

PLANNING DIVISION STAFF REPORT

November 30, 2016



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4325 Nakoma Rd. (District 10 – Ald. Cheeks)

Application Type: Plan Commission Referral

Legistar File ID # [44564](#)

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At their November 21, 2016 meeting the Plan Commission voted to refer this application request to the Urban Design Commission for recommendation. Pursuant to the Conditional Use Approval Standards in Section 28.183(6), MGO, Standard No. 9, the Plan Commission to require the applicant to submit plans to the Urban Design Commission for comment and recommendation. Conditional Use Standard No. 9 speaks to maintaining and creating a sustained aesthetic that is compatible with the existing and intended character of the area and statement of purpose for the zoning district.

Project Statistics

Site Area: 1.20-acre site

Zoning: Suburban Residential-Variied 1 (SR-V1)

Comp. Plan: Medium Density Residential (MDR)

Development Proposal

- Demolition and reconstruction of a skilled nursing, assisted living facility
- Three-stories, 74 residential units
- Surface parking lot (18 spaces total)
- Underground parking (27 spaces)
- On site amenities passive recreation amenities, including at-grade outdoor seating area, a landscaped area with walking path as well as several above-grade decks. In addition, the development proposal also includes several indoor recreational areas, including a garden room on each floor.

Key Issues:

The following design-related key issues have been identified and staff requests that UDC address the following items in their comments and recommendation. As proposed, Planning Division staff does not believe that the development proposal meets Conditional Use Standard No. 9, which speaks to maintaining and creating a sustained aesthetic that is compatible with the existing and intended character of the area and statement of purpose for the zoning district. However, Planning Division staff believes that the development proposal can meet Conditional Use Approval Standard No. 9 by addressing the design-related key issues identified in this report.

- **Entrance Orientation.** As proposed, there is currently not an entry oriented toward the street. In order to maintain an active streetscape and positive relationship with the street an active building entrance needs be provided along the street facing façade.
- **Building uniformity/articulation.** Given the overall size and scale of the proposed building in relationship to those surrounding the project site, consideration should be given to providing building articulation and massing that will breakdown the overall mass and scale of the building façade along the street as well as provide pedestrian interest.
- **Corner element.** Currently as indicated on the renderings there is a recessed building entry at the corner. To create a stronger corner presence and establish a relationship/orientation to the street, a stronger corner element should be considered, including incorporating more glazing system at the corner.

- **Building materials.** Planning Division staff supports simplifying the building's composition. Currently there are several building materials proposed, siding (both horizontal and shingle), brick, stone. Consideration should be given to refining the material palette to include a primary building material (typically brick or stone) and an accent material. The application of the materials should support the building articulation/modulation and should also be applied to all four building facades uniformly. Consideration should be given to creating a clear building base-course, middle and top.
- **Landscaping.** There are several blank wall expanses, including retaining walls. The landscape plan should be updated to reflect a more robust planting to minimize the appearance and soften blank walls. In addition, please be sure to coordinate the landscape plan with the elevations (if landscape will be shown in renderings it should reflect what is proposed).