



Legislation Text

File #: 11-0370, **Version:** 1

Resolution to Approve Near North PUD Revised Building Elevations (626-724 North Main Street)
Approval of the attached resolution will allow the modifications to the Near North PUD elevations as the petitioner moves forward to obtain building permits.

On September 21, 2009, City Council approved the Near North PUD Site Plan to construct a four-story 39-unit mixed use residential building on this 1.19-acre site. The development agreement, also approved by Council on September 21, 2009, included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose any changes to the elevations, setbacks, aesthetics or materials, City Council approval would be necessary.

The petitioner has indicated that the building elevations are being revised in order to accommodate changes in the interior layout of the building. As detailed construction and architectural drawings were prepared, certain changes were required on the interior floor plans which caused elevation changes due to windows, doors and stairwells changing location within the building.

The petitioner is requesting a redesign of the originally approved building, which was to be a four-story, flat roof structure with principal exterior materials of glazing (40% minimum on front facade), panelized exterior cladding materials (minimum 55% on front facade) plus accent materials. As originally proposed, accent materials included: fiber cement siding, split face block, burnished block, plant screenings, metal paneling and metal solar shading devices. The existing and proposed building elevations are compared in the attached document.

The proposed redesign will meet the "Architectural Design" requirements stated in the PUD supplemental regulations and will utilize the same materials, but locations of materials have been modified. Some changes to the roof lines have been also been proposed, but the project is still compliant with the maximum height permitted (see attached evaluation). There are also slight changes in the building footprint, which will need to be addressed through an administrative amendment to the approved PUD site plan. The petitioner has indicated the Administrative Amendment application will be submitted shortly.

The petitioner held a community meeting on March 17, 2011 to present the proposed changes to the neighborhood. Staff has reviewed and supports the proposed modifications to the building elevations.

Attachments: Approved and Proposed Building Elevations, Near North PUD Supplemental Regulations Evaluation

Prepared by: Matt Kowalski, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

Whereas, On September 21, 2009, City Council approved the Near North PUD Site Plan to construct

a four-story 39-unit mixed use residential building on this 1.19-acre site;

Whereas, On September 21, 2009, City Council also approved the Near North Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials would require City Council approval;

Whereas, Near North, an LDHALP, petitioner, has requested revisions to the approved elevations for the building; and

Whereas, The proposed building elevations have been reviewed by Planning Services staff, who have determined the changes comply with the Near North PUD supplemental regulations;

RESOLVED, That City Council approve the revised building elevation drawings for Near North PUD, as shown on the drawing dated March 15, 2011.