



Agenda Item #: 6

Project Title: 603 S Whitney Way - Major Amendment to a Planned Development (PD) for a New Mixed-Use Building. (District 11)

Legistar File ID #: 82926

Members Present: Cliff Goodhart, Chair; Shane Bernau, Marsha Rummel, Christian Harper, Wendy von Below, and Rafeeq Asad

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 17, 2024, the Urban Design Commission made an advisory recommendation to the Plan Commission for **APPROVAL** with conditions of a major amendment to a Planned Development (PD) located at 603 S Whitney Way. Registered and speaking in support was Kevin Burow. Registered in support and available to answer questions were Karen Scott, Jacob Klein, and Brad Fregien.

Summary of Commission Discussion and Questions:

The Commission inquired about the pool security and how that will be provided. The applicant clarified that the pool area is raised accessible by stairs and will have a gated access entry access point. There will be a masonry veneer wall along that edge.

The Commission inquired about providing privacy along S Whitney Way for those units directly adjacent to Whitney Way. The applicant noted that the building was raised out of the ground to create separation from the street.

The Commission noted that the removal of the corner tower elements is an improvement.

The Commission inquired about what could be done to giving the parking lot area more of a Sand Pearl Lane character versus a parking lot character. The applicant noted that parallel parking would not be sufficient to meet parking demand. Street trees have been introduced, but beyond that not much more has been done.

The Commission inquired as to why additional canopy trees have not been added to the parking lot. The applicant noted that there are conflicts with lighting and that there is a row of Maple trees along the south property line of the adjacent lot.

The Commission noted that bark mulch should be used, which would give the development more of a quality and serenity than stone mulch.

The Commission noted that with regard to the plant selection, the lavender and Black-eyed Susan need to be in full sun, not shade. Those should be refined to a different flowering perennial such as hostas or ferns that would be more appropriate along the north side of the building. In addition, the ornamental grasses should be refined to be planted in groups versus individual plantings.

Action

On a motion by von Below, seconded by Harper, the Urban Design Commission made an advisory recommendation to the Plan Commission for **APPROVAL**. The motion included the following condition:

- The landscape plan shall be revised to add canopy trees in the parking area where there are no light poles, to show nondyed bark mulch throughout, provide a more shade tolerant foundation planting along the north side of the building, and increase the planting numbers of accent ornamental grasses to at least three, all which can be reviewed administratively.

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