

PLANNING DIVISION STAFF REPORT

July 31, 2019



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 760 Regent Street
Application Type: PD(GDP-SIP) New Hotel – Final Approval of Art Screen Requested
Legistar File ID # [54466](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Glenn Roby, Kahler Slater and Dave Merrick, Mortenson

Project Description: The applicant is seeking approval of the proposed art screen design and curation process.

Project Schedule:

- The UDC approved the project on May 29, 2019.
- The Plan Commission approved this project on June 10, 2019.
- The Common Council approved this project on June 18, 2019.

Approval Standards:

The UDC is an advisory body on this request. As part of the final Common Council approval, the screening panels were formally referred back to the Urban Design Commission based on UDC's recommendation. 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

Staff recommends that the Commission review and comment based on the conditions outlined in the meeting report from the May 29th Presentation.

- A plan for the art screen installation shall be included with a future signage plan submittal.

The UDC requested that the art screens return with the signage application; however, Zoning has stated that the decorative screens should not be reviewed as part of a formal signage application. By ordinance, these panels are not considered signage. Zoning staff continues to work with the development team on the signage application packet.

For reference, the Common Council approved the following formal condition, requiring UDC review:

This Planned Development approval includes the installation of artistic/decorative screening panels as generally depicted on approved plans. Final design details are not available at the time of this rezoning approval. Prior to final Planning Division and UDC Secretary sign-off of this Planned Development, additional detail including the materials, construction, mounting methods, and printed screen design(s) including general concepts and color schemes shall be provided. This information shall first be presented to the Urban Design Commission for an advisory review. As required by ordinance, the Urban Design Commission shall review the alteration for conformance with the PD standards and determine it meets the design objectives in MGO Subsections 28.098(1) and (2) and other requirements of Subchapter 28.098 (2). The Urban Design Commission has requested that this information be submitted and reviewed at the same as the overall signage package.