



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6909 Odana Road
Application Type: Façade Alteration to a Previously Approved Conditional Use
Requesting Initial/Final Approval
Legistar File ID # 54432
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Meghan Strunk, KOMA architecture, Inver Grove Heights, MN

Project Description: The applicant is seeking approval of a façade alteration, updating the exterior façade and removing the mansard roofs to extend the exterior walls to create a flat roof appearance with capped parapets. The design also adds architectural panels and new fiber cementitious cladding materials. This requires approval of a conditional use alteration as defined in 28.183(8).

Project Schedule: This project is being referred to the Urban Design Commission by the UDC Secretary.

Approval Standards:

The UDC is an advisory body for this application.

The proposed project must meet design standards for building for a Planned Multi-Use Sites pursuant to Section 28.137(2)(e) of the Zoning Code, and the Conditional Use Standards of 28.183(6). When applying the requirements, the Urban Design Commission shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Summary of Design Considerations

The façade modifications are separate from the sign and include the following: replacing lower EIFS with brick panels at the base and cement panels at entries, changing the roof from a mansard style sloped roof to a parapet style with an orange EIFS perimeter band with lighting and adding vertical entry elements. The signage will be reviewed separately.

Conclusion and Recommendations

The Urban Design Commission shall review and comment related to the applicable standards, keeping in mind whether the modification will be compatible with the existing development context. Planning Division staff supports all changes with exception of the **orange parapet band with a light band**. Historically, projects on a multi-use site have been encouraged to create a harmonious façade appearance, limiting corporate colors to signage and avoiding corporate branding colors on the façade materials. In making their recommendation, staff requests that the Urban Design Commission give careful consideration to that element and include that as part of their formal recommendation on the alterations.