



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 4205 Portage Road

**Application Type:** Major Alteration to a Previously Approved Conditional Use to Modify the Landscape Plan Condition of Approval of a Residential Building Complex

**Legistar File ID #:** [80246](#)

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Nick Patterson, T. Wall Enterprises Development, LLC | Interstate Overlook, LLC

**Project Description:** The applicant is requesting a major alteration a previously approved Conditional Use to modify the landscape plan to allow for the option to use washed stone mulch throughout the residential building complex versus the bark mulch that was adopted as a condition of approval.

### Project Schedule:

- The Plan Commission is approved this proposal on January 23, 2023. As part of that approval, the Plan Commission adopted the UDC’s recommended conditions of approval, which included the use of bark mulch versus washed stone mulch (Legistar File [73382](#)).
- The UDC granted Final Approval of this project on January 11, 2023 (Legistar File [72121](#)).

**Approval Standards:** The UDC is an **advisory body** on this request. [Section 33.24\(4\)\(c\)](#), MGO states that: *“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 Plan Commission.”*

As a major alteration to the previously approved Conditional Use, the UDC’s evaluation of the proposed alteration should also give consideration to the applicable Conditional Use Approval Standards, including:

Conditional Use Standard No. 9, which in summary states: *“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...”*

## Summary of Design Considerations

Staff notes that while the use of stone mulch is no longer prohibited by the Zoning Code, it has been long-standing practice for the UDC to make findings and recommend the use of organic mulch materials to supportive plant life. Staff notes in some limited cases the use of washed stone mulch has been found to be an acceptable alternative, including in areas of high traffic or in areas where an alternate surface would be more viable.

Staff requests the UDC’s review the proposed landscape plan, and make findings and a recommendation to the Plan Commission on the proposed alteration to the approved landscape plan for the option to use washed stone mulch versus wood bark mulch.