

PLANNING DIVISION STAFF REPORT

May 23, 2022



PREPARED FOR THE PLAN COMMISSION

Proposal: Amending MGO 33.24(15)(c) Map of Urban Design District 8

Legistar File ID #: [70648](#)

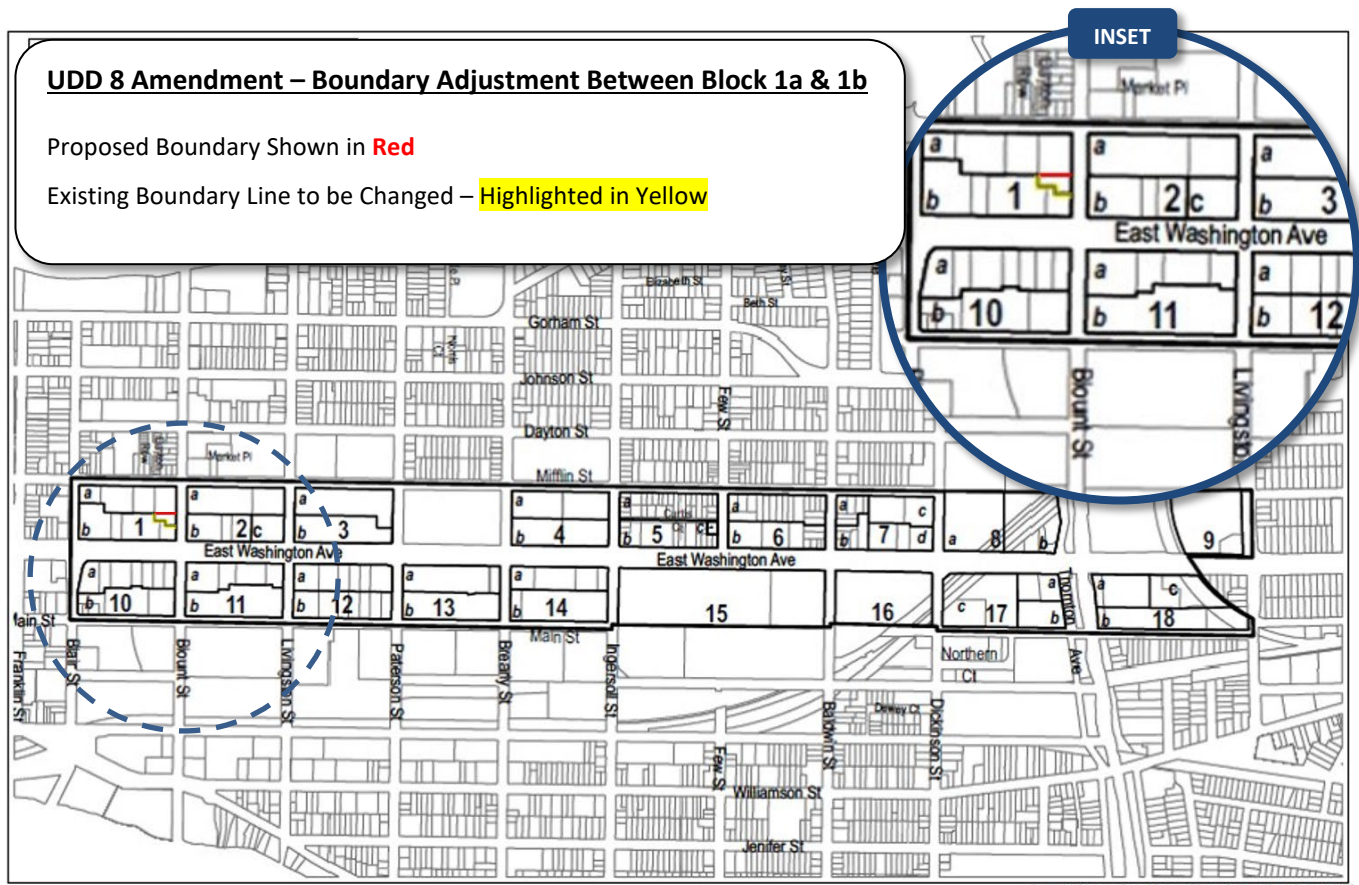
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Summary

Urban Design Districts are special districts of control that provide additional development standards and require Urban Design Commission (UDC) approval. Urban Design District 8 (UDD 8) is centered on East Washington Avenue, from First to Blair Streets. This District was specifically created to help implement the [East Washington Avenue Capitol Gateway Corridor Plan](#), which was approved in 2008.

A code amendment to Urban Design District 8 (UDD 8) is proposed to adjust the boundary within "Block 1." This UDD is comprised of multiple "Blocks" or sub-districts, each with their own height, setback, and stepback regulations. The proposed amendment adjusts the eastern-most part of the boundary between Blocks 1a and 1b, eliminating an existing jog. The existing line was based on the underlying property lines that were in effect when the district was created. Planning Division staff believes that the amendment provides more consistency within the subject and surrounding blocks. Further, as described below, the modification allows a previously-approved development to proceed as conditionally approved.

Below is a map of the proposed amendment area.



UDD 8 – Block 1 Additional Information

UDD 8 has a building maximum façade height of five (5) stories for Block 1b (East Washington side) and three (3) stories for Block 1a (Mifflin Street side) at the block face. Unlike portions of this and the surrounding blocks, the more intensive Block 1b is much shallower at this eastern-most point, extending only 90 feet from E Washington Avenue along Blount Street. As shown above, the prevailing dividing line between these sub districts is midblock.

Relationship to Previously Approved Development

The proposed amendment covers a portion of property that is part of an approved multi-building development proposed by the Salvation Army. For further information, please see Legistar Files [57108](#) and [56474](#) which contain information related to the Plan Commission and Urban Design Commission's previous approvals. The development is currently in the permitting process. As approved, the development includes a five-story building along East Washington Avenue containing a mission house, counseling services, health service, and place of worship. A three-story building with a 44-unit apartment building is approved along East Mifflin Street. Prior to the UDC's recent review for Final Approval, staff determined that while the height and massing had not changed from what was approved by the Plan Commission, approximately 20 feet of the five story building encroached into the three-story height limit area. This amendment would allow for that development to proceed as approved.

UDD Amendment Process

The process to amend Urban Design Districts is defined in Section 33.24(4)h MGO. It requires both the Urban Design Commission and Plan Commission to make **advisory recommendations** on the proposed amendment after holding public hearings. The Urban Design Commission recommended approval at its May 11, 2022 meeting. As with all ordinance amendments, the Common Council is the deciding body and this is scheduled for Council Review on June 7, 2022.

Conclusion and Recommendation

Staff supports the proposed UDD 8 amendment and recommends that the Plan Commission forward it on to the Common Council with a recommendation of **approval**.