



PREPARED FOR THE URBAN DESIGN COMMISSION

**Project Address:** 3326 Agriculture Drive  
**Application Type:** New Construction (Addition) in Urban Design District (UDD) No. 1  
Initial/Final Approval is Requested  
**Legistar File ID #:** [71615](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Josh Myers, Shive-Hattery | Eric Hohol, Danisco USA, Inc.

**Project Description:** The applicant is seeking Initial/Final Approval for an addition to an existing manufacturing building. The site consists of two buildings; the proposed addition is for the south wall of the south building to enable continued expansion.

**Approval Standards:** The project site is located within Urban Design District No. 1. As such, the Urban Design Commission (UDC) is an **approving body** on this request. The UDC shall review the proposed project using the design standards and guidelines for that district in [Section 33.24\(8\)](#), MGO.

## Summary of Design Considerations

Planning Division staff recommends that the UDC review the development proposal and make findings based on the requirements and guidelines of UDD 1, including those related to the following design consideration:

- **Landscape Plan.** As noted on the landscape plan, the proposed frontage landscaping includes a combination of primarily deciduous trees and shrubs. As noted in UDD 1, *Parking and Service Areas, Screening*, provisions are included to ensure adequate year-round screening of parking and service areas. Staff request's the Commission's review and findings on the proposed landscape plan as it relates to:
  - Plant height and spacing, both at the time of planting and at maturity,
  - Plant quantity and density, and
  - Plant species.
- **Lighting.** Section 2 of this UDD include the UDC's lighting considerations. The photometric plan appears to have potential inconsistencies with the City's Outdoor Lighting requirements (Section 10.085, MGO) for low level of activity areas and associated driveways (maximum 1.0 footcandles), general parking areas (maximum 1.5 footcandles), and maximum uniformity ratio (5:1). As a potential code compliance issue, the applicant is advised that an updated photometric plan, consistent with MGO Section 10.085, will be required to be submitted for review and approval prior to permitting.
- **Building Materials.** The building addition material palette consists of metal panel. It is worth noting that the existing building appears to also be clad in a metal panel system. Staff notes that UDD 1, *Building Design Requirement 6(a)(v)* states that: "Metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit." While metal cladding and accents have been approved in UDD 1, staff requests that the UDC make findings regarding the proposed material palette's consistency with UDD 1 requirements.