



Project Address: 4706 E. Washington Avenue
Application Type: New Multi-Tenant Commercial Building in a Planned Multi-Use Site in UDD #5
Initial/Final Approval Requested
Legistar File ID # [54428](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Brad Koning, Sketchworks Architecture, LLC

Project Description: The applicant is seeking approval for construction of a 5,500 sf multi-tenant single story commercial building on the southern most portion of the lot. Parking will be located directly to the north of the proposed building site, with access via cross-access easement agreement with the adjacent property to the west. Exterior materials will consist primarily of brick masonry creating a durable base, a middle section of fiber-cement based panels, and a top that incorporates EIFS within the signage band areas.

Project Schedule:

- The **UDC** is an approving body for this site.
- The **Plan Commission** will review the conditional use application on **March 11, 2019**

Approval Standards:

The UDC is an approving body on this request. The site is located in Urban Design District 5 ("UDD 5"), 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(11).

Summary of Design Considerations and Recommendations

Staff recommends that UDC Staff review and comment based on the specific Guidelines and Standards of UDD 5.

- When possible, parking areas shall be located to the side or to the rear of buildings rather than in front
- Landscape plans should include a selection of plants that provide interest and color during the entire year
- Exterior building materials shall be low maintenance and harmonious with other buildings in the area
- Mechanical elements mounted on the roof or on ground pads shall be screened from views
- Buildings should be oriented to the street