



Project Address: 511-515 W Dayton Street
Application Type: Residential Building Complex
UDC is an Advisory Body
Legistar File ID #: [90048](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Paul Cuta, Cas4 Architecture | Jeff Rood, Mad Pads, LLC

Project Description: The applicant is proposing the addition of two, 2-story, 2-unit apartment buildings behind each of the existing 3-unit buildings on the site, 511 W Dayton Street and 513 W Dayton Street.

Project Schedule:

- The Plan Commission is scheduled to review this proposal at the November 3, 2025, meeting.

Approval Standards: The UDC is an **advisory body** on this request. [Section 33.24\(4\)\(c\)](#), MGO states that:

“The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the Plan Commission.”

Adopted Plans: The project site is located in the [Mifflandia Plan](#) (the Plan) planning area, which enumerates specific urban design and other recommendations that are intended to help guide new development in the neighborhood and which were also intended to serve as the foundation for the creation of a new Urban Design District. While a new design district has not been formally created, the recommendations contained in the Plan still apply, including those that speak to:

- Building setbacks, including a minimum side yard setback to maintain building separation and rhythm (five feet), as well as 15 feet from W Dayton Street,
- Building Materials, including prohibiting EIFS, stucco,
- Building Design, including, incorporating relief where materials transition, utilizing complementary simple materials palette, locating active unit entries at the street, designing main building entries as prominent features,
- Building Mass and Scale, including using modulation and articulation to break down mass and scale,
- The use and design of front porches or entry stoops for all buildings with residential units, as well as
- Guidelines for the transition between public and private spaces, etc.

For additional information please refer to pages 15-20 of the Mifflandia Plan.

The project site is also located in the [Downtown Plan](#) planning area in the Mifflin Neighborhood. As noted in the Plan the Mifflin Neighborhood is “...known for its abundance of student rental housing primarily characterized by older houses that have been divided into apartments...” The Downtown Plan recognizes that with many of the buildings deteriorating over time in the Mifflin Neighborhood, ultimately, this area is recommended for redevelopment with a dynamic mix of employment and residential uses at relatively high densities with the goal of creating a truly engaging mixed-use neighborhood. Specific Plan recommendations in this district include

evaluating the potential to create wider terraces with larger trees, and with the goal of reducing driveway curbscuts encourage creative solutions for shared vehicle facilities, including access and parking.

The Plan notes that the maximum building height for the project site is six stories.

Related Zoning Information: The subject property is zoned DR-2 (Downtown Residential 2 District). As proposed, the applicant is requesting a waiver to the 20-foot rear yard setback requirement for the new buildings, currently proposed at 10 feet. Setback modifications are allowed for residential building complexes as part of a conditional use, which falls under the purview of the Plan Commission. Staff have raised some questions regarding the granting of this waiver during pre-applications with the applicant and should the setback waiver not be granted, the site and landscape plans would need to be revised.

Staff note that ultimately, the Zoning Administrator will determine compliance with the Zoning Code requirements though UDC staff is not aware of significant code issues at this time.

Summary of Design Considerations

Staff requests the Commission's feedback and findings on the development proposal regarding the aforementioned standards and adopted plan recommendations as it relates to the design considerations noted below.

- **Building Design and Materials**, as it relates to creating a cohesive collection of buildings, minimizing blank walls, including those on the front elevations, and simplifying the material/color transitions on the east and west elevations of the 511 W Dayton and 515 W Dayton buildings, respectively.
- **Landscape and Screening**. As indicated on the landscape plan sheets L100 and L101, the proposed landscaping is primarily limited to the W Dayton Street frontage and between the existing three-story buildings. While the two new buildings leave limited space for at-grade amenity spaces, consideration should still be given to the softening of hardscape areas, providing year-round color, texture and screening of both the above-ground utilities and the shared refuse area.

Staff request the Commission's feedback and findings on the proposed landscape plan.