



Agenda Item #: 4

Project Title: 9453 Spirit Street (aka 305 Bear Claw Way) - Residential Building Complex. (District 9)

Legistar File ID #: 81073

Members Present: Cliff Goodhart, Chair; Shane Bernau, Wendy von Below, Christian Harper, Marsha Rummel, Rafeeq Asad, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 8, 2024, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a Residential Building complex located at 9453 Spirit Street. Registered and speaking in support were Kevin Burow, and Christopher Sina. Registered in support and available to answer questions was Ryan McMurtrie.

Summary of Commission Discussion and Questions:

The Commission discussed the proportions of the eaves, the balance of garage windows across the lower portion, screening of transformers and utility wall banks, and prairie drop seed in peninsulas rather than just stone cobble.

Overall, the Commission noted the significant improvements in siting and placement of the buildings.

The Commission noted that consideration should be given to (1) including plantings in the islands located between the individual unit garages, and (2) adjusting the new windows added on the ground floor to create a better balance and alignment with the windows above, including matching the datum lines and/or the widths, but did not feel strongly enough to recommend a condition of approval.

Action

On a motion by Asad, seconded by Bernau, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE**. The motion was passed on a unanimous vote of (6-0).