



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9102-9236 Honey Harvest Lane, 9104-9234 Turning Oak Lane, 9103-9231 Turning Oak Lane, et al

Application Type: Residential Building Complex
UDC is an Advisory Body

Legistar File ID #: [76604](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Brian Munson, Vandewalle & Associates | Chris Ehlers, East South Point, LLC

Project Description: The applicant is proposing five, single-family homes surrounding a greenspace on each of Lots 613 and 614 of Acacia Ridge. Each house would front the green space and be served by a pedestrian sidewalk and a vehicular private alley.

Staff notes that the Residential Building Complex is limited to the ten, single-family homes, on two lots. The common open space is not part of the Residential Building Complex because it will be on its own lot, and as such it does not fall under the review purview of the UDC.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on April 24, 2023.
- The Common Council is scheduled to review the proposed rezoning on May 2, 2023.

Approval Standards: The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: *"The Urban Design Commission shall review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes. It shall report its findings and recommendations to the City Plan Commission."*

Summary of Design Considerations

Staff requests that the UDC make findings and provide an advisory recommendation to the Plan Commission on the development proposal regarding the aforementioned standards. While the UDC frequently reviews residential building complexes, it is unusual for the Commission to see a complex comprised solely of single-family homes. Very few single-family homes are reviewed by the UDC. While the code requires that the UDC provide an advisory comment as noted above, staff has not identified design-related considerations requiring the Commission's feedback.