



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6910 Seybold Road

Application Type: Informational Presentation for a Mixed-Use Building in Urban Design District (UDD) 2
UDC will be an Approving Body

Legistar File ID #: [83657](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Tom Sanford, Sanford Enterprises, Inc. | Royal Partners

Project Description: The applicant is proposing a two-story mixed-use building, which will be comprised of a ground floor commercial space (3,500 square feet) and two residential units on the second floor. The site will be served by surface parking lot.

Approval Standards: The UDC is an **approving body** on this request. The site is located in Urban Design District 2 ("UDD 2"), 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\(9\)](#).

Adopted Plans: The City's adopted Comprehensive Plan recommends the General Commercial (GC) land use category for the project site. General commercial areas are generally defined as areas that provide a wide range of retail goods and services. While these areas are generally not recommended for residential uses, such uses may be considered as part of a conditional use, especially in cases where there is adequate access to parks, transit and a walkable street network.

The project site is also within the Southwest Neighborhood Plan (the "Plan") planning area. Generally, the Plan recommendations identify goals for the Southwest Neighborhood, which specifically speak to increasing programs and services, as well as promoting economic opportunities and workforce development.

Zoning Related Information: The project site is zoned Commercial Corridor (CC). Within the mixed-use and commercial zoning districts there are general provisions related to building and site design that are intended to foster high-quality building and site design. Such standards are in [Section 28.060](#), and include requirements that speak to building and entrance orientation, façade articulation, door and window openings, and building materials, etc. Ultimately the Zoning Administrator will determine compliance with all applicable Zoning requirements.

Summary of Design Considerations

Planning Division staff requests that the UDC review the proposed development and provide feedback based on the above-referenced standards as it relates to the design considerations noted below.

- **Site Planning Considerations - Building Relationships.** As noted in the UDD 2 Building Relationships requirements, *"At the same time as relating to the site the new development shall take into consideration activities on adjacent properties with relation to...windows...height...and scale."* In addition, the same section includes a guideline stating, *"The relationship of any buildings to the public right-of-way should be completed in a manner that presents an attractive, properly located structure. The setbacks of the*

buildings should be irregular so as to give a variety in the line of sight as well as take advantage of views and topography.”

The project site location is highly visible given its location and topography. The site effectively has two frontages, one from the US HWY 12/18 on ramp and one from Seybold Road. In addition, the site's topography is such that it is higher than the street and adjacent development along S Gammon Road. Staff requests the UDC provide feedback on the proposed site plan, especially the building location and orientation, both as it relates to the street (both US HWY 12/18 and Seybold Road) and adjacent development.

- **Building Design and Composition.** UDD 2 Building Design guidelines and requirements general speak to utilizing natural colors and materials, screening mechanical elements, designing with a sensitivity to context, as well as incorporating articulation/modulation to break down large buildings and blank walls, and utilizing the same level of design on all side of a building. As proposed the building material palette primarily consists of fiber cement panels with metal accents. Staff requests the UDC provide feedback on the overall building design and composition.
- **Landscape.** UDD 2 Landscape and Screening requirements and guidelines generally speak to functionality, screening views along roadways, complementing architectural features, and the ability of proposed plan to screen throughout the year. In addition, given the project site's frontage on US HWY 12/18, consideration should be given to the density of landscape buffers, berming, fencing, plant height and species, etc. Staff requests the UDC feedback on the conceptual site plan and proposed landscape areas with regard to providing adequate screening and buffers.