



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6840 Schroeder Road
Application Type: Residential Building Complex
UDC is an Advisory Body
Legistar File ID #: [77927](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jeremy Frommelt, Iconica | Jon Stocker, Bender Companies | Country Meadows Apartments

Project Description: The applicant is proposing the construction of a clubhouse, maintenance shop, and various additional amenity spaces within an existing residential building complex. The proposed material palette will be consistent with that of the adjacent structures, including masonry and LP Smart siding.

Approval Standards: The UDC is an **advisory body** on this request. Section 28.151 of the Zoning Code requires that Residential Building Complexes be reviewed by the Urban Design Commission pursuant to the provisions in Section 33.24(4)(c). Section 33.24(4)(c), Residential Building Complexes, states: *"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 City Plan Commission."* In this case however, since the proposed development was found to be consistent with the intent of the original Conditional Use approval, it is considered an administrative amendment, not requiring Plan Commission review. As such, the UDC is advisory to the Director of Planning (28.138(8), MGO).

Summary of Design Considerations

Staff recommends that the UDC review the development proposal and make findings based on the aforementioned standards, as well as the Commission's Informational Presentation comments related to the items noted below.

- **Building Design and Materials.** As noted by the UDC in their Informational Presentation comments, recognizing that a building fully clad in cement board siding would be consistent with surrounding buildings and result in a simpler form, consideration should be given to eliminating the masonry veneer from the material palette. As proposed, the masonry veneer, while reduced in application, has been incorporated into the building design only at the building entry and in one location on the north elevation versus along the base of the building on all sides. Staff requests the UDC provide feedback and a recommendation regarding the application of the masonry veneer.
- **Lighting.** While site lighting was included in the application materials, the applicant has not yet confirmed if architectural lighting is proposed. The applicant is advised that should architectural lighting be proposed, an updated lighting plan and fixture cutsheets consistent with MGO 29.36 will be required to be submitted and that additional review and approval will be required. Staff notes that review and approval of such could be handled administratively should the UDC note that in their motion.

Summary of UDC Informational Presentation Comments

As a reference, the Commission's comments from the May 31, 2023, Informational Presentation are provided below:

- This looks pretty straightforward. I appreciate your comments about not trying to make this look like something it isn't. It will be pretty simple finishes and architecture, and it will look like the clubhouse has been there for a while. I see you're probably going to have to remove some pretty mature trees, I would encourage you to make the extra effort to put an exclusion zone around those to protect them during construction. Anything you can preserve would be a good thing. I was under the impression that if you removed tennis courts, that is was mandatory that you have to replace them with pickleball courts?
- I love the simplicity, you did a really good job of simplifying the form; the proportions are nice. I would question whether you need the brick or stone base, you could almost do without it and still have a really nice form. It would still complement the surrounding buildings.
- When you look at the other buildings, how they incorporate brick is either a full story on a bank or the corners that go all the way up, not this three-foot base that stops and transitions. I agree with you, it could be just fine as cement board siding, it's not going to suffer from being closer to the ground.