



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 4088 Felland Road and 5855 Lupine Drive  
**Application Type:** **Amended Planned Development (PD) District**, General Development Plan (GDP) and Specific Implementation Plan (-SIP) – Initial/Final Approval is Requested  
**Legistar File ID #** [53563](#)  
**Prepared By:** Janine Glaeser, UDC Secretary

## Background Information

**Applicant | Contact:** James Hess, American Realtors/Anand Santhalingam

### Project Description:

The applicant is seeking initial/final approval of an Amended PD(GDP) for two sites and an SIP for one of the sites. The GDP request includes a 17-unit apartment building at 4088 Felland Road and a (future) 33-unit apartment building at 5855 Lupine Drive. The PD (SIP) request only includes the 17 unit apartment building at 4088 Felland Road.

### Project Schedule:

- The UDC received an informational presentation on November 7, 2018
- The Plan Commission is scheduled to review this project on May 11, 2020.
- Common Council is scheduled to review this project on May 19, 2020

### Approval Standards:

The Commission is advisory body on the PD request. As with any Planned Development, the Urban Design Commission is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval. (**PD Standards for Approval attached.**)

## Summary of Design Considerations

Planning staff requests that the UDC provide feedback on the exterior design and appearance of the building and site layout, including pedestrian circulation, parking, and landscape concept, and comment based on the PD Standards.

Staff also requests that the UDC refer to their discussion at the November 7, 2018 informational presentation. Comments included:

- Considering our recent floods, how long will the stormwater retain before discharging into the system?
- It doesn't look like there are any mature trees in this area. It would be nice to see some canopy trees in the development. Add as much as you can.
- When you come back please bring a more legible landscape plan in a larger scale.
- Provide comparison as to how this relates to the original GDP. More context would be useful.

- The three-story building is a little busy, maybe reduce it by one material.
- The retention area, if that's going to be draining from a wide area you should really make sure you contract with somebody who is capable of making this an asset to the property.
- You can see another retention pond across the road that has a lot of growth around it.

## **Conclusion and Recommendations**

- Planning staff does not believe that the applicant has addressed any of the items raised by the UDC during their discussion at the November 7, 2018 informational presentation. If it feels that the project submitted for a recommendation of approval can meet the standards in Sections 28.098(1) and (2) of the Zoning Code, it may recommend initial approval with specific conditions to be met during a subsequent request for final approval, or final approval with conditions if it feels that the commission's comments can be addressed by staff prior to recording of the amended PD and issuance of permits.
- In the event that the commission does not feel that there is adequate information to recommend initial or final approval, staff believes that it would be appropriate to consider a referral to allow the applicant time to address the items raised by the UDC in November 2018.