



Agenda Item #: 5

Project Title: 4702 Verona Road - Major Amendment to an Existing Planned Development (PD). (District 10)

Legistar File ID #: 81425

Members Present: Cliff Goodhart, Chair; Shane Bernau, Wendy von Below, Christian Harper, Marsha Rummel, Rafeeq Asad, and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of May 8, 2024, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a major amendment to an existing Planned Development (PD) located at 4702 Verona Road. Registered and speaking in support were Marvin Keys, Ana Costanzo, and Dean Klein. Registered in support and available to answer questions was Sara Cante.

Summary of Commission Discussion and Questions:

The UDC inquired about adding full height windows that were recommended as part of the UDC's previous reviews, as well as the existing window height (40" above finished floor). The applicant noted that the sill height was determined based on the existing window heights, as well as existing framing of the building.

Overall, the UDC acknowledged the justification for the proposed window height but noted that this space is a public space that vision into and out of is important. However, the Commission noted that even if they don't come all the way down to the floor, the window sill still needs to be lowered.

The UDC was supportive of restoring the landscape to what was originally proposed as reflected in the landscape plan of record on file with the City.

The Commission noted general landscape concerns, including the loss of trees along the building, as well as giving consideration to swapping out the day lily species to one that is less common.

Action

On a motion by von Below, seconded by Harper, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** with the following conditions:

- The new windows located to the left of the main entrance shall be lowered to a minimum sill height of 29" above the finished floor. A modesty screen can be provided and is acceptable.
- A final materials board detail shall be provided that shows a durable exterior paint that is appropriate for a masonry material. This condition can be reviewed/approved administratively.
- The continued review of the lighting shall be completed administratively.
- The stella d'oro lily shall be swapped for a less common varietal.

The motion was passed on a vote of (5-1-1) with von Below, Harper, Rummel, Knudson, and Bernau voting yes; Asad voting no; and Goodhart non-voting.