



Department of Planning & Community & Economic Development

Planning Division

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TO: Urban Design Commission
FROM: Janine Glaeser, UDC Secretary
DATE: February 21, 2018
SUBJECT: ID 49613 – 2155 Rimrock Road - Planned Multi-Use Site,
Development of a "Home 2 Suites Hotel." 14th Ald. Dist.

The applicant, Josh Wilcox of GBA Architecture & Design, is before the Urban Design Commission requesting Initial/Final Approval of their Hotel. UDC approval is required for all requests for a Planned Multi-Use development

Schedule:

UDC received an informational presentation on December 6, 2018. *(Report attached)*
Plan Commission will review on March 5, 2018
Common Council March 20, 2018 (CSM)

Approval Standards

The Urban Design Commission is advisory on this request to the Plan Commission. Section 28.137(2) (e) states " A planned multi-use site containing more than forty thousand (40,000) square feet of floor area and where twenty-five thousand (25,000) square feet of floor area is designed or intended for retail use or for hotel or motel use, shall require conditional use approval following a recommendation on the design of any specific proposal by the Urban Design Commission. As a conditional use, the Plan Commission must find the following design-related standard met "The Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation."

Design Considerations and Plan Consistency

The Planning Division requests the UDC consider the following points in making their recommendation to the Plan Commission:

- Confirm whether the revisions address previously raised UDC comments including those regarding materials and articulation.
- Provide feedback on "beacon" feature and end elevations, which are anticipated to be highly visible, and the appropriateness of their articulation.

Conclusion

The Urban Design Commission shall provide a design recommendation to the Plan Commission.