



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6310 Town Center Drive
Application Type: Alteration to a Previously Approved Planned Development (PD-GDP-SIP)
Informational Presentation (PD Pre-Application Design Conference)
Legistar File ID # [64506](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Kevin Burow, Knothe & Bruce Architects, LLC/Michael J. Ellefson, Ellefson Construction, Inc.

Project Description: The applicant is providing an informational presentation for three 3-story multi-family buildings in the previously approved Metro Tech Plat (2006). The PD alteration scope includes changing Building #2 from a two-story 16 unit residential building to a three-story 24 unit building. All three buildings will now be three stories with similar elevation details. Site changes include a revised layout for the stormwater area and outdoor commons as well as some bike parking location adjustments.

Project Schedule:

- The applicant anticipates submitting a land use application in Spring 2021.

Approval Standards: The UDC will be an **advisory body** on this 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.

Summary of Design Considerations and Recommendations

Planning staff requests that the UDC provide feedback based on the **PD Standards**. Staff notes that the City's Comprehensive Plan recommends "Medium Residential" development for the subject block, which generally includes multifamily buildings between 2-5 stories.

Specifically, staff request that the UDC's advisory recommendation include feedback on the following items:

- How the current (3) three-story building proposal fits within the existing site context versus the previously approved (2) three story plus (1) two story building.
- Compatibility of the revised exterior building materials and composition with existing adjacent structures.
- Treatment of site conditions, including outdoor commons and stormwater areas