



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 304 Lakota Way
Application Type: Residential Building Complex – Informational Presentation
Legistar File ID #: [73566](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Ryan McMurtrie, United Financial Group, Inc. | Kevin Burow, Knothe & Bruce Architects, LLC
| Ziegler at Elderberry, LLC

Project Description: The applicant is providing an Informational Presentation for five, 2-story buildings containing four townhomes.

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.”*

Adopted Plans: The project site is located within the Elderberry Neighborhood Development Plan (the “Plan”) planning area. The Plan recommends Housing Mix (< 8 du/ac) land uses for the project site, which includes single-family, duplex, four units, townhome housing types with buildings up to two stories in height.

Summary of Design Considerations

Staff requests that the UDC provide feedback on the development proposal regarding the aforementioned standards, including the items noted below:

- **Building Design.** As shown in the elevations, the roof structure appears to be the predominant mass in the building composition. Consideration should be given to utilizing alternate design techniques to breakdown the appearance of the roof mass, including utilizing an alternate configuration, reducing the pitch, increasing the size of the dormers, etc.
- **Open Space and Garage Configuration.** Staff requests UDC’s feedback the garage orientation and resulting open space. While the interior sites have abutting garages facing the street, end-block buildings 1 and 5 have a different configuration and are turned which minimizes the amount of garage frontage facing the east-west streets. In addition, given that each unit will have access to a two-car garage, staff believes that consideration should be given to eliminating the two-stall parking areas on the west side of the site plan, which would create additional green space for residents.
- **Materials and Composition.** The materials palette is relatively simple and consistent, comprised of two types of masonry and composite siding. Staff requests the Commission’s feedback on the building materials and architectural detailing and whether providing more variation between the individual buildings would be desirable.