



Project Address: 1649 Thierer Road
Application Type: Commercial Building in a Planned Multi-Use Site – Initial/Final Approval is Requested
Legistar File ID # [60619](#)
Prepared By: Janine Glaeser, UDC Secretary

Background Information

Applicant | Contact: John Bieno, TJK Design Build, Inc.

Project Description: The applicant is seeking initial/final approval for a new one-story, 2,600 square foot commercial building within the current parking area of an existing large retail Planned Multi-Use Site.

Project Schedule:

- The Plan Commission will review this proposal on July 27, 2020.

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 provide comment on the recommendations for the site plan, landscape plan, and exterior design & appearance of all principal buildings and their relationship to the larger multi-use site context.

- Consider existing Thierer Road/Lien Road area context and the relationship of the proposed building massing & materials to the existing East Pointe Plaza.
- Consider proposed building relationship to Thierer road and activation of the street.
- Study the vehicular and pedestrian site access from Thierer Road.
- Review landscaping and parking layout as they impact site circulation and heat island effects.