



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 710 John Nolen Drive

Application Type: Renovation of an existing office building into a restaurant/office space/training kitchen in Urban Design District (UDD) No. 1

Legistar File ID # [70584](#)

Prepared By: Lisa McNabola, Planner

Background Information

Applicant | Contact: Josh Wilcox, GBA architecture | design | Nolen Center Investments & Associates, LLC

Project Description: The applicant is seeking initial/final approval for the renovation of an existing office building into a full-service restaurant and bar with office space and a training kitchen, as well as outdoor seating.

Project Schedule:

- The Plan Commission is scheduled to review this proposal on May 9, 2022

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 1 (“UDD 1”), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section [33.24\(8\)](#).

Summary of Design Considerations and Recommendations

Staff recommends that the UDC make findings and base their decision on the aforementioned standards for UDD 1. As part of the review, staff recommends consideration be given to the following:

- **Building Design and Material Considerations.** UDD 1 includes a requirement that materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood. The building material palette primarily consists of black, terracotta, and beige painted EIFS, stone veneer, and an exterior mural. The façade behind the mural is black painted EIFS. Per the applicant the design for the mural has not been finalized. The final design will require UDC approval.

As part of this review, Staff requests that UDC give consideration to the number of proposed materials used and how they transition.

- **Sign Areas.** UDD 1 provides guidelines and requirements for signage. Staff requests UDC provide findings on proposed future sign location areas and types with regard to their appropriateness relative to architectural features, and within the streetscape and district.
- **Lighting.** The photometric plan appears to have potential inconsistencies with the City’s Outdoor Lighting requirements (Section 10.085, MGO) as it possibly exceeds the maximum allowable light trespass in some locations. As a code compliance issue, the applicant is advised to review the information with Building Inspection staff. In regards to UDC’s review, the Commission is advised to provide any additional comments related to the UDD 1 lighting guidelines and standards which state, in part, that “Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.”

- **Parking area screening.** UDD 1 includes a requirement that open off-street parking areas shall have “effective screening on each side adjoining or fronting on any public or private street.” If the screening is to be accomplished by using plant material, it shall be planted at a minimum height of thirty (30) inches and grown to a height at maturity of at least fifty-four (54) inches.

As noted on the landscape plan, screening in this area is accomplished with existing and proposed landscaping, including existing trees and additional plantings that are proposed along the edges of the parking lot. On the northern “service road” side of the site, staff believes that a taller species should be utilized instead of the Kallay’s Compact Juniper outside of the vision triangle to meet this requirement. Along the southern John Nolen/bike path side, additional screening will need to be provided in order to meet this UDD requirement.