

URBAN DESIGN COMMISSION MEETING REPORT

January 11, 2023



Agenda Item #: 7

Project Title: 1801-1841 Northport Drive - Planned Multi-Use Site, New Drive-Thru Restaurant. 12th Ald. Dist.

Legistar File ID #: 72313

Members Present: Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad, Christian Harper and Juliana Bennett.

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of January 11, 2023, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Plan Commission to approve** a Planned Multi-Use Site for a new drive-thru restaurant located at 1801-1841 Northport Drive. Registered and speaking in support was Pat Schmitt. Registered in support and available to answer questions was Dave Bruns.

Concerns raised included traffic circulation and pedestrian access. Traffic will now flow one-way from east to west with the drive-up window on the south side of the building. Additional landscaping will replace current pavement. Pedestrian access is provided from Northport Drive and from the shopping center to the east. The building architecture and materials remain largely the same. A parapet wall will screen the roof, and landscaping has been increased.

The Commission discussed the following:

- This is a much more straightforward way to handle this site. Fantastic actually having some grass and plantings replace the parking lot. We do need to point out that you have washed stone around these plantings here, those should be mulched beds around the patio area and along the sidewalks. I'll even give you a pass on the Stella D'Oro daylilies if you get rid of the washed stone. You have grass seed for these new green areas, if you can afford to have sod put in there, trying to get grass seed established in an area of foot traffic and dogs, you're almost guaranteeing a mess of mud and weeds.
- I would ask that you swap out the Stella D'Oro with a different variety of daylily or another flower.

Action

On a motion by Bernau, seconded by Klehr, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Plan Commission to approve**. The motion was passed on a unanimous vote of (6-0). The motion included the following conditions:

- Replace the stone mulch with bark mulch along patio area and sidewalks.
- Swap out the Stella D'Oro daylilies with a different variety of lily or perennial.