



Project Address: 3009 University Avenue and 3118 Harvey Street
Application Type: Zoning Map Amendment, Conditional Use, and Certified Survey Map
Legistar File ID # [32796](#), [32631](#), and [32630](#)
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Report Includes Comments from other City Agencies, as noted

Summary

The Urban Design Commission (UDC) granted FINAL approval of this request at their April 2, 2014 meeting. Previously, the UDC referred this item noting several concerns. Some revisions had been made and staff notes their approval is subject to additional conditions that are specified in the UDC's attached report. The conditions address carport roof forms, reducing impervious surfaces, landscaping, and providing a more aesthetic fire access gate.

The Plan Commission has been provided two sets of plans. The original plans, dated December 3, 2013, include a complete set of site and architectural plans. The revised drawings, dated March 12, 2014, included only site, civil and landscape plans. These revised sheets are intended to replace similar drawings in the original plan set. However, no new architectural drawings were included. In addition to the revised materials, the Plan Commission should review the building/architectural drawings (labeled as "A" drawings) in the original packet. That is consistent with what the UDC reviewed and conditionally approved.

The revised site/civil/landscape sheets appear to be relatively consistent with the original plans. The most significant change includes the addition of landscaping. The Planning Division understands that the applicant has discussed the site changes with Engineering. However, the revised sheets have not been formally reviewed by City Agencies. As such, staff recommends the following additional approval condition:

- The revised site, civil, and landscape drawings submitted March 19 to the UDC (and conditionally approved) have not been formally reviewed by City Agencies. Approval of the revised sheets by the Plan Commission is subject to additional comments by reviewing agencies on their review of this supplemental information.