



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 2902 Dryden Drive  
**Application Type:** Planned Multi-Use Site – Informational Presentation  
**Legistar File ID #** [64505](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Kevin Burow, Knothe & Bruce Architects, LLC/Alan Steinhauer, Bruns Farm, LLC

**Project Description:** The applicant is providing an informational presentation for a 4-story multi-family development as the second phase of the Prism Apartments approved on July 31, 2019 at 2830 Dryden Drive (Legistar #[56090](#)).

**Project Schedule:**

- The applicant anticipates submitting a land use application in Spring 2021.

**Approval Standards:** The UDC is an **advisory body** on this request. Section 28.137(2)(e) of the Zoning Code requires that Planned Multi-Use Sites be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(e) which states: “A Planned Multi-Use Site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission.”

## Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC review the project and provide comments related to the exterior design and appearance of the new building and how it relates to the existing first phase of the development as well as the existing surrounding context. This phase of the development directly abuts Northport Drive and will be highly visible from multiple directions. Additionally, a planned multi-use site considerations include entry visibility, parking locations, pedestrian circulation, equipment screening, and community space location and quality. The exterior building materials and façade detailing are identical to phase one with the exception of the entry canopy color being blue rather than red. Photos of the phase one structure is included in the packet and the full drawing set can be found at 2830 Dryden Drive (Legistar #[56090](#)). Finally, staff note that there is a historic platted 50 foot setback along Northport Drive and this concept does not comply with that setback. At the time of report writing, staff is currently reviewing whether that setback can be adjusted in order to shift the building closer to Northport Drive, as proposed.