



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 7601 Mineral Point Road
Application Type: Informational Presentation- PD, Four-Story Apartment Building
Legistar File ID # [61859](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Sean O'Brien, Northpointe Development Corp.; Kevin Burow, Knothe & Bruce Architects, LLC

Project Description: The applicant is providing an informational presentation on a new 4-story, 60-unit multi-family building with enclosed and surface parking at the former Pizzeria Uno site. The existing restaurant building will be relocated and repurposed as commons space for residents.

Project History/Schedule:

- The development team anticipates submitting a formal land use application later this year.

Approval Standards:

The UDC is an **advisory body** on this request. As with any **Planned Development**, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval.

Summary of Design Considerations and Recommendation

The subject site is part of an existing, multi-property Planned Development (PD) comprised of the block bounded by Mineral Point Road, Ganser Way and D'Onfrio Drive.

The City's [Comprehensive Plan](#) recommends this area for community mixed-use development, which generally includes buildings between 2-5 stories. The subject site is also within the study area for the ongoing Odana Area Plan, which generally encompasses the West Town Mall area, extending east to Whitney Way. That effort is currently anticipated to be complete in 2021. The Comprehensive Plan recommends that future development occur after adoption of this plan. Staff notes that unlike other parts of the planning area, this area is already served by a public street network and is located in relatively close proximity to other residential development, located approximately 300 to the south.

Planning staff requests that the UDC provide feedback on the exterior design, height, scale and appearance of the building and site layout, including pedestrian circulation, parking, and landscape concept, and comment based on the **PD Standards**.