



**Project Address:** 4621 Dutch Mill Road & 4701 Ellestad Drive  
**Application Type:** Building Addition in Urban Design District (UDD) 1  
UDC is an Approving Body  
**Legistar File ID #:** [82362](#)  
**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Dave Phillips, Bayland Buildings, Inc. | Jeffrey Miller, Kelbe Brothers Equipment

**Project Description:** The applicant is proposing a 4,500 square foot addition to the existing building, repair of the parking lot, and modifications to the outside storage area.

### Project Background:

- At their February 15, 2024, meeting, the Zoning Board of Adjustment granted a variance to allow outdoor storage to be located between the principal building and the abutting street (Dutch Mill Road and Ellestad Drive). As part of that approval, the outdoor storage area is required to be screened from all streets and residential uses (Legistar File ID [81873](#)).

**Approval Standards:** The UDC is an **approving body** on this request. The site is located in Urban Design District 1 ("UDD 1"), which requires that the Urban Design Commission review the proposed project using the design standards and guidelines for that district in MGO Section 33.24(8).

## Summary of Design Considerations

Staff recommends that the UDC review the development proposal, provide feedback and make findings regarding the aforementioned standards related to the items noted below:

- Building Design and Composition.** UDD 1 Building Design guidelines and requirements generally speak to designing additions to relate to the existing building in terms of scale, materials, textures and color, minimizing blank wall expanses, and utilizing a similar level of design across all elevations.

Staff requests the UDC's feedback and findings on the overall building design and composition, especially the transition between the existing building and proposed addition and breaking down blank wall expanses.

- Building Materials.** As noted in the plans, the proposed material palette is primarily comprised do metal siding and masonry veneer where the existing building is primarily clad in masonry with metal accents.

UDD 1 Building Design requirements state that *"Materials and colors shall be durable, low maintenance, and harmonious with each other and with other buildings in the neighborhood,"* and that *"Metal shall not be used as an exterior material for building, except as an integral part of a design of exceptional merit."*

Staff requests the UDC's feedback and findings related to the building materials and their consistency with the UDD 1 requirements.

- **Landscaping and Screening.** UDD 1 Landscape guidelines and requirements generally speak to utilizing landscape in both a functional and aesthetic manner, including providing year-round screening for unattractive features, framing views, complementing architectural massing, utilizing native plant varieties, and breaking down blank walls.

It is unclear in the plans which extents of the existing fence is being removed and/or replaced. As noted in the plans and Letter of Intent, a "Powder Coated Fence w/Vision Slats" is proposed, however a fence detail was not provided that indicates the fence material or height. UDD 1 screening guidelines notes that metal fencing or diamond mesh are not acceptable fence materials.

Staff request the UDC's feedback and findings related to fencing and landscape, especially as it relates to providing adequate, year-round screening, as well as fence details and materials.