



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2801 Hickory Ridge Road and 7801 Raymond Road
Application Type: Lot 11 Glacier Valley – Final Approval is Requested
Legistar File ID # 54630
Prepared By: Tim Parks, Planning Division

Background Information

Applicant | Contact: Don Schroeder, Knothe & Bruce Architects, LLC, and Andy Crooks, Esker Apartments, LLC

Project Description: The applicant is seeking approval of a conditional use for a residential building complex to construct a residential building complex with 178 units in four apartment buildings and 24 units in four townhouse buildings. The applicant is also seeking Plan Commission and Common Council approval to rezone a portion of the site to create four single-family lots along the east side of Hickory Ridge Road and a subdivision plat to re-subdivide the subject site, which is Lot 11 of the Glacier Valley subdivision.

Project Schedule:

- The UDC received an Informational Presentation on February 27, 2019.
- The Plan Commission is scheduled to review the conditional use for the residential building complex and other requests for this site on May 20, 2019.
- The Common Council is scheduled to review the related rezoning and subdivision plat on June 11, 2019.

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."

Summary of Design Considerations and Recommendations

The Planning Division believes that the proposed complex is generally well-designed overall. As part of their recommendation, staff requests that the UDC give provide comment on the design and orientation of the proposed buildings fronting onto S. High Point Road and Raymond Road. Staff believe that these buildings should be highly activated and effectively engage those public streets. In particular, staff recommends that the corner of Building 7 adjacent to the High Point-Raymond intersection address that corner well, because that building will be highly visible from that intersection.

In addition, staff notes the following UDC comments that were raised at the February 27, 2019 Informational Presentation:

- What about buildings 1 or 6 – same architectural style?
- There was a giant roof on the last project, you added loft windows here. What is there?
- Better proportions with the roof height. Window openings are better.

- Good job breaking up materials and putting in gables. Well done with the materials.
- I like what I see, my only concern is there's so much of it. Encouraging developer to mix it up.
- What is the address for the parcels?
- What is the access easement for?
- Prairie Ridge Park on the other side?
- Agree, much more successful with the pitched roofs. The horizontal lines and vertical elements are good.
- Central pool, a little more developed, kind of symmetrical.