



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 4801 Annamark Drive
Application Type: Exterior Modifications to an Existing Building in a Planned Multi-Use Site
UDC is an Advisory Body
Legistar File ID #: [85373](#)
Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Tanner Williams, Bird Dog Hospitality, LLC

Project Description: The applicant is proposing to paint the existing masonry, including street facing elevations, as well as balcony alcoves and the porte-cochere.

Approval Standards: The UDC is an **advisory body** on this request. [Section 28.137\(2\)\(e\)](#) of the Zoning Code requires that a planned multi-use site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area that is designed or intended for retail use or for hotel or motel use, shall require conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission. This application is currently being considered as an administrative amendment, not requiring Plan Commission review, pending the advisory recommendation from the Urban Design Commission. As such, the UDC is advisory to the Director of Planning (MGO 20.098(6)).

Pursuant to MGO [Section 33.24\(4\)\(f\)](#), *“Proposals for additions, exterior building alterations, or site alterations to existing structures currently used for, or originally designed to accommodate, a retail development that has a floor area of forty thousand (40,000) square feet or more shall be approved pursuant to the applicable ordinances relating to the alteration of approved projects and shall comply with these requirements to the extent possible, given the constraints of the existing sites and structures.”*

Project Background: This project is coming before the UDC in an effort to avoid a Building Inspection compliance case. The building as it exists today has already been painted. With the goal of complying with the required review and approval processes, the applicant team has been actively working with staff to obtain UDC approval.

Staff notes that the UDC is not under any obligation to approve the proposed modifications. The role of the Commission is to determine whether the proposed exterior modifications are consistent with the approval standards as noted above. The applicant team is aware of the possibility that the building may need to be repainted to be restored to the original approval condition, or that additional painting may need to be done to address UDC’s concerns.

Adopted Plan Recommendations: The [Greater East Towne Area Plan](#) (2022) includes general design guidelines, but does not include specific recommendations related to painting or color considerations.

Summary of Design Considerations

Staff recommends that the UDC provide feedback and make findings on the proposal regarding the aforementioned standards as it relates to the design considerations noted below.

- **Building Design and Composition.** As reflected in the application materials, paint has been applied to various elevations and details across the building, including balcony insets, masonry walls, and the porte-cochere, etc. Staff requests the UDC's feedback and findings of the impacts of the proposed painting on the building design and composition.
- **Materials.** As noted in the application materials, the paint is applied directly on the masonry surfaces. The painting of unpainted masonry has commonly been referred to UDC for their review. As part of the installation process, as noted in the Letter of Intent, a primer will be used, as well as latex exterior paint (Sherwin Williams brand). Staff requests the UDC's feedback and findings related to the proposed materials.