



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: February 21, 2018
SUBJECT: ID 48348(UDC) – 222 N. Charter Street – PD (SIP), 12-Story Student Housing Building
8th Ald. Dist.

The applicant, Randy Bruce of Knothe & Bruce Architects, is before the Urban Design Commission requesting Final Approval for all requests to rezone to the Planned Development (PD) district. They are requesting feedback on the proposed development of a 12-story student housing building with 43 dwelling units (96 bedrooms) on a roughly 0.13-acre site at 222 N. Charter Street. The site is currently zoned Traditional Residential – Urban 2 (TR-U2) District.

Schedule:

UDC received an informational presentation on Sept. 27, 2017 and Nov. 22, 2017.

Plan Commission will review on Feb. 5, 2018*

Common Council Feb. 27, 2018*

Approval Standards

The UDC is required to review the General Development Plan and Specific Implementation Plans and make a recommendation to the Plan Commission with specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. This project is subject to the approval standards of MGO §28.098. Please see the attached “PD Zoning Statement of Purpose and Standards” for more information.

Design Considerations & Plan Consistency

Staff has previously noted inconsistencies with the recommended building setbacks and stepbacks in the Regent Street – South Campus Plan. This issue has been previously discussed by the UDC and Plan Commission at informational meetings. Plans recommend a 10-foot building setback on Charter Street and from the adjacent rail property. Further, the plan recommends a 15-foot stepback above the third floor on Charter Street and 10 feet along the rail property. Staff will also note these considerations in the formal report prepared for the Plan Commission as it relates to the Planned Development Standards.

During the formal review of the project, City Engineering Mapping has determined that the City has a 17-foot officially mapped building setback parallel to the rail line. The applicant has been in discussions with City Staff regarding possible revisions to this officially mapped setback to accommodate the proposed building. The current plans before the UDC include a 14-foot wide bike path, which would accommodate a segment of bike path from West Johnson Street to the Southwest Path, being recommended by the City Traffic Engineer. Staff, including the City Traffic Engineer, have indicated they would support an amendment to the official map provided an adequate bike connection be provided.

Conclusion/Recommendations:

The Urban Design Commission should provide its design recommendation based on specific findings on the design objectives listed in Subsections 28.098(1) and (2) and the other requirements of this Subchapter. In their recommendation, staff requests that UDC provides specific feedback regarding the proposed building’s setbacks and stepbacks.