



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 9703 Paragon Street
Application Type: Informational Presentation - Residential Building Complex
Legistar File ID # [61859](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Ryan McMurtrie, United Financial Group, Inc.; Kevin Burow, Knothe & Bruce Architects, LLC

Project Description: The applicant is providing an informational presentation for a multi-phased development on two lots, totaling five new multi-family buildings. The first lot has two structures: Building #5, 2 stories with 35 units, and Building #6, 2 stories with 36 units. The second lot has three structures: Buildings #7, 8, & 9, which are 2 story townhouses with 4 units each.

Project History/Schedule:

- The development team anticipates submitting a formal land use application later this year.

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 Recommendation

The [Elderberry Neighborhood Plan](#) identifies this area as residential. Future subdivisions in the planning area should conform to the recommendations in the adopted plan, particularly regarding the locations of streets, off-street path, parks, and stormwater management facilities. Future subdivisions should provide building lots that facilitate development of the types of land uses recommended in the plan. For higher density types of development, proposed subdivisions may also be required to provide information showing how the lots may be developed with building designs that maintain the desired street orientation and pedestrian friendly street character. Tree preservation should be considered when development proposals are reviewed.

Conclusion and Recommendations

Planning staff recommends that the UDC review the [Elderberry Neighborhood Plan](#) and provide comments related to the aforementioned standard that requires the UDC to review the exterior design and appearance of all principal buildings or structures and the landscape plans of all proposed residential building complexes.