

PLANNING DIVISION STAFF REPORT

April 29, 2020



PREPARED FOR THE URBAN DESIGN COMMISSION

Project Address: 3606 Marsh Road
Application Type: New Commercial Development in UDD No. 1
Initial/Final Approval is Requested
Legistar File ID # [59922](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: Tim Thorson, Royal Oak & Associates/Jim Jordan

Project Description: The applicant is seeking final approval for site improvements and the construction of a new 4,368 square foot storage building on the north portion of the site that is adjacent to existing metal buildings on a previously developed industrial lot in UDD 1. The project proposes to construct a new one story metal building facility for small contractors to store their materials for their offsite projects, a similar use to the existing building on site.

Project Schedule:

- Development team would like to start construction this year.

Approval Standards:

The UDC is an **approving body** for sites within an Urban Design District. The development site is within Urban Design District 1 ("UDD 1"), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of Section 33.24(8). In reviewing plans for development in the district, the Urban Design Commission shall consider in each case those of the following requirements and guidelines as may be appropriate. In addition, when applying the requirements and guidelines, the Urban Design Commission and staff shall consider relevant design recommendations in any element of the City's Master Plan or other adopted City plans.

Summary of Design Considerations and Recommendations

Planning Division staff requests that the UDC review the project against the requirements & guidelines UDD 1 and provide comments related to the exterior design and appearance of the new building and how it relates to the existing industrial context as well as views from the Beltline Highway. Staff notes that Building Design Requirement 6v states that metal shall not be used as an exterior material for building, except as integral part of a design of exceptional merit. Staff request that UDC make findings related to this requirement, noting any site, context, and use-related considerations. Staff further note that the site is planned and zoned for industrial uses. Finally, staff note that there is an existing billboard on the site that will remain to the north of the proposed building.

Staff also recommends the UDC provide comments on the site improvements, including stormwater, grading, and landscape updates. Note that the applicant states that there will be minimal grading and a new landscape plantings that will include three new Celebration Maple trees and shrubs along the W. Beltline Highway side of the building.