

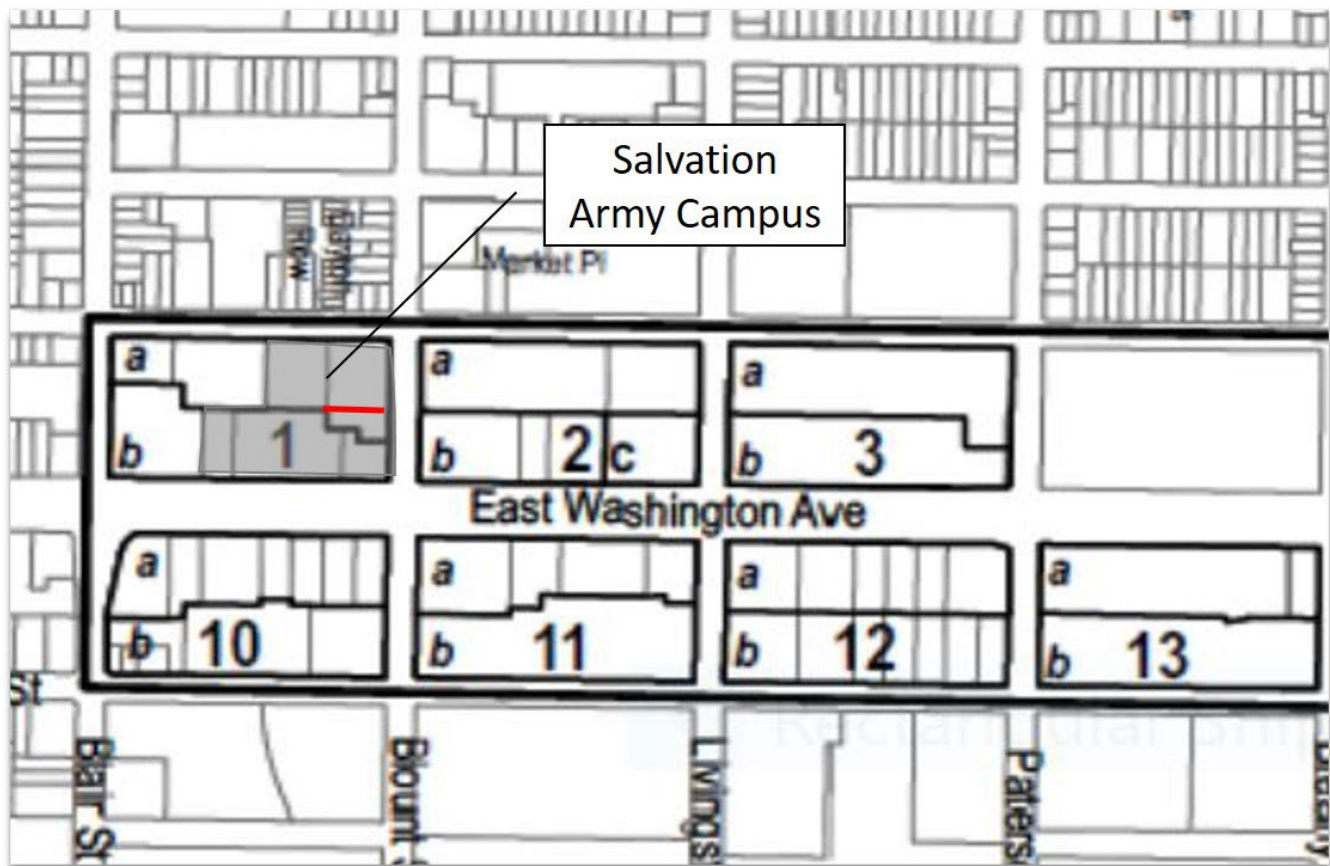


PREPARED FOR THE URBAN DESIGN COMMISSION

Project: Amending MGO 33.24(15)(c) Map of Urban Design District 8
Application Type: Urban Design District 8 Map Amendment
Legistar File ID #: [70648](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Project Description: Urban Design Commission Map Amendment to adjust the Urban Design District 8 map, specifically the division line between Blocks 1a and 1b. The update would divide the block mid-block instead of along underlying jogged property lines as shown in red in the graphic below.



Project Schedule:

- Resolution introduction by City Council March 29, 2022
- Urban Design Commission advisory recommendation scheduled for May 11, 2022
- Plan Commission advisory recommendation scheduled for May 23, 2022
- Common Council action scheduled for June 7, 2022

Approval Standards: All changes to the Section 33.24(4)(h), MGO, the UDC shall recommend ordinance changes to the City Plan Commission and Common Council which will promote a visually and functionally improved city.

Background: This code amendment is associated with the Commission's Final Approval for the Salvation Army shelter (Legistar # [56474](#)) and multi-family residential development located at 630 E Washington Avenue.

The subject block is comprised of portions of Blocks 1a and 1b within UDD 8. Elsewhere in this block and the UDD, the dividing line between the "a" and "b" blocks is centered midblock between E Washington and Mifflin Street. In this eastern portion of Block 1, this irregular boundary was drawn based on existing property lines resulting in a much shallower depth for the more intensive Block 1b. Instead of extending to mid-block, Block 1b only extends roughly 90 feet from E Washington Avenue along N Blount Street.

Block 1a requires a stepdown to 2-3 stories 90 feet into the site to meet the Block 1a height requirements. As conditioned with their final approval, plans must either be revised to meet the current code or the ordinance changed to shift the location of this boundary. Otherwise, the approved building would not comply as roughly 20 feet of the five story façade along N Blount Street would encroach into the more restrictive height area. Staff notes that this aspect of the building has not changed since the original submittal and initial approvals.

Conclusion and Recommendation: Staff is supportive of the code change as it would create consistency with other blocks and would allow for the development to proceed as previously approved by the Plan Commission and Urban Design Commission. Overall, the change in the block division will allow for a more uniform building design that is consistent with the overall desired building mass and scale intended in the district as the block transitions from the more intense E Washington Avenue frontage to the Mifflin Street.