



**Agenda Item #:** 4

**Project Title:** 3915 Lien Road - New Two-Story Building with Drive-Thru in Urban Design District (UDD) 5. (District 3)

**Legistar File ID #:** 86494

**Members Present:** Shane Bernau, Chair; Jessica Klehr, Harry Graham, David McLean, Rafeeq Asad, and Davy Mayer

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Summary

At its meeting of April 30, 2025, the Urban Design Commission **GRANTED FINAL APPROVAL** of a new two-story building with drive-thru in UDD 5 located at 3915 Lien Road. Registered and speaking in support was Mylena Oliveira. Registered in support and available to answer questions were RYANNE SASS, CASEY SCHOLZ, and SAMANTHA LURVEY.

### Summary of Commission Discussion and Questions:

The Commission asked about the TOD Overlay requirements (width of lanes, and all drive-thru windows needing to be under buildings). The Secretary explained the TOD Overlay requirements regarding the second story and that a variance is not likely to be approved due to the criteria being hardship based. The Assistant Zoning Administrator noted that these changes can be approved administratively as part of the Site Plan Review process.

The Commission confirmed that if the top floor is extended to meet the TOD Overlay requirements, that the canopy would also be extended, to reflect the current relationship between the canopy and second floor, so that the two are not coplanar. The applicant noted that that would be the case.

The Commission noted that the window openings do not align between the top and bottom floors, consistent rhythm and organization. It could be better to align the windows. The purity of the blue shape is lost now that the columns under the overhang are also blue. Returning the columns back to a darker color should be considered.

The Commission appreciated address of their comments, particularly pedestrian connectivity, and site space around the building footprint, as well as reducing the pavement in the drive lanes. Ultimately, the Commission noted that they would defer to Traffic Engineering staff on lane width requirements.

## Action

On a motion by Asad, seconded by Graham, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion included the following conditions:

- The windows on the top and bottom floors shall be aligned.
- The columns located under the drive-thru canopy and the canopies located above building entries shall be returned to their original darker color to fade into the background.
- The applicant shall continue to work with Traffic Engineering staff to make refinements to minimize the drive-thru lane width as much as possible.

- In making adjustments to meet the TOD Overlay requirements, the second floor and the canopy shall be adjusted to maintain a change in plane between the two elements.
- Further review and approval can be completed administratively, including the lighting.

The motion was passed on a unanimous vote of (5-0).