



## UDC MEMO Planning Division

Department of Planning & Community & Economic Development

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**TO:** Urban Design Commission  
**FROM:** Janine Glaeser, UDC Secretary  
**DATE:** September 5, 2018  
**SUBJECT:** ID 52249 (UDC) – 306 S. Baldwin Street – PD Single-Family Development. 6<sup>th</sup> Ald. Dist.

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The applicant, Nicholas Rhode is requesting Final Approval of a Planned Development for the construction of a single-family residence. The lot is currently occupied by a two-flat on the southwest half of the lot, with a detached 3-car garage on the west corner of the proposed lot. The TR-C4 zoned lot will be split into two PD zoned lots. The proposed single-family house is designed to match the current two-story craftsman style of the neighborhood.

### **Schedule:**

The UDC received an **INFORMATIONAL PRESENTATION** on July 11, 2018. (report attached)  
The project will be presented to the Plan Commission on September 17, 2018.  
The Common Council will see the project on September 25, 2018.

### **Approval Standards**

The UDC is both an approving and advisory body on this request.

This request has been submitted as a Planned Development (PD) in a PD Zoning District, in which case the UDC is advisory to the Plan Commission. This GDP request is subject to the approval standards of MGO §28.098. The UDC is required to review the General Development Plan and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter.

### **Conclusion**

Staff recommends that the UDC reference the July 11, 2018 UDC Report (attached.)