



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 1825 – 1837 Aberg Ave
Application Type: Alteration to a Conditional Use – Final Approval is Requested
Legistar File ID # [63076](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects and Alf G McConnell, Liberty Mortgage & Development Company

Project Description: The applicant is proposing an alteration to a previously approved conditional use that includes changes in exterior building form, specifically the roof style design. The previously approved development includes two (2) buildings, one four story mixed use building with 63 units and commercial space and one two story townhouse building with 6 units.

Project Schedule:

- This application was submitted as a conditional use minor alteration and the Planning Director has referred to UDC for an advisory opinion.

Approval Standards:

The UDC is an **advisory body** on this request. Per MGO Sec. 33.24(4)(g), the Director of the Department of Planning and Community and Economic Development may refer a Minor Alteration to Approved Plans to the Urban Design Commission. Conditional Use alterations can be approved administratively by the Director of Planning and Community and Economic Development as a “minor” alteration if they are found to be compatible with the concept approved by the Plan Commission and the conditional use standards.

Summary of Design Considerations and Recommendations

Prior to consideration of a conditional use alteration, the Planning Division Director has referred this request for an advisory opinion of the Urban Design Commission to **review the proposed changes to the roof form**. The attached plans provide the approved plans and proposed modifications. Note, this development was not previously reviewed by the Urban Design Commission. Staff has concerns that this roof style/form change proposal significantly alters the building appearance and request the Commission’s opinion on whether the modification is consistent with the building façade style.

The applicant has changed the flat parapet style roof edge to a sloped “prairie style” roof edge with a flat roof in the center of the larger mixed-use building, refer to sheet A-1.5 roof plan and A-2.1 & A-2.2 Elevation views (original vs proposed). Though the low slope style roof has been successful on smaller one and two story buildings, the larger buildings merit more study on how the new roof form scale works with the overall building massing.

Staff requests the commission provide feedback on the design consistency and scale relationship between building façade and roof form for both the large four-story building and the two-story townhouse building.

Staff requests that the UDC provide an advisory recommendation of the body. The use of separate “initial/final approval” would not be appropriate for this type of review.