



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1313 Regent Street
Application Type: **Conditional Use - Referral from Plan Commission**
Construct a mixed-use building with greater than 24 dwelling units
Legistar File ID # [62783](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Rod Ripley, FCS Plan B, LLC; Kevin Burow, Knothe & Bruce Architects LLC

Project Description: The applicant proposes to redevelop the original single-story building by adding three floors of apartments above the existing commercial space, bridge across the reconfigured parking lot, and add townhouse units fronting Bowen Court. The expansion will include 63 apartment units, a community space, 37 underground parking stalls, and 23 surface stalls.

Project History and Schedule:

- **At their October 5, 2020 meeting, the Plan Commission referred this item to the UDC for an advisory opinion.** See Legislative File [61669](#) for further information.

The motion: On a motion by Cantrell, seconded by Hagenow, the Plan Commission found that Approval Standard #9 is not yet met and voted to refer this item to the Urban Design Commission for them to look at the congruity of the Regent Street façade and have the development team work with staff to come up with a concept that addresses that concern. The motion passed by voice vote/other.

- This item is scheduled to be return to the Plan Commission on November 9, 2020

Approval Standards:

The project has been referred by the Plan Commission and the UDC is an **advisory body** on this request. Conditional Use Standard 9, related to project aesthetics, is listed below and allows for a referral to the Urban Design Commission:

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. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.

Adopted Plan and Zoning Information:

The project site is zoned Traditional Shopping Street (TSS) and the subject site is also within the [The Regent Street - South Campus Neighborhood Plan](#) (2008) area and Regent Street Shopping District. Recommendations include "Maximum Building Heights," which recommends four stories/60 feet along Regent Street and three stories/46 feet along Bowen Court. According to the Plan, "This area was chosen as a medium-density in order to create a transition zone from the high-density Regent Street corridor to the single-family neighborhood south of Regent Street. As displayed on the Building Heights Map, this area is intended to be between three to four stories, which will provide both a buffer against the taller adjacent buildings, as well as soften the transition from high-density to single-family."

Summary of Design Considerations and Recommendations

At the direction of the Plan Commission, the plans before the UDC have been revised from what was presented to the Plan Commission on October 5, 2020. A link to the [current plans](#) before UDC is located here can be found under Legislative File 62783. As a reference, the [original plans](#) are linked here and can be found under Legislative File 61669.

In reviewing the original plans, the Plan Commission noted the following concerns:

- The three story addition is incongruous with the existing one-story commercial building;
- Challenge to include masonry and other heavier materials above the existing building due to structural issues;
- The window openings on the top three floors do not relate to the existing first floor industrial style windows;

Notable changes include in the revised plan set include the following:

- Redesign of the building exterior and massing, specifically the front Regent Street façade
- Reconfiguration of exterior window size and locations.
- Adjustments of material colors and locations.

The primary request from the Plan Commission is to provide comment and recommendation regarding the building's Regent Street façade. **Staff specifically requests that the recommendation from the UDC address whether the revised plans adequately address the points raised above, including comments on how the proposed addition relates to the existing one story building, namely related to rhythm, massing, articulation, window style, and materials.** Staff recommends that the Urban Design Commission provide an advisory recommendation to the Plan Commission, structured as a singular advisory recommendation of the body. A recommendation for initial/final approval would not apply here.