



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 515 Pinney Street  
**Application Type:** Advisory Recommendation to the Plan Commission – Final Approval Requested  
**Legistar File ID #** [53768](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Carl Ruedeusch, RDC Development, and Don Schroeder, Knothe & Bruce Architects, LLC

**Project Description:** The applicant is seeking approval for a modification to a previously approved development with two apartment buildings containing 80 units over a single underground parking garage. The proposed changes include a reduction of building footprint and connection of the two buildings to become one building with 88 units (similar bedroom count.) Additional parking has also been added to the site plan on the east side of the building in response to concerns from the Library and nearby homeowners.

### Project History/Schedule:

- The Plan Commission approved the original conditional use on Dec. 16, 2013
- The Plan Commission will consider this modification on Dec. 3, 2018

**Approval Standards:** The Urban Design Commission shall provide an advisory recommendation to the Plan Commission. This site is part of a “planned multi-use site.” As such, an advisory opinion was required as planned multi-use sites containing more than 40,000 square feet of floor area and where 25,000 square feet of floor area is designed or intended for retail use requires conditional use approval following a recommendation on the design by the Urban Design Commission per MGO 28.137(2)(e). 28.183 provides the process and standards for the approval of conditional uses.

**Conditional Use Standard #9:** “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.”

## Summary of Design Considerations and Recommendations

Staff believes that the proposed changes are generally in keeping with the original approved design intent.

In their recommendation, staff requests that the UDC provide feedback on the proposed changes in exterior building materials/ transitions, parapet treatments, as well as Conditional Use Standard #9.