

Regarding: **1001 University Avenue – PUD(SIP), St. Francis Episcopal Student Center Redevelopment – Relocation of the St. Francis House and Construction of a Twelve-Story, 90 unit Residential Building, 8th Ald. District.
(Legistar #20329)**

New development adjacent to a local Landmark.

Date: August 22, 2011
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General Information:

A proposal to develop a 12-story building on this site came before the Landmarks Commission on May 9, 2011 on a volunteer basis. Since that presentation, Luther Memorial Church at 1021 University Avenue (on an adjacent parcel) has been designated a local Landmark. The current 8-story proposal is returning to the Landmarks Commission for a recommendation to the Plan Commission and the Urban Design Commission for an advisory opinion regarding development adjacent to a Landmark.

Applicable Landmarks Ordinance sections:

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.
(Cr. By Ord. 11,648, 8-20 & 8-26-96)

Staff Comments:

Staff feels that the proposal does not have an adverse affect on the historic character and integrity of the adjacent landmark.