

PLANNING DIVISION INFORMATIONAL PRESENTATION January 27, 2016

PREPARED FOR THE URBAN DESIGN COMMISSION



Project Address: 4814 Freedom Ring Rd. (District 16- Ald. DeMarb)

Application Type: Informational Presentation

Legistar File ID # [41246](#)

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This proposal is being presented as an INFORMATIONAL ITEM for the initial review and consideration of the Urban Design Commission (UDC). Once a land use application is submitted, the applicant will be returning to UDC for an advisory recommendation to Plan Commission. A full summary report will be prepared as part of the formal application process.

The development proposal includes the construction of a multi-tenant commercial building, including a gas station with convenience store, and restaurant and office uses on an approximately 1.1-acre site zoned Neighborhood Mixed-Use (NMU).

The following design related key issues have been identified for the consideration of the UDC as part of their initial review.

Key Issues:

- Overall amount of impervious area as a result of wide drive aisles and excess parking.
- Screening and landscaping, especially as it relates to providing an adequate buffer between the adjacent residential development and the proposed use.
- Site lighting, especially as it relates to limiting light trespass.
- Building design, especially as it relates to creating an active streetscape on both street frontages:
 - Materials palette,
 - Design of street-facing facades,
 - Building corner presence, and
 - Building entrance orientation.