



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1 & 15 Ellis Potter Court

Application Type: Informational Presentation for a Residential Building Complex Located in Urban Design District (UDD) 2

UDC will be an Approving Body

Legistar File ID #: [80582](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Scott Kwiecinski, Horizon Development Group, Inc. | Kevin Burow, Knothe & Bruce Architects, LLC

Project Description: The applicant is proposing the construction of a two building development comprised of a three-story mixed-use building comprised of 54 units and a community outreach space, and eleven townhomes. The project will be served by both surface and underground parking.

Approval Standards: Upon submittal of a formal application, the UDC would 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(9).

Adopted Plans: The City's adopted [Comprehensive Plan](#) recommends that project site for Employment land uses, including corporate and business offices, research facilities, laboratories, hospitals, medical clinics, and other similar uses. The Plan notes that while "...these areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts."

Summary of Design Considerations

Staff recommends that the UDC provide feedback on the development proposal regarding the aforementioned standards related to the items noted below. As part of this review, staff recommends consideration be given to the following:

- **Building Orientation – Building 1.** As shown on the site plan, while there are unit patio/entries located at grade, there is limited building connectivity to the street, serving only the common use area. In addition, consideration should be given to locating the active, nonresidential uses at the corner of Ellis Potter Court and Schroeder Road, which could result in a better street activation and improved transition between the adjacent uses and the proposed multi-family residential. Staff requests UDC provide feedback related to the building orientation and building connectivity to the street.
- **Building Design and Materials.** As proposed, the residential building complex is comprised of two buildings with a modern design aesthetic that appear to be clad in masonry and two types of siding materials. Staff requests UDC's review and feedback of the proposed material palette and building design giving consideration to the UDD 2 Building Design requirements and guidelines which generally speak to utilizing four-sided architecture, natural materials and colors, design with sensitivity to and compatibility with context, including breaking down mass and scale with design details and landscape, etc.

- **Site Planning Considerations.** Staff requests the UDC provide feedback related to the general site planning considerations noted below.

- Landscape – Buffers and Screening. As indicated in the context information, land uses in proximity to the project site include personal storage, convenience commercial, office, and residential development in varying levels of intensity. In addition, the site plan includes surface parking that is oriented towards single-family residential. Given the mix of land uses, consideration should be given to incorporating appropriate transitions and buffers between uses differing in intensity, including along the north, east and west property lines. While not indicated on the site plan, staff requests UDC provide feedback related to the site plan and potential areas where buffers and transitions should be incorporated. Staff notes that as part of the Residential Building Complex conditional use review and approval, setbacks may be modified/reduced provided that equivalent open spaces are provided.

As noted in the UDD 2 Landscaping requirements and guidelines, landscaping shall be used in a functional as well as a decorative manner, including framing views, screening unattractive features and views and different uses from each other.

- Surface Parking - Townhomes. As shown on the site plan, there are 12 head-in surface parking stalls adjacent to the townhome units, in addition to 11 garage spaces. Staff notes that on-street parking is permitted on Ellis Potter Court. As such, consideration should be given minimizing or reconfiguring stalls number of stalls in this location, or utilizing a loop drive with parallel parking. Doing so could increase open space opportunities, as well as minimizing headlight trespass into the units and create a better ‘front door’ for the units facing the parking area.