



Agenda Item #: 9

Project Title: 804 Felland Road - Residential Building Complex. 3rd Ald. Dist.

Legistar File ID #: [67494](#)

Members Present: Cliff Goodhart, Chair; Lois Braun-Oddo, Christian Harper, Shane Bernau, Juliana Bennett and Amanda Arnold

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 30, 2022, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Residential Building Complex located at 804 Felland Road. Registered and speaking in support were Lindsay Hagens and Bob Sieger.

Changes to the project included reducing the front setbacks for the residential units on Lots 3 and 4. The site plan has been revised to show all the utilities and sewer lines. Building A had a different design aesthetic than the balance of the buildings; that has been made more consistent with the rest. The landscape plan has been updated per the Commission's previous comments. The City requested a change to the sidewalk entrances for Lots 1 and 2 apartment buildings to bring the entrances to the front. Lot 4 shows reduced setbacks to put main entries off the drive court. The City wants a sidewalk in this area; plans propose this area to be heavily landscaped around the balconies where there is no building access; the required Bliss Avenue sidewalk over to Eternity along that private backyard area does not make sense.

The Commission discussed the following:

- Is that a property line?
 - Yes, there is no fence there.
- What do those look out onto?
 - Wide open greenspace owned by a separate entity. It's quite an extensive open piece of property that I believe is farmland.
- (Secretary) The sidewalk is a Plan Commission condition of approval, the UDC does not have the ability to waive that condition. This is a Final Approval request to confirm the conditions the Commission had at Initial Approval. Any additional conditions or changes the body wants to see to the plan should be founded in the original conditions of approval.
- Since the sidewalk isn't there on our plans, we can ignore it?
- (Secretary) That is correct.
- Did they define sidewalk as a concrete paved, or could it be something more natural, crushed stone?
- (Secretary) I do not have the condition in front of me.
- (Firchow) The Plan Commission condition states "to include a walkway and substantial landscape buffer along the western property line to provide better access to the westernmost townhouse units and transition to what may be developed to the west of that lot in the future." It doesn't specify a depth or materials, it's intended to provide access.
- They'll expect snow removal and what comes along with it.
- (Firchow) The condition itself just speaks to the addition of it without specifying maintenance.

- If it is acceptable with the Plan Commission condition, a more natural walkway would be appropriate rather than a sidewalk. One less area of pavement on the development.
- I recall having a lot of positive things to say about this site. I appreciate the variety of building types, it's a nice development.

Action

On a motion by Arnold, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (5-0).