



Agenda Item #: 2

Project Title: 6853 McKee Road (aka 6728 Mader Drive) - Planned Development-Specific Implementation Plan (PD-SIP)

Legistar File ID #: 77465

Members Present: Cliff Goodhart, Chair; Jessica Klehr, Shane Bernau, Rafeeq Asad, Marsha Rummel, Wendy Von Below, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of November 1, 2023, the Urban Design Commission **GRANTED FINAL APPROVAL** of a Planned Development-Specific Implementation Plan (PD-SIP) located at 6853 McKee Road. Registered and speaking in support was Brad Koning. Registered in support and available to answer questions was Roman Ryan.

The applicant provided a brief project background and overview of the building design progression, including changes being made to trim, the height of the stone, application of consistent windows, and increasing the annuals, etc. With regard to the second floor windows, the space is predominantly storage or potentially future office, primarily unused space. A horizontal accent band was also added to provide separation between second floor and first floor activities. It also provided the opportunity to use more variation in stucco colors. The stone was lowered around the entire building to be more of a sill. The stone was also added to the gable roof entry elements to really give it a presence and focus the attention and the stone height was regulated between the windows. With regard to the roof proportions, the roof was raised slightly to provide some additional height inside the east side of the building. The color of the fascia was also added, a sophistication to detail was added to the design. Vertical landscaping elements were added in some of the areas where windows were not possible due to interior function. The landscape plan includes an increased number of perennials at the building foundation near the entrance, additional North Pole arborvitae on the east and west sides of the parking lot entrance, a change in the landscape note to use all bark mulch and include mulch for the trees along Golden Copper Lane, and a shift in the trees along McKee Road to provide more room for plant growth.

The Commission discussed the following:

- This is a much improved project, all of the boxes have been checked. I believe the landscape criteria have been met. There were no lighting concerns in the report that I can see. Window sizes, proportions, locations of stone versus stucco; great improvement.
- You may want a little more breathing room for the McKee side entry with the arborvitae being tight right there.

Action

On a motion by Bernau, seconded by Von Below, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a unanimous vote of (7-0).