



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 2161 Rimrock Road
Application Type: Planned Multi-Use Site – Initial/Final Approval is Requested
Legistar File ID # 55694
Prepared By: Janine Glaeser, Planning Division

Background Information

Applicant | Contact: Josh Wilcox, GBA Architecture Design

Project Description: The applicant is seeking approval for an alteration to an existing conditional use to develop two new retail buildings at this location. The total gross area of the new buildings is 9,128 square feet (Building A: 5,300 square feet, Building B: 3,600 square feet).

Project Schedule: The Plan Commission is scheduled to review a conditional use for the Multi-Use Site and other requests for this site on **June 24, 2019**.

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 commend and recommendation.”

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC consider the following points in making their recommendation to the Plan Commission. For reference, the UDC approved a new hotel on this Multi-Use Site at 2155 Rimrock Road on February 21, 2018.

- Consider existing Rimrock area context and how it relates to the new developments.
- Study the relationship of building massing and materials of proposed retail to the existing hotel.
- Review landscaping and parking layout as they impact site circulation and heat island effects.

Staff further note that the proposal will also need to be revised to meet the following Zoning Code requirements:

- Extend the height of both buildings to a minimum of 22 feet high. In the Suburban Employment district, the minimum building height is 22 feet measured to the building cornice.
- Modify Building B so that it is better oriented to Rimrock Rd. The building front shall be oriented to the primary street.