

• URBAN DESIGN COMMISSION MEETING REPORT April 30, 2025



Agenda Item #: 5

Project Title: 9453 Spirit Street (formerly addressed as 305 Bear Claw Way) - Residential Building Complex. (District 9)

Legistar File ID #: 86796

Members Present: Shane Bernau, Chair; Jessica Klehr, Harry Graham, David McLean, Rafeeq Asad, and Davy Mayer

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of April 30, 2025, the Urban Design Commission made an advisory motion to the Plan Commission **APPROVE** a Residential Building Complex located at 9453 Spirit Street. Registered and speaking in support were Kevin Burow, and Christopher Sina. Registered in support and available to answer questions were Josh Pudelko, and Ryan McMurtrie.

Summary of Commission Discussion and Questions:

The Commission complimented the brick façade articulation.

The Commission inquired about the number and use of site parking stalls, as well as the potential for headlight glare into some units. The renderings still show low plantings in those areas, where taller plantings could help buffer the headlights.

The Commission commented that the interior surface parking seemed unnecessary, specifically the four stalls adjacent to the open greenspace, and advocated for removing those stalls and ensuring that there is tall enough landscape to screen the headlights of the other surface parking area adjacent to Building 2. The Commission noted that if the parking stall were removed, there would be a larger green space.

The Commission recognized that there is a balance that needs to be struck between competing interests; providing parking, useable open space, as well as Zoning Code requirements and good urban design.

Action

On a motion by Klehr, seconded by Asad, the Urban Design Commission made an advisory motion to the Plan Commission to **APPROVE** the proposed development. The advisory motion included the following conditions:

- Revise the landscape plan to reflect taller landscape plantings to screen the headlights of the surface parking area adjacent to Building 2.
- Remove the four parking stalls adjacent to the open space, if they are not required to meet minimum parking requirements in the Zoning Code.
- Further review and approval can be completed administratively.

The motion was passed on a unanimous vote of (5-0).