



PREPARED FOR THE PLAN COMMISSION

**Project Address:** 3840 Maple Grove Drive

**Application Type:** Conditional Use–Residential Building Complex

**Legistar File ID #** [59074](#)

**Requested Actions:** Consideration of a conditional use for a multi-family dwelling with more than eight units in the Traditional Residential-Urban 1 (TR-U1) District; consideration of a conditional use–residential building complex in TR-U1 zoning; and consideration of a conditional use in the TR-U1 District for accessory outdoor recreation, all to construct eight townhouse buildings on a lot with 50 total units, an apartment block with 208 total units in four buildings, three apartment buildings on a lot with 24 total units, and a pool and clubhouse following recording of the FRED Maple Grove Drive plat.

**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted

## Addendum

As noted in the staff report dated March 23, 2020, the Urban Design Commission (UDC) reviewed the proposed residential building complex at its March 11, 2020 meeting and recommended *initial* approval subject to conditions. Also as previously noted, UDC is an advisory body to the Plan Commission on the design of residential building complexes.

Following the publishing of the March 23 report, the project team contacted Planning Division staff to discuss the wording in condition #5 from the UDC, which dealt with the building materials proposed for the project. As noted on the plans previously provided to the Plan Commission and UDC, the applicants propose to clad the buildings with a combination of horizontal vinyl siding, composite trim, and masonry. Following review of a recording of the UDC meeting and staff notes, condition #5 has been revised to include additional language to reflect the UDC’s discussion about the use of vinyl siding in the proposed development.

In closing, staff continues to recommend approval of the project with the conditions included in the March 23 staff report, including the other conditions recommended by the Urban Design Commission, and the following **addendum** to UDC condition #5 as follows:

5. A strong suggestion to use a slightly better building material in lieu of vinyl siding, with more detail on the final materials to be provided for final approval. **If vinyl is proposed, require that it be a stronger vinyl material, used in short spans, and more detail is provided on material profile, thickness, and transitions.**

If approved by the Plan Commission, final approval of the project by the Urban Design Commission continues to be required prior to issuance of building permits for the residential buildings.