



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 1910 Tennyson Lane (Tennyson Ridge)  
**Application Type:** **Final Approval**  
**Prepared By:** Kevin Firchow, AICP, Planning Division  
**Reviewed By:** Jay Wendt, Principal Planner

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On December 17, 2014, the Urban Design Commission granted initial approval of the subject apartment complex. As a multi-family building complex, review by the Urban Design Commission was required prior to the Plan Commission acting on the Conditional Use.

In addition to the previously-raised comments from UDC, the Plan Commission recommended several design-related conditions as part of their conditional use approval. These appear to be met with the latest version and included:

That the Urban Design Commission grants final approval prior to final sign-off of the conditional use. The Plan Commission specifies that this conditional use approval includes the following design modifications:

- a. Provide an additional private sidewalk connection on the north side of the driveway (parallel to the sidewalk on the south side)
- b. Provide larger, more prominent front porches.
- c. Continue to consider ways to reduce some pavement/parking to enhance open space.
- d. The rain garden / bioswale shown in the previous plans has been replaced with a more standard stormwater pond. This feature shall be revised to include the rain garden/bioswale feature, subject to the approval of reviewing agencies.

Based on review of the latest plans, the Planning Division offers the following comments for consideration of the UDC:

- Coordinate the on-site landscaping between on-site bio retention basin and wet pond proposed on Outlot 1, which is outside of the conditional use site. The Planning Division recommends that this area have a “natural” appearance achieved through both pond shape and plantings.
- Provide vehicle/headlight screening between the parking lot and single-family lots 5 and 6.
- Clarify the intended brick size and mortar color.
- Look at the façade composition, especially where the brick transitions to the vinyl siding at the third story. Changing materials above the third story windows provides an unusual space above the windows. In staff’s opinion, this is giving the building the appearance of a fourth floor. Staff’s preference would be to have the brick on these projections go up to the roof.