



Agenda Item #:	4
Project Title:	34-46 Oak Grove Drive - Major Amendment to a Previously Approved Planned Development (PD). (District 19)
Legistar File ID #:	88297
Members Present:	Shane Bernau, Chair; Rafeeq Asad, Jessica Klehr, Harry Graham, Anina Mblinyi, David McLean, Davy Mayer, and Nicholas Hellrood
Prepared By:	Kevin Firchow, AICP, Acting UDC Secretary

Summary

At its meeting of June 11, 2025, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** for a major amendment to a previously approved Planned Development (PD) located at 34-46 Oak Grove Drive. Registered and speaking in support was Bob Sieger. Registered neither in support nor opposition and wishing to speak was Maxine Austin.

Summary of Commission Discussion and Questions:

Commissioner Mblinyi commented the building is stunning with the landscaping and colors selected and does a good job respecting the neighbors in the design with slopes and heights. The Commission inquired about the neighbors' concerns regarding tree removals, and stormwater management.

The Commission thanked the designer for the clear and legible drawings. The Commission questioned the need to have the garage level step in and out up above, and the diagonal supports on either side.

The Commission asked about clubhouse access and circulation through the area. The applicant responded it is a worn area, not a path. The concept is all activity will be through the area between the existing building and the front of the new buildings.

The Commission inquired about the PD standards and how the Commission reviews the project. Staff noted the Commission will review this against the current PD standards; the old PUD being void does not change that process.

The Commission appreciated the posts but thought they should not be there, design-wise it would be cleaner without the posts.

The Commission inquired about the windows being operable, and large glazing panes on the ends. The applicant noted those are large panes of glass, and bedroom windows are operable. The only ones not operable are the large fixed panes.

The Commission commented on studying some of the glazing heights in terms of constructability. The proportions or heights may need to be adjusted and will make them more proportional. The placement as they relate to finished floor and headers should be looked at.

Action

Since this was an **INFORMATIONAL PRESENTATION**, no formal action was taken by the Commission.