



Agenda Item #: 3

Project Title: 6853 McKee Road - Planned Development (PD), Three-Story Mixed-Use Residential Building and a One to Two-Story Commercial Building

Legistar File ID #: 73955

Members Present: Cliff Goodhart, Chair; Shane Bernau, Russell Knudson, Jessica Klehr, Rafeeq Asad*, Christian Harper and Juliana Bennett

Prepared By: Jessica Vaughn, AICP, UDC Secretary

*Asad recused himself on this item.

Summary

At its meeting of January 11, 2023, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Plan Commission to approve** a Planned Development (PD) located at 6853 McKee Road. Registered and speaking in support was Joseph Lee, representing Livesey Company. Registered in support and available to answer questions were Robert Zdanaowski, representing JLA Architects; Alex Weis, Angie Black, and Bruce Hollar, representing Livesey Company.

The proposed mixed-use development would create 120 multi-family units, approximately 2,500 square feet of double height commercial space on the corner of McKee and Mader, and a commercial building fronting McKee road with parking in the back. That is all that is defined on this portion of the project, with SIP level details to return in the future. Access, grade constraints, and a future bus stop along Maple Grove Drive have shaped the site plan. The parking fields are broken up, with one level of underbuilding parking. The buildings are compatible with the surrounding uses.

The Commission discussed the following:

- Can you confirm the stormwater plan, and are there any retention plans? I don't see it articulated yet.
 - There is an existing detention basin designed in 2008 to accommodate this portion of the development on the southwest corner, south of the existing multi-family building. Additional stormwater management is now required due to code changes, we show that on the southwest side of the commercial building.
- Given that your existing design hasn't kept up with code changes, I would offer a potential way to distinguish this project, make it somewhat more urban by considering some green roof opportunities for a design aesthetic and handling some of the stormwater management. That is related to the General Development Plan to some degree.
- Did you mention how many bedrooms there are?
 - Range of studio, one-bedroom, two-bedroom and two-bedroom with den units.
- Curious if multi-family housing means children will live here? There is an opportunity on the north side to make that a cohesive outdoor space with the thirty-foot setback.
- The parking just west of A2, have you been in discussions with the Fire Department about the length, and why doesn't that connect back to the commercial parking lot to the west?
 - We made the decision not to connect them because they will be two different owners and parcels. We haven't specifically spoken with the Fire Department.
- Consider whether you really need the last north bit of that parking lot west of A2, if those 10-12 stalls at the top end are really necessary. Your parking ratio is pretty decent already. You could have a datum there to connect, and more greenspace for children and family space.

- North-south versus east-west orientation. The layout and siting of the buildings has grown on me, but looking at some efficiencies of the parking lot layout and more open space would be great.
- We're going to be looking for this commercial building to really hold the corner when we see this at the SIP level. Maybe a mezzanine or high retail story to give it some presence.
- What about giving the developer the option of not doing commercial at Building A1, it seems out of place there. Really focus on the commercial building itself, with an option to make that Building A1 all residential.
- I concur with that comment about giving them the option to opt out of the commercial. It has become apparent that the force-feeding of commercial spaces into otherwise residential buildings, while at one time was a good strategy, I'm not sure the current economic situation has been helpful in that playing out.

Action

On a motion by Harper, seconded by Klehr, the Urban Design Commission made an **ADVISORY RECOMMENDATION to the Plan Commission to approve** the Planned Development (PD). The motion was passed on a vote of (5-0), with Asad recused and Goodhart non-voting.

Discussion on the motion:

I am in favor of the general layout and concept of this development, and recommend further discussions concerning amenity spaces versus surface parking, flexibility on the commercial tenant aspect of the residential buildings, and continued effort to address any potential stormwater issues in line with the updated ordinance.

Motion:

The UDC is in general favor of the layout and concept and recommends the following conditions to the Plan Commission:

- Reducing the on-site parking to create more green space, especially adjacent to Building A2 on the northwest side of the building.
- The commercial building shall be designed to hold the corner and maximize the building volume at the corner of Golden Copper Lane and McKee Road. The building design shall be more in line with the 2-story plan recommendations either by adding a story or by incorporating an architecture volume like a mezzanine, etc.
- Provide the option to make Building A1 all residential versus mixed-use.