



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 5802 Odana Road
Application Type: Additions and Façade Alterations in Urban Design District (UDD) 3
Legistar File ID # [67186](#)
Prepared By: Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Jim Triatik, Sullivan Design Build | 5802 Odana Road, LLC

Project Description: The applicant is seeking initial/final approval for additions and façade alterations to the Chrysler/Jeep auto sales facility.

Project Schedule:

- The Plan Commission is scheduled to review the related demolition approval (for removal of a street-facing façade) on November 8, 2021.

Approval Standards:

The UDC is an **approving body** on this request. The site is located in Urban Design District 3 (“UDD 3”), 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\(14\)](#).

Summary of Design Considerations and Recommendations

The Planning Division recommends that the Urban Design Commission make findings and base their decision on the aforementioned criteria for Urban Design District 3 (UDD 3). Staff does not have specific objections to this request, however have highlighted relevant standards related to building design.

This request includes the removal of the existing Odana Road-facing façade and the construction of an addition along the front of the building. This addition would be clad primarily in dark gray aluminum composite panels with wood-toned aluminum composite accents. A smaller addition is proposed along the Tokay Boulevard elevation that will be comprised of split face block and upper level EIFS. Staff does not believe that changes to the site plan, landscape plan, or site lighting are proposed with this application.

Summary of Design Considerations

Urban Design District 3 was established to make the Tokay Boulevard and Odana Road area an “attractive visual experience” and created requirements and guidelines intended to assure that future development will complement the existing development and protect and enhance property values. The code states that the Urban Design Commission shall consider those guidelines and requirements as may be appropriate. Staff note that requirements must be met and guidelines are considered advisory.

In regards to these standards, staff highlights the following considerations.

- **Findings Related to “Building Design” Section.** The “Building Design” requirements of Section 6 relate closely to the proposed addition. Staff notes requirement “iii” only allows metal as an exterior material if found to be an integral part of a design of exceptional merit. Staff notes that the existing building

already includes metal panels. Staff also highlights requirement “v” that requires additions to be found to relate appropriately to the existing building in terms of scale, materials, and color.

UDD 3 Building Design Requirements:

- i. Contemporary architecture shall be the goal of the district. Buildings shall be designed to complement and enrich this character. Building component massing, materials, textures and colors shall be consistent with this character.
- ii. Materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood.
- iii. Metal shall not be used as an exterior material for buildings, except as an integral part of a design of exceptional merit.
- iv. Mechanical elements mounted on the roof or ground shall be screened from the view of adjacent properties and roadways.
- v. An addition shall relate appropriately to the existing building in terms of scale, materials and color.

UDD Building Design Guidelines:

- i. Buildings should not impinge on the natural views of others, where possible.
- ii. Structures should be designed to be compatible with adjacent structures.
- iii. Large unbroken exterior facades should be avoided.
- iv. All building elevations are of importance and should be carefully designed. Buildings should avoid blank facades. When visible from roadways or adjoining properties, roof surfaces should be considered as part of the overall design.
- v. Any building of exceptional height or prominence shall be integrated with the surrounding development and topography.