



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 804 Felland Road
Application Type: Residential Building Complex – Initial/Final Approval is Requested
Legistar File ID # [67494](#)
Prepared By: Tim Parks, Planning Division and Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Lindsay Hagens, Simply Homes Property Management | Robert Sieger, Sieger Architects

Project Description: The applicant is seeking initial/final approval for a residential building complex, located on Lots 2-4 of the approved and recently recorded Jannah Village subdivision. Lot 2 includes two (2) three-story buildings comprised of a 51 and 42 unit structure. Lot 3 includes 10 rowhouse style buildings and a commons building, with a total of 50 Units. Lot 4 includes nine (9) rowhouse-style buildings with a total of 53 units.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on November 8, 2021.

Approval Standards:

The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes are reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c) which 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.”

Design-Related Plan Recommendations:

The Jannah Village development is located within the boundaries of the 2009 [Northeast Neighborhood Development Plan](#). Recommended residential land use areas are divided into four broad districts, Residential Housing Mix 1, 2, 3 and 4, which generally recommend a variety of housing types and densities, with higher-numbered districts recommending more intensive development.

In the case of the subject sites, the neighborhood development plan recommends that most of the site be developed in Housing Mix 2 (HM2), with the exception of Lot 1 on the south side of Blissful Avenue, which is recommended for development in Housing Mix 3 (HM3) with the potential for mixed-use development along the Felland Road frontage. HM2 calls for predominantly single-family houses developed at relatively high densities on smaller lots, duplexes, townhouses and small-scale apartment and condominium buildings with a density of up to 16 units an acre, while HM3 predominantly recommends larger multi-family structures and dense townhouse developments, with recommended densities of up to 40 units per acre possible.

In HM2, which pertains to Lots 2-4 on the north side of Blissful Avenue, rowhouses and townhouses may be developed along an entire block face. Apartment and condominium developments should feature relatively smaller buildings of up to 12 units and should include a mix of unit sizes, including larger two- and three-bedroom units suitable for families with children.

In the HM3 district (Lot 1), parking should be provided behind or beneath the buildings, which may be up to three stories in height. In general, an “urban” rather than “suburban” design and architecture is recommended. Buildings located on the street grid should maintain a “street” orientation and be designed to help define and enhance the public realm along the right-of-way. On larger, deeper properties, a residential building complex of multi-family dwellings may have some buildings that are not located directly on a public street. The design of these complexes should incorporate interior access drives, walkways and courtyards to establish and define common spaces and create strong linkages back to the local street system.

The Northeast Neighborhood Development Plan generally recommends that both residential and non-residential buildings be oriented toward the street to provide definition to a block face and create a more engaging street environment.

Summary of Design Considerations and Recommendations

Planning Division staff recommends that the UDC review the exterior design and appearance of all principal buildings or structures and the landscape plans and report its findings and recommendations to the Plan Commission as required by the Zoning Code. Staff notes that should the UDC find that the design concept is supportable, but has some comments or concerns on specific details(s), it has been the practice of the UDC to provide a recommendation of “initial approval.” Such an advisory recommendation to the Plan Commission should include specific conditions and a recommendation that prior to the issuance of building permits, the item returns to the UDC for “final approval” following a Plan Commission approval.

Summary of Design Considerations:

Staff requests that the UDC provides feedback on the following points in making their findings and recommendations to the Plan Commission:

- **Entrance Orientation – Lots 1 and 2.** Considering the recommendations for new development in HM3, staff asks that the UDC provides feedback regarding the orientation of the entrances to the first floor units for the apartment building on Lot 1. As proposed, the entrances are side-loaded, and staff feels that the building would have a stronger orientation to Blissful Avenue consistent with the recommendations of the Northeast Neighborhood Development Plan if the entrances were turned 90 degrees. Additionally, staff similarly believes that any public entrances also be oriented to the street. A similar condition is proposed for the buildings on Lot 2, which while located in the HM2 district, reflects a similar apartment building as Lot 1 and the HM3 district.
- **Lot 4 Siting and Orientation.** Staff requests that the UDC provides guidance on the proposed layout of Lot 4. While the townhouses on Lot 3 are mostly oriented to the surrounding streets that form the lot boundaries or to the common pool and clubhouse amenity, the Lot 4 townhouse orientation is more varied. Some buildings are oriented to the three surrounding streets, while others are oriented to undeveloped land west of the subdivision, and other buildings facing towards the sides or rears of other building on the block. There are no development proposals pending for the agricultural land west of Lot 4, and staff believe consideration should be given to reorienting those buildings to avoid those units potentially facing to the sides or rears of whatever may be developed to the west. Staff believes possible solutions to explore include orienting those units to a walkway along the western property line, with a substantial landscape buffer along the edge of the lot.