



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 7601 Mineral Point Road
Application Type: PD, Four-Story Apartment Building – Initial/Final Approval is Requested
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 seeking initial/final approval for 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 UDC received an informational presentation on September 2, 2020.
- The Plan Commission will review this proposal on November 23, 2020.
- The Common Council will review the rezoning on December 1, 2020.

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’Onofrio 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 completed 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**, which are listed as an appendix to this report. Staff believes that the below conditions relate most specifically to design:

- (b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

- (f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.

Planning staff refers the UDC to their comments from the 9/2/2020 informational presentation:

Farmhouse comments:

- I like that old building and I'm glad you're keeping it. Kudos to that. It does seem architecturally a mismatch with what you're attaching to it. Anything else you can do to tie it in would be good.
- Kudos on saving the farmhouse. With the smaller play area I'd be afraid of them playing on the porch on that drastic slope, I wonder if a wall is in the plans, or decreasing that slope.
- I'm sorry but I respectfully disagree with the sentiment of saving the old house. It's not historic, it's old, it has lost about all of its integrity. Moving it just loses more of its context.
- I agree, there's something very awkward about where you've placed that building and I don't think it adds to the development.
- I like the old house but something isn't working. I would wrestle with how to position them, whether or not to connect them or how to connect them. Treat it as a historic structure if you do keep it. It doesn't really fit with what you're proposing right now. The new architecture is a lot of beige but the renderings are attractive.
- I suggest you try an option without the farmhouse and see what kind of opportunities arise.

Site & Multi-family building comments:

- The pedestrian access from Mineral Point Road going up – give it more attention. I don't think it's working to your advantage right now. Safety-wise and how it would feel at night, it could use more attention. Is there an obligation to have stairs there to get to public transit?
- I like the idea that you've tried to match the aesthetic of the existing with your new building, but if I remember that building has shutters and fabric shades over the windows, you are planning to do some modifications to the existing building, maybe go farther with that. Maybe bring the two building designs together a little more.
- This appears to be a family friendly development given the unit mixes, but you have only one small greenspace and not a lot of other green or family type space.
- I don't like where the play space is, it feels like the building has turned its back and the play area should feel more protected by the rest of the development.
- There are some elements of the building that I'm not quite sure, there's a skewing where it goes from the two paired balconies, it starts to lose the rhythm at the end.

ATTACHMENT
PD Zoning Statement of Purpose and Standards

28.098 (1) Statement of Purpose.

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

28.098(2) Approval Standards for Project

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

- (a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:
 - 1. Site conditions such as steep topography or other unusual physical features; or
 - 2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
- (b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.
- (c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.

- (d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. A traffic demand management plan may be required as a way to resolve traffic and parking concerns. The Plan shall include measurable goals, strategies, and actions to encourage travelers to use alternatives to driving alone, especially at congested times of day. Strategies and actions may include, but are not limited to, carpools and vanpools; public and private transit; promotion of bicycling, walking and other non-motorized travel; flexible work schedules and parking management programs to substantially reduce automobile trips.
- (e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.
- (f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.
- (g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.