



Project Address: 1936 Tennyson Lane
Application Type: Zoning Map Amendment for Planned Development
Legistar File ID # [34216](#) and [31335](#)
Prepared By: Kevin Firchow, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Summary

At their June 23, 2014 Urban Design Commission (UDC) meeting, the UDC granted initial approval of this request. As part of that recommendation, the UDC requested several changes be considered including modifications to the “orchard area,” reductions in the amount of retaining walls near the street, façade simplification, and activation of the building’s lower levels. Those meeting notes are attached. Due to the number of changes, the applicant requested referral at the July 7 Plan Commission meeting in order to first return to UDC.

The applicant returned to the UDC on July 23 with revised plans. Plans featured several alterations including:

- Removal of retaining wall near the Tennyson Lane sidewalk and reconfiguration and expansion of the “orchard area.”
- Modification of other retaining walls.
- Simplification of the “Assisted Living” facades. Modifications included providing more consistency in the type and patterning of windows, addition of some ground level windows, simplification of primary materials, and detailing changes to windows and metal window projections.
- The “Independent Living” wing of the building is intended to have louvers for the venting of in unit HVAC (“Wall Packs”). The penetrations were to be included within balcony recesses and no further information was provided at the time of report writing. No such penetrations are currently planned for the “Assisted Living” wing of the building.

The UDC unanimously recommended **final approval** of the revised plans at the July 23 meeting. The only recommended change was the further expansion and reconfiguration of the orchard area. That report is attached.

The plans before the Plan Commission are the revised Plans approved by the Urban Design Commission.

Please note, a copy of the report from the Zoning Administrator is attached. The original staff report did not include the entire summary table.