



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 603 South Point Road
Application Type: Alteration to Residential Building Complex – Initial/Final Approval is Requested
Legistar File ID # [60438](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Ulian Kissiov/Dan Schmidt, The Edison, LLC

Project Description: The applicant is seeking initial/final approval to construct a four-story, 92-unit apartment building and two two-family twin homes. This portion of the development is Phase II of the whole site development. The UDC reviewed and recommended final approval of Phase I [9510 Watts Road](#) on August 14, 2019. The Phase II building style and materials are similar to Phase I.

Project Schedule:

- The Plan Commission is scheduled to review this project on July 13, 2020.

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) which 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

Staff notes that the [Pioneer Neighborhood Development Plan](#) includes several recommendations for the area including building heights between 2 and 4 stories, creating an engaging relationship between residential and non-residential activities, encouraging pedestrian movement among the various uses and activities, achieving high-quality architectural and urban design, and promoting pedestrian orientation that is integrated in to the neighborhood.

The Phase II building style and materials are similar to Phase I. Planning staff does not have specific concerns on this request and recommends that the UDC review and provide feedback on how the proposed Phase II plans relate to the aforementioned standard and how the plans relate to the Phase I [9510 Watts Road](#) plans that were recommended for approval on August 14, 2019.