



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3706 S Dutch Mill Road
Application Type: New Construction in UDD No. 1 – Initial/Final Approval is Requested
Legistar File ID # [66690](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Casey Concrete, Curtain Concrete | Adam Ryan, Quam Engineering, LLC

Project Description: The applicant is seeking Initial/Final Approval for the construction of a new 6,750 square-foot shop building for a concrete business. The proposed building will be wood-framed with cultured stone veneer and steel ribbed metal siding and roof. No signage or lighting is proposed for the building.

Project Schedule:

- The UDC received an Informational Presentation on September 1, 2021.
- The proposed use is a permitted use and will not require Plan Commission review for the proposed development
- The applicant has submitted a Land Use Application for an after-the-fact Demolition Permit for the demolition of the building that once stood on the project site. Prior to approval of any building permits related to the subject application, the Demolition Permit review and approval process will need to be completed.

Approval Standards: The UDC is an **approving body** as the project site is located within Urban Design District No. 1 (“UDD 1”), which requires that the Urban Design Commission (“UDC”) review the proposed project using the design requirements and guidelines of [Section 33.24\(8\)](#).

Adopted Plans: The project site is also located with the [Marsh Neighborhood Development Plan](#) (the “Plan”) planning area. The Plan recommends industrial land uses for the project site. While not applicable to the project site because it is not adjacent to or near residential development, the Plan notes that adequate landscaped buffer strips shall be provided for residential areas located within or adjacent to the industrial area. Such buffers shall be reviewed/approved by the UDC.

Summary of Design Considerations

Planning Division staff requests that the UDC provides findings and base their decision on the requirements and guidelines of UDD 1.

- **Landscape Plan.** Overall, the landscape plan is minimalistic in nature, comprised primarily of trees and shrubs. Consideration should be given to utilizing a plant palette that provides for year-round color and texture, as well as layering. Staff requests UDC feedback on the overall plant list and quantities.
- **Building Design and Material Considerations.** The building material palette primarily consists of metal panel and a split face CMU veneer. Among the design considerations, staff notes that the Building Design Requirements of UDD 1, specifically subsection 33.24(8)(6)(a)(v), states that: *“Metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit.”* While metal

cladding and accents have been approved in this part of UDD 1, staff requests that the UDC make findings regarding the proposed material palette's consistency with UDD 1 requirements.

Summary of UDC Informational Presentation Comments

Staff refers the Commission to their comments from the September 12, 2021, Informational Presentation:

- Regarding the masonry at the bottom, this is not a rustic building; I suggest burnished 8 x 16 CMU, it's not as rustic but is as durable and probably less expensive. May not do as well with moisture and salt as concrete block.
- I think this is something I've seen at Menard's, which would lead me to indicate it's probably more suited for residential applications than commercial applications. It doesn't seem like what you would choose for a building like this. My bigger question is you have it on the front facing the street, but I'm not getting any rhyme or reason as to how it wraps around the south elevation and arbitrarily stops where it transitions to a horizontal steel finish. This is in a UDD and we seem to have taken to giving applicants a pass on materials, but this type of stone is confusing me as to what it's supposed to be, its durability and where it stops and starts on the building.
- I would want to see some type of site circulation. Wonder what's going to happen with the rest of the site, is there a wraparound drive, how will that all work? Next time around we'd expect some landscaping at least in the front of the building.
- I agree with the stone, I'd pitch that and do a burnished block base. The steel rib siding horizontally, try to stay consistent all the way around the building. That siding almost appears like a lap siding which is really foreign to that building. Keep it simple, you don't need to dress it up so much. Consider adding larger windows to the clerestories for more daylighting. Maybe line the windows up a little bit better between the top and bottom. Would also like to see a picture of the vertical steel rib siding next time.
- Landscaping is a blank slate at this point. Consider less so trying to pretty up the front or wherever it's required and more so consider what small landscape additions could contribute to ecology: pollinator plants, shade trees that shape the hardscape.
- Keep it simple: the fewer materials and fewer colors the better. A nice clean metal building with really good landscaping will be appreciated by the Commission.