

Attention: Katherine Keough-Jurs, Chief City Planner

Date: July 14, 2017

Subject: CIG redevelopment of 2680 Madison Road

Dear Ms. Keough-Jurs:



As you requested at the end of our July 5 "conversation" with CIG Inc., HPNC Zoning Committee has agreed on Planned Development (PD) conditions where multifamily uses and mixed uses could be extended into the SF-6 and OL districts respectively. The Zoning Committee recommended these conditions to the Board of Trustees of the Hyde Park Neighborhood Council at its July 11, 2017 meeting. By majority vote, the Board approved the following recommendations and authorized transmission to you.

The HPNC Zoning Committee has determined the non-negotiable hard points to be:

- The gerrymander of the PD to allow isolated two story buildings ("Up" houses) surrounded by 4, 5 or 6 story new development is unacceptable.
- The SF6 35' maximum height of residential structures must be maintained for new multi-family use along Besuden Court.
- The existing average (~15') front setback along east side of Besuden Court must be maintained and landscaped.
- The public sidewalk along the east side of Besuden Court must be maintained.
- No commercial uses facing Besuden Court.
- There shall be no vehicular access to/from Besuden Court.
- The Besuden Court façade must have architectural articulation and model Hyde Park traditional residential.
- The Madison Road and Wasson Way facades must have architectural articulation and model Hyde Park traditional multi-use (see Hyde Park Terrace, A'laise, or Columbia Building)
- The parking plan must be well defined, show food pickup and passenger loading zones, parking control features and, most importantly, demonstrate that the resident, guest, customer and employee parking will not depend on the neighboring streets.
- The traffic plan, including the Wasson Way crossing and Rookwood entrance, must be defined and be acceptable to traffic engineering.
- The residential unit density shall not exceed the CC-A 700 sq. ft. minimum lot area per dwelling unit. We prefer something greater than 700 sq. ft. minimum lot area per dwelling unit.

The following paragraphs provide an explanation of the last point. After the meeting on July 5, the Zoning Committee examined Zoning Code § 1409-09. Commercial Districts - Development Regulations which requires 700 sq. ft. lot area per dwelling unit in CC-A districts for new residential construction. Using parcel acreage from Auditors site, the proposed dwelling unit density was calculated. The number of dwelling units (180) was determined from the Project Data tables dated 20 April 2017 and provided to us on July 5, 2017. The calculations show 471 sq. ft. lot area per dwelling unit. This is a 49% greater density multi-family development than allowed by the zoning code in the CC-A district. The proposed density is 49% greater than any

CIG Redevelopment of 2680 Madison Road

dwelling density allowed in any zoning district in the entire City except for the Downtown District. If a Planned Development was granted, this high density would be extended to those parcels that are now zoned Single Family (SF-6), density 6000 sq. ft. lot area per unit, where no new multi-family developments are permitted.

The residential density calculation does not include the commercial uses which when added to the project serves to increase the overall density and intensity of the use. The proposed 471 sq. ft. lot area per dwelling unit is unacceptable.

Sincerely,



Gary Wollenweber, Chair
Hyde Park Zoning Committee

Cc: Stacy Hoffman, Planning
David Bastos, CIG
Greg Fusaro, CIG