

The Urban Design Commission is reviewing site changes including the construction of carports and a new required fire lane to a property in Urban Design District 6. This application was submitted concurrently with a rezoning, conditional use, and a land division request which will be before the Plan Commission and Common Council to allow the aforementioned physical improvements.

Urban Design District (UDD) 6 was established to improve the appearance of University Avenue as a major transportation corridor. The code specifies that if any portion of a zoning lot is in the District, the entire lot within the District. Most new development, including new buildings or structures, requires Urban Design Commission approval. The development shall meet the District's specific standards and conform as much as possible to the recommended guidelines.

The proposed carports will have very limited visibility from University Avenue, with the existing "Shorewood House" building substantially screening the rear parking area. Considering that Harvey Street sits about 7 to 9 feet above the parking area, there may be some visibility of the tops of the carports from the rear. Staff notes that the existing garage which screens much of the parking from Harvey Street would be removed and replaced with new car ports, as shown. There will be some carport visibility from Schmidt Place (to the east), especially in the winter months, as leaves fall from the small row of deciduous plantings between the subject parking lot and the lot behind the adjacent restaurant. Plans show that fencing is proposed, though no details are proposed.

The Planning Division believes the applicable standards for District 6 can be met. The Planning Division requests UDC consider the following:

- Consider the details of the carports' standing seam metal roofs. Staff would recommend the roofs be of a non-reflective character.
- The landscape plan shows a "proposed fence" along the eastern and southern property lines. Details on the fence have not been provided. The proposed fence should be considered with the landscape plan. The UDD 6 guidelines discourage chain link or other metallic fences where visible from roadways.

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