



Department of Planning & Community & Economic Development

## Planning Division

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**TO:** Urban Design Commission  
**FROM:** Janine Glaeser, UDC Secretary  
**DATE:** June 20, 2018  
**SUBJECT:** ID 46187 (UDC) – 5501 Spring Tide Way – New Development of 170 Apartments with underground parking. 17<sup>th</sup> Ald. Dist.

The applicant, Randy Bruce from Knothe Bruce Architects, is before the Urban Design Commission for a **FINAL APPROVAL** of the proposed alteration to an existing conditional use for a Residential Building Complex development.

### Schedule:

UDC received an Informational Presentation on February 7, 2018 (*report attached.*)

UDC approved a previous version of the project on March 8, 2017

Plan Commission approved the Conditional Use for a previous version on March 20, 2017

### Approval Standards

The Urban Design Commission is an advisory body on this request. The site qualifies as a Residential Building Complex Project which requires that the Urban Design Commission review the proposed project using the design standards and guidelines under section 33.24(4)(c).

The project requires an alteration to an approved conditional use and is also subject to the conditional use standards of 28.183(6).

### Project Description

Since the UDC approved this project in March of 2017, there has been a major street reconstruction project along City View Drive. The street work eliminated all of the line street trees on Spring Tide Way that provided screening from the adjacent salvage yard. With the elimination of a view buffer, the applicant's design team redesigned the site and building configurations so as to reorient residential units away from City View Drive. Proposed site plan and elevation concept drawings attached.

### Recommendations

Staff is asking the commission to provide feedback on comments below.

Feb. 7 UDC comments:

- C1.1 – Building #6 – address view from Willow Rock Road street entry drive so that the garage door is not the first thing you see.
- C1.1 - Provide more detail regarding “S” curve of private through street
- Consider screening for other garage door entries.

Staff comments:

- Review architecture/appearance of the buildings facing toward City View Drive
- Traffic is requesting to move City View entrance north to align with bldg. 6