



PREPARED FOR THE COMMON COUNCIL

Project Address: 841 Jupiter Drive and 818 North Star Drive (District 3 – Ald. Hall)
Application Type: Amended Planned Development District-General Development Plan and Specific Implementation Plan for 841 Jupiter Drive and 818 North Star Drive
Legistar File ID # [40142](#) and [40958](#)
Prepared By: Kevin Firchow, AICP Planning Division
Regarding: Correction to Staff-Recommended Condition

The Common Council is considering a request to amend the Planned Development (PD) zoning at 841 Jupiter Drive and 818 North Star Drive. This rezoning request would allow for the development of a 54-unit apartment building and associated modifications to the adjacent property.

At their January 25, 2016, the Plan Commission recommended **approval** of this request subject to the comments and conditions contained within Plan Commission materials and the following additional condition:

- That a waiver to Section 28.141(11)(f) be granted to allow up to 75% of bicycle parking for the project to be structured parking, vertical parking or wall mount parking, and for the requirement in that sub-section that a 5-foot access aisle be provided for wall mount parking be waived.

Prior to the Plan Commission’s public hearing on this item, the Planning Division recommended a correction to one of the Division’s recommended approval conditions related to street-facing HVAC “wall-pack” penetrations. This correction was not formally included in the Plan Commission’s motion.

In summary, the Planning Division’s original report states that there were no street-facing HVAC “wall-pack” penetrations or louvers proposed on the street-facing facades. While originally true, plan revisions made during the process resulted in one “wall-pack” penetration being added to the south façade. This occurred with modifications that added a new street-facing door. A second “wall-pack” unit also faces the street, but is recessed along the side of the building. Both of these “wall-pack” units were depicted on the plans reviewed and recommended for approval by the Urban Design and Plan Commissions. The suggested correction would make the Council’s action consistent with the most current plans.

The Planning Division recommends that the Common Council move the recommendation of the Plan Commission with the following amendment to the Planning Division’s recommended approval conditions:

Condition 5 of the January 25, 2016 report to the Plan Commission shall be amended as follows:

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| <p>5. No HVAC “wall-pack” penetrations/louvers are shown on the street-facing facades. Floor plans and perspective illustrations show such penetrations will be located within balconies/recesses and not on the outward-facing façade walls. HVAC “wall-pack” penetrations/louvers shall be limited to those shown on the plans recommended for approval by the Urban Design and Plan Commissions and approved by the Common Council. The addition of wall-packs on outward street-facing walls is not included in this approval and will require approval of an alteration to this Planned Development should they be proposed at a later time.</p> |
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