PLANNING DIVISION STAFF REPORT   June 26, 2019

PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address:	2201 Zeier Road
Application Type:	Façade Alteration/Conditional Use Alteration
	Final Approval is requested
Legistar File ID #	55697
Prepared By:	Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: John Taylor, Callaway Architecture

Project Description: Alteration to an approved conditional use, the applicant is seeking approval complete an adaptive re-use to incorporate its own merchandising brand at the former Shopko store.

Project Schedule: The UDC granted Initial Approval at the May 29, 2019 meeting. (see attached report)

Approval Standards:
The UDC is an advisory body for this application. The site is located in the Commercial Center (CC) zoning district and it is part of a Large Retail Development which requires that the Urban Design Commission to review the proposed alteration project using the design standards and guidelines for Large Retail Developments.

Summary of Design Considerations

In order to approve, the proposed project must be found to meet the design standards for building alterations in a Large Retail Development pursuant to Section 33.24(4)(f) and Planned Multi-Use Sites pursuant to Section 28.137(2)(e) of the Zoning Code. When applying the requirements, the Urban Design Commission shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Conclusion and Recommendations

Staff recommends that UDC review and comment based on the Large Retail Development and Planned Multi-Use Sites and refer to the report from the May 29, 2019 meeting.

The following items were previously raised by the Urban Design Commission at their May 29, 2019 meeting:

- Return with a landscape plan for the former garden center showing restoration of trees and tree islands that would have been required for approval when the center was new.
- Provide standard EIFS six-feet above the ground and high impact EIFS material at the base of new façade entry details.