



Agenda Item #: 7

Project Title: 53 West Towne Mall - Planned Multi-Use Site, New Two-Story Commercial Building with Double Drive-Thru. (District 9)

Legistar File ID #: 89441

Members Present: Shane Bernau, Chair; Rafeeq Asad, Jessica Klehr, Anina Mbilinyi, Nicholas Hellrood, David McLean

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of September 17, 2025, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE** a new two-story commercial building with double drive-thru located at 53 West Towne Mall. Registered and speaking in support were Mylena Oliveira, and Rynne Sass. Registered in support and available to answer questions were Addison Bliss, Alex Muhl, and Samantha Lurvey. Registered in opposition but not wishing to speak was Nicholas Davies.

Summary of Commission Discussion and Questions:

The Commission inquired if this is similar to what was seen at the east side location. The Commission inquired about the proposed sign size facing S Gammon Road. The Secretary noted it will come back to UDC if it is not code compliant.

The Commission asked about stormwater management. The development is underneath the threshold of new stormwater management, and will be tying into the existing West Towne system. It is an existing parking lot being paved over.

The Commission inquired about the drive-thru lane widths and opportunities to minimize paving. The applicant noted that there are options for narrowing the site entrance and exits on the site to gain back greenspace, as well as the bulb on the south side, to make things more of a one-way.

The Commission inquired about whether the drive-thru lanes could be reduced until around the bend moving south. The applicant noted this layout contains all operations on the site, including queuing. They could reduce the striping between lanes.

The Commission inquired about the pedestrian curb ramp, and if it matches up with anything across from the site. The applicant noted that it aligns with the existing pedestrian pathways. The Secretary noted that Traffic Engineering will ultimately be reviewing this.

Action

On a motion by Klehr, seconded by McLean, the Urban Design Commission made an advisory recommendation to the Plan Commission to **APPROVE**, with the following conditions:

- The paving shall be minimized as much as possible,

- The landscape plan shall be reviewed to replace the Stella D'Oro day lilies with an alternative species of perennial or day lily.
- The continued review can be completed administratively.

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