



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 9702 Watts Road  
**Application Type:** New Residential Building Complex – Final Approval is Requested  
**Legistar File ID #** [56729](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** Greg Held, Knothe & Bruce Architects, LLC/John McKenzie, The McKenzie 300 Company

**Project Description:** The applicant is seeking approval to construct a residential building complex with 118 units in (3) apartment buildings with underground parking and (2) townhouse buildings with attached garages that share common amenities including a central community room and outdoor areas. Site surface parking is located to the north of the site and includes 75 surface spaces. Surface parking combined with underground and garage parking totals 198 parking spaces for the site.

### Project Schedule:

- The UDC granted Initial Approval of this project on September 4, 2019
- The Plan Commission conditionally approved this project on September 16, 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

Planning Division staff requests that the UDC provide comment on the exterior design and appearance of all principal buildings, structures and landscape plans for the proposed residential building complex.

Planning staff recommends that the Urban Design Commission refer to their conditions for Initial Approval from 9/4/2019:

- Parking lot light poles – consider 12-foot height in lieu of 18-foot height.
- Consider EV charging stations or at least providing the conduit for future installation.
- Add a pedestrian door and consider reducing the depth of the inset alley at the back of townhouse Buildings #2 and #4.
- Add a crosswalk from the back of townhouse Buildings #2 and #4 across parking/vehicle circulation to the outdoor recreation area.
- Study the recreation area trail at the back of the lot. Maximize the outdoor usable space and design more strategic bends in the path.