



PREPARED FOR THE PLAN COMMISSION

Project Address: 2001 Londonderry Drive (District 18, Alder Myadze)
Legistar File ID #: [84449](#) & [84450](#)
Prepared By: Lisa McNabola, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted
Reviewed By: Kevin Firchow, AICP, Principal Planner

Addendum

Per the August 26, 2024 Staff Report, the principal building entrance did not comply with the Transit Oriented Development (TOD) Overlay District. As a result, the project was referred to the September 23, 2024 Plan Commission meeting at the request of the applicant.

In the TOD Overlay District, the principal building entrance shall be located within the 20-foot maximum setback. Additionally, all principal building entrances shall be “barrier-free” which means that those with disabilities are not prevented from using the entrance. On the original plans the principal building entrance was located in the center of the façade and faced the curve of Northport Drive/Packers Avenue. It was setback more than 20 feet from the property line and was only accessible by stairs.

The applicant provided revised plans on September 18, 2024 (see Legistar ID [84450](#)). To comply with the TOD Overlay District the principal building entrance was relocated to the façade along Northport Drive. Due to grading on the site the entrance is elevated approximately 9 feet above the street. It is accessed by stairs and a ramp. It is a switchback ramp that is approximately 72.0 feet in length and runs parallel to Northport Drive. The same stone veneer that is applied to the base of the building would be applied to the ramp. Landscaping is shown in front of the ramp and between the switchbacks. Plantings include ornamental grasses and perennials.

Regarding standard 6, “The conditional use conforms to all applicable regulations of the district in which it is located.” Zoning staff have reviewed the revised plans. The site plan shows a 20-foot maximum setback line, and the principal building entrance appears to be located along the setback line. Zoning staff believe the entrance complies with the TOD Overlay District but have recommended that the applicant update the plans to show the building setback measured from the property line, as noted below.

Regarding standard 8, “When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district.” The elevated building entrance and ramp create an expansive blank wall next to the public sidewalk. To break up the massing Planning Division staff recommend that columnar evergreen shrubs or a suitable alternative determined to provide adequate year-round visual interest along the exposed building base be planted adjacent to the 9-foot wall, and that a combination of deciduous and evergreen shrubs be planted along the ramp where feasible, as noted below.

The Planning Division recommends amending the recommended conditions of approval in the August 26, 2024 Planning Division Staff Report as follows:

- Amend recommended condition of approval #41 to read, “Show the building setback measured from the principal entrance doors facing Northport Dr to the front property line. Principal building entrances on all new buildings shall be oriented to their primary abutting street and be located within the 20 foot maximum setback. Entrances shall be barrier-free, clearly visible and identifiable from the street, and

delineated with elements such as roof overhangs, recessed entries, landscaping or similar design features.”

- Add the following Planning Division recommended condition of approval to read, “The applicant has submitted revised plans dated September 18, 2024. These plans have not been reviewed by all reviewing agencies and may be subject to additional review for ordinance adherence.”
- Add the following Planning Division recommended condition of approval to read, “The landscape plan shall be revised. The intent of the revisions is to break up the building mass adjacent to the principal building entrance and ramp. The landscape plan shall include columnar evergreen shrubs, or a suitable alternative determined to provide adequate year-round visual interest along the exposed building base, and a combination of deciduous and evergreen shrubs along the ramp where feasible. Revisions may be approved administratively by the Planning Division Director (or designee).”

No other changes to conditions/comments in the August 26, 2024 Planning Division Staff Report are recommended at this time.