



**Agenda Item #:** 3

**Project Title:** 5817 Halley Way - Major Alteration to a Previously Approved Planned Development (PD). (District 3)

**Legistar File ID #:** 91588

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Rafeeq Asad, David McLean, Anina Mbilinyi, Davy Mayer

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of April 29, 2026, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a major alteration to a previously approved Planned Development (PD) located at 5817 Halley Way. Registered and speaking in support was Brad Servin. Registered in support and available to answer questions was Hayden Frank.

### Summary of Commission Discussion and Questions:

The Commission noted that they appreciated the changes that were made, in particular the massing near the patio is improved. The ramp used to be shown encased in stone, now it is shown as concrete, why the change? The intentionality was to clean up the base so that it was not as heavy. An architecturally rubbed wall as a backdrop to the landscape reads nicely.

The Commission inquired about the overall mass and height of the building and whether that has changed; the building mass and height have not changed at all.

The Commission inquired about the wood grain material and where it transitions to stone, this end of the building was a pretty flat structure before. This was done to complete a bookend effect along the north elevation, both ends of the building are the same.

The Commission commented that at the ramp patio area, the wood wants to connect and wrap around the patio completely to the wood vertical expression at the corner. The gray parapet should be brought up higher than the white to create some undulation in the mass. The applicant was amenable to that change.

The Commission asked about the large patio balcony inside corner, where it transitions to the exterior siding material and whether that area should be stone or siding instead.

The Commission clarified that the deck railings project past the building façade corners and return. Noting that that application seemed strange, but the detail of the decking surface is interesting. If the railing terminated at the building corner it would be stronger.

The Commission noted that it would be nice to pull the grade up along the base of the landscape wall to conceal some of the height of it to be more of a sloping landscape, which is highly contingent on the pickle ball court, but something to consider. Use the plantings and grading to create a more consistent datum and transition in wall materials.

## Action

On a motion by Asad, seconded by Klehr, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** the proposed alteration to the previously approved Planned Development, with the following finding and conditions:

- The UDC finds that the Planned Development (PD) standards have been met.
- The elevations shall be revised to terminate the balcony railings at the building corner versus running beyond the corner as currently shown.
- The roofline shall be revised to create interest and undulation at the top of the building (i.e., raising the parapet height of the gray vertical elements).
- The inside corner elevation along the patio shall be revised to be only stone or wood panel instead of both as currently shown.

The motion was passed on a unanimous vote of (4-0).