development Plan, was recommended for denial by the Plan Commission at the September meeting but was subsequently approved with conditions by the Village Board.

LOCATION MAP



COMPREHENSIVE PLAN CONSISTENCY

Land Use Chapter

Per the Comprehensive Plan's Future Land Use Map, the site is designated as part of Planned Mixed Use Area #3.

The Comprehensive Plan states that the parcels can be developed for commercial use as currently zoned, or as an alternative may be developed with up to 100 units if the three parcels are combined and underground parking is maximized.

The proposed project uses all three parcels to provide 100 units. The entire lower level is utilized for underground parking and therefore the parking can be considered 'maximized.'

Housing Chapter

The proposed project is consistent with the goals of the housing chapter, including:

- *Provide housing and neighborhoods that foster the physical, mental, and social well-being of residents.*
- *Diversify the Village's housing stock (in terms of size, type, and value) to accommodate a broad range of demographics.*

Specific housing policies supported by the proposed project include:

- *Ensure neighborhoods are well-served by sidewalks, bicycle routes, and other non-motorized facilities, and provide linkages between neighborhoods whenever possible.*
- *Encourage the inclusion of zero, one, and two bedroom units in new multi-family structures to address a deficit in those types of units.*
- *Seek opportunities to keep rents comparable to those in neighboring communities by adding smaller units and increasing the overall volume of units.*

ZONING ORDINANCE CONSISTENCY

The subject property is currently zoned Planned Business. The applicant is requesting that the property be rezoned to a Planned Unit Development to accommodate features of the project that do not fit within the base zoning category.

While the Comprehensive Plan allows multi-family residential, the current Planned Business zoning does not. Therefore, the parcel must be rezoned to category that allows the use for the project to move forward.

The highest density multi-family residential zoning district in the zoning ordinance is MR-12, which allows up to 12 units per acre in buildings up to four units each (or eight with a conditional use permit). Since the proposed project exceeds those regulations, the project must be approved as a Planned Unit Development.

The fact that the base zoning districts do not allow a project of this density or scope should not be interpreted to mean that the Village does not want larger projects, that such projects are inherently incompatible with Village development, or that the Village is permitting something its rules do not allow. It does mean the Village recognizes that larger projects have a greater impact on their surroundings and should require a more detailed review process. The ordinance includes an alternate set of rules, the Planned Unit Development (PUD) process, to accommodate such projects. A PUD is a two-step approval process that also requires a neighborhood meeting, which the applicant held previously.

The most similar zoning district for the proposed use is MR-12. In addition to density and building size the following aspects of the project exceed the MR-12 regulations triggering the need for PUD approval:

- The proposed building is approximately 40 feet tall, while the MR-12 zoning allows a maximum of 35 feet.
- The proposed landscape surface ratio for the property is 43%, while the minimum in the MR-12 district is 50%.
- The floor area ratio of the proposed project is approximately 0.95, while the maximum allowed in the MR-12 district is 0.275.
- The max. building coverage of the proposed project is 33%, while the maximum allowed in the MR-12 district is 30%.
- The size of the proposed signage exceeds the limits of the MR-12 district.

The zoning ordinance requires 2.5 parking spaces for every 3 bedroom unit and 2 spaces for every 1 or 2 bedroom unit. Given the proposed unit breakdown, a total of 223 spaces would be required. The applicant is proposing to provide 197 spaces (128 underground and 69 surface) or just under 2 spaces per unit, regardless of size. Therefore, the applicant is seeking an exception for 26 parking spaces. The applicants have developed a number of similar projects in the past and in their experience their projects use less parking than other multi-family projects.

The project meets the setback requirements of the MR-12 district.

The elevation designs and materials meet the requirements of the zoning ordinance. The color scheme has been simplified since the GDP submittal based on Plan Commission and Village Board input. The material palette is very similar to that used at Cottage Grove Commons.

STAFF RECOMMENDATIONS

- A. Staff recommends that the General Development Plan be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The planned unit development shall include the following variations from MR-12 district regulations:
 - a. The building height may exceed 35' per the submitted building elevations.
 - b. The landscape surface ratio may be less than 50% as shown on the submitted site plan.
 - c. The floor area ratio may exceed 0.275 as shown on the submitted site plan and building plans.
 - d. The building coverage may exceed 30% as shown on the submitted site plan.
 - e. The number of parking spaces
2. All signage will require a sign permit prior to installation. Final signage shall be substantially similar in size and location to that shown on the submitted plans.
3. The Landscaping Plan provided in the submittal meets the requirements of the Landscaping Ordinance. However, the submittal notes that the plan may change depending on the final stormwater management design. The applicant shall submit a final landscaping plan for staff approval. There appear to be conflicts with the proposed retaining wall on the north and northeast sides of the building.
4. The lighting fixtures detailed in the submittal appear to be consistent with Village Ordinance. The applicant shall submit a photometric study for staff approval to verify compliance with 325-78 of the Zoning Ordinance.
5. Sidewalk shall be shifted into the right of way along Highway N as directed by the Village Engineer. Coordinate precise location with the Village Engineer to ensure proper alignment with new sidewalks expected both north and south of this project.

B. Staff recommends that the Certified Survey Map be **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The CSM shall denote the zoning on the subject parcel and surrounding properties per 274-38(B).