



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 5602 & 5606 Schroeder Road
Application Type: New Residential Building in Urban Design District (UDD) 2 – Informational Presentation
Legistar File ID #: [72589](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC | Joe McCormick, JD McCormick Properties

Project Description: The applicant is providing an Informational Presentation for a four-story apartment building containing 80 dwelling units and 71 underground parking stalls.

Approval Standards: Upon formal submittal, the UDC will be an **approving body** on this request. The site is located in Urban Design District 2 (“UDD 2”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(13).

Adopted Plans: The City’s adopted Comprehensive Plan recommends the project site for Community Mixed-Use land uses, including an intensive mix of residential commercial and civic uses. Areas designated as CMU are generally located along major intersections and along relatively high-capacity transit corridors. Development in these areas is anticipated to range in height from 2-6 stories. The project site is also located in the 2008 Southwest Neighborhood Plan (the “Plan”) planning area. The Plan recommends Neighborhood Mixed-Use land uses for the project site. As noted in the Plan, providing a variety of quality housing types is identified as a goal.

Summary of Design Considerations

Staff recommends that the UDC provides feedback on the development proposal regarding the aforementioned standards related to the items noted below.

- **Building Location.** Given the location of the project site in proximity to US HWY 12/18 corridor and frontage on the exit ramp, consideration should be given to the building location in relationship to the highway and alleviating associated adverse impacts. Potential design considerations include minimizing the building setbacks, reducing surface parking, creating an enhanced buffer, including screening/wall elements, and adjusting the floor plans to located indoor amenities along the highway frontage versus residential units. Staff requests the Commission’s feedback on the building location relative to the US HWY 12/18 corridor.
- **Sound Attenuation.** In addition, given the location of the project site, and staff have encouraged the developer study noise attenuation opportunities not only with regard to inside residential units, but also with regard to the orientation and screening of outdoor open spaces, including landscape buffer, berming, fencing, etc. Staff requests UDC’s feedback on the overall building location and orientation and landscape plan as it relates to noise attenuation.
- **Building Design.** As proposed, the building appears to comply with the maximum permitted height of the zoning district (five stories/78 feet), with the fifth story being comprised of the proposed loft spaces. Consideration should be given to the loft spaces as they relate to the surrounding context and overall building architecture.