



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 6910 Seybold Road
Application Type: New Mixed-Use Building in Urban Design District (UDD) 2
UDC is 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 the construction of 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.

Project Schedule:

- The UDC received an Informational Presentation at their June 12, 2024, meeting.
- The UDC granted Initial Approval at their September 25, 2024, meeting. The Commission’s approval included conditions as noted below.
- The Plan Commission reviewed and subsequently approved this request at their October 7, 2024, meeting (Legistar File ID [84828](#)).

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\(9\)](#).

As noted above, at the September 25, 2024, meeting, the Commission granted Initial Approval of this item with conditions that generally spoke to rooftop mechanical screening, landscape, and window proportions. The Commission’s subsequent review and continued evaluation of this item should focus on whether those conditions have been addressed.

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.

Staff notes that as proposed, the Seybold Road storefront **does not** appear to be consistent some of these standards. The amount of spandrel glass in the storefront will need to be reduced to meet the maximum amount allowed, 20% as noted in the Zoning Code. Ultimately, the Zoning Administrator will determine compliance with the Zoning Code requirements as part of the Site Plan Review process.

Summary of Design Considerations

Staff requests the UDC's continued review and evaluation of the updated plans for consistency with the conditions of approval as outlined below. The UDC's role is to ensure that these previously established conditions are met. The UDC cannot waive or change these requirements.

- The parapet wall shall be reduced in height and a mechanical screen used to screen RTUs.

Staff believe this condition has been met; the parapet wall has been lowered about 2.5 feet. As noted on the Materials Board (sheet 22, plan sheet A9.1) the applicant is proposing a corrugated metal screen material.

- The landscape plan shall be revised to:
 - Show shredded bark mulch,
 - Relocate the canopy tree that is centrally located along the street side of the building that conflicts with the light pole, and
 - Incorporate plantings along the west property line as shown in the photometric plan.

Staff believes all of these conditions have been met.

- The applicant shall provide additional details (i.e. material cutsheet) for the proposed retaining walls.

Staff notes that additional information regarding the retaining wall materials are provided on sheets 22 (plan sheet A9.1, Material Board) and 24-27, which indicate that the wall is a Rockwood modular block product with a beveled edge in the Bluestone color.

- Adjust the window units to be located in the same module and to use the same proportions across windows.

Staff believes this condition has been met.

- The location of light fixtures mounted over solid canopies shall be relocated to a location that does not conflict with the canopy and the light fixture shall be more appropriate for the use and UDD.

While staff believes that this condition has been met by replacing the wall mounted fixtures that were mounted above the canopy with an under canopy fixture, there were also several other changes that resulted in new information being presented, including:

- *A new wall mounted wedge fixture mounted under the windows on the second floor, Fixture OW1. The more desirable location for fixture is likely above the doors on the west elevation.*
- *One new pole mounted fixture (OP1) was added at the northwest corner of the building. Staff notes that the mounting height of this fixture is 23 feet, where the building is 27 feet. Consideration should be given to a height that is more suitable for the context, and*
- *Two under canopy lights mounted on the north elevation where the residential unit entries are located.*

Staff notes that further evaluation of the lighting for compliance with MGO 29.36 will occur as part of the Site Plan Review process.

- The Commission would like to see a storefront elevation that is revised to meet the Zoning Code.

Staff notes that while this condition appears to have been met, the Zoning Administrator will compliance with the Zoning Code glazing requirements as part of the Site Plan Review.

Summary of UDC Initial Approval Comments and Discussion

As a reference, a summary of the UDC's discussion and questions from the September 25, 2024, Initial Approval are provided below.

Summary of Commission Discussion and Questions:

The Commission inquired about the plan discrepancies related to the retaining walls, landscaping, and signage shown on the plans as noted in the staff memo.

The Commission inquired about the modular retaining wall material. The applicant replied that it will be a concrete design block. The Commission noted they would like to see those details.

The Commission asked about the size of the fiber cement panels and whether the fasteners will be concealed. The applicant noted that they are going with a larger panel with a concealed fastener with painted reveals. The Commission confirmed that the horizontal reveals in the panels shown in the renderings on the east elevation would continue around the corner to the north elevation.

The Commission inquired about the parapet wall height and how that will relate to the screening of RTUs, noting that a mechanical screen may be required in addition to the parapet wall to effectively screen the RTUs, and if so, it may be beneficial to consider a screen material instead of a parapet wall. The applicant agreed that a mechanical screen could be used instead of a parapet wall, and they would be amenable to that change.

The Commission inquired about what trees are being removed, and whether there has been consideration to maintaining those proposed for removal. The applicant clarified that an existing cottonwood tree is proposed to be removed.

The Commission inquired about whether consideration was given to incorporating changes in plane where the two different fiber cement panels meet. The applicant noted that it is fairly coplanar, and that they could explore incorporating additional relief in this area.

The Commission noted that consideration should be given to maintaining the same datum lines with all canopies.

The Commission noted that overall, this is a nice composition for a small project, but the residential is a concern given the context, especially with regard to useable open space, and thinking about quality of life. With regard to landscape, the lighting plan was the one plan that showed planting along that west edge, and there should be something there. The overall plant palette is good. The large deciduous tree in the front center of the street side of the site directly conflicts with a light pole and is located in a narrow space. The location should be changed. The planting beds should receive shredded bark mulch.

The Commission discussed the windows in the residential portion of the building, mullion depths, operability, and their lack of consistency across all elevations. The Secretary noted that the Zoning Administrator will ultimately make the call on whether or not the spandrel glass along the first-floor elevation meets the Zoning Code requirement for the maximum amount of spandrel; if it does not meet those requirements, it will need to be reduced.

The Commission noted that the light fixtures are utilitarian, and their locations could use another review as they conflict with solid canopies.

Action

On a motion by von Below, seconded by Klehr, the Urban Design Commission **GRANTED INITIAL APPROVAL** with the following conditions:

- The parapet wall shall be reduced in height and a mechanical screen used to screen RTUs.
- The landscape plan shall be revised to:
 - Show shredded bark mulch,
 - Relocate the canopy tree that is centrally located along the street side of the building that conflicts with the light pole, and
 - Incorporate plantings along the west property line as shown in the photometric plan.
- The applicant shall provide additional details (i.e. material cutsheet) for the proposed retaining walls.
- Adjust the window units to be located in the same module and to use the same proportions across windows.
- The location of light fixtures mounted over solid canopies shall be relocated to a location that does not conflict with the canopy and the light fixture shall be more appropriate for the use and UDD.
- The Commission would like to see a storefront elevation that is revised to meet the Zoning Code.

The motion was passed on a unanimous vote of (6-0).