Project Address:	**6831 Odana Road**
Application Type:	Planned Multi-Use Site Alteration – Final Approval is Requested
Legistar File ID #	68352
Prepared By:	Kevin Firchow, Acting UDC Secretary

Background Information

Applicant | Contact: Lauren Downing, Arc Design Resources, Inc. | Aby Mohamed, Aby Groups | David Israel, Westland Plaza, LLC

Project Description: The applicant is seeking final approval for an alteration to an existing Planned Multi-Use Site to convert an existing surface parking area into a new single-story, 2,984 square foot restaurant with drive-up service window.

Project Schedule:
- The Plan Commission is scheduled to review this proposal on January 10, 2022.
- The proposed signage package will return to the UDC for formal approval in the future.

Approval Standards: The UDC is an **advisory** body on this request. The site is located in the Commercial Center (CC) zoning district and it is part of a Planned Multi-Use Site. Section 28.137(2)(e) of the Zoning Code states 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 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. While the proposed building, itself, does not meet this criteria, this review is required based on the existing development elsewhere on the zoning lot. Staff note that the Conditional Use standards, that will be used by the Plan Commission to evaluate this request includes the following design-related standard, "When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district."

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC provide findings and recommendations related to the aforementioned Planned Development standards, as required by the Zoning Code.

As a reference, staff is including an overall aerial photo (right) of the entire shopping center for the Commission's reference. The subject site highlighted in yellow.

Summary of Design Considerations

As part of their advisory opinion, staff requests that the UDC include feedback related to the following design-related elements:

- **Plan Consistency and Building Height.** The Plan Commission will ultimately need to evaluate plan consistency considerations as they relate to the applicable conditional use standards. Staff notes that the Comprehensive Plan recommends building heights of at least two stories and the recently adopted Odana Area Plan recommends heights between 2-6 stories in this area. Other design-related considerations recommend restricting the use of EIFS, avoiding building material changes in the same plane, avoiding blank street-facing walls, screening parking, and designing building entrances as a façade's focal point. Plans also show planned future street connections through this property, though the proposed plans do not appear to in conflict with that conceptual alignment.

- **Primary Façade Materials / Use of EIFS.** In this zoning district, the code limits the use of EIFS as an accent material and as a material that can only be used at the top of buildings. Further, it is further restricted to not be allowed within three feet of grade. Portions of the "rear," "left," and "right" elevation drawings show EIFS fields. Zoning will determine compliance with this standard and there is no "waiver" that UDC can grant. Staff advises the UDC to provide comments on possible alternative materials that may be an acceptable alternative if/where not allowed by code.