

MEMO

TO: City Council
Planning Commission

FROM: Aimee Nassif, AICP, Deputy Director of Development
Adair Bright, AICP, Senior Planner

DATE: April 22, 2025

RE: Architecture and Building Requirements – Project Update

Work has been underway with City Staff along with our Consultant, Confluence, Inc., on developing new architecture and building design requirements for incorporation into the Unified Development Ordinance (UDO). The goal with this project is to create a set of architecture standards that reflect the City's desire for quality growth and development, while remaining a place of choice for developers to do business and avoiding rigid regulations.

This second joint session is being held with the City Council and Planning Commission to review draft language pertaining to building design requirements and building materials. Our goal with this meeting is to obtain your input on draft language, answer questions, and share next steps for this project.

Collaboration with Stakeholders

Collaboration with our partners is key to the success of this project. Since beginning this work, we have had the following engagement sessions with various community stakeholders:



Draft Documents

Included in this meeting packet are several draft documents which are the focus areas that will become the Architecture and Building Design section of the UDO.

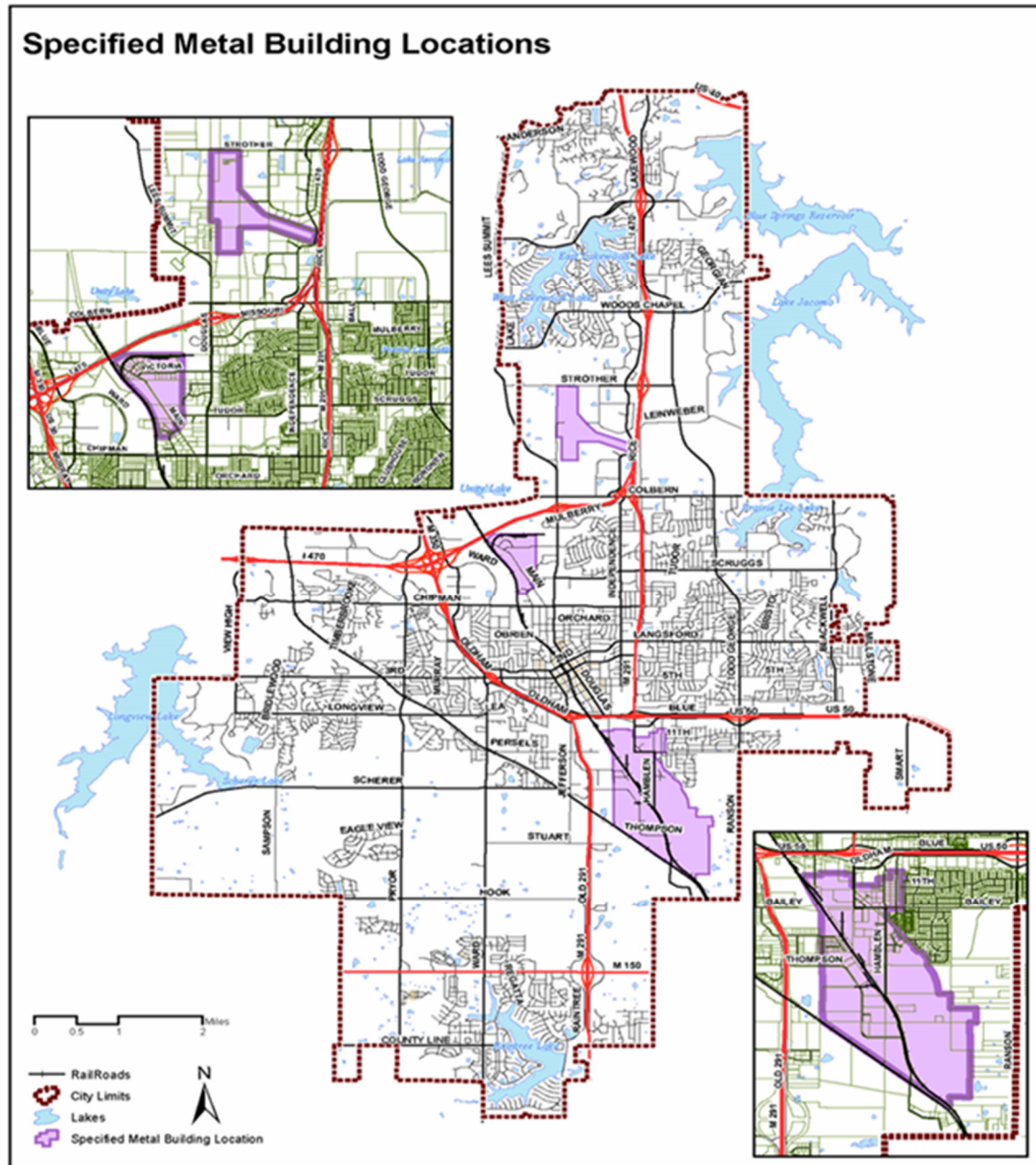
- 1) Exterior Building Materials. The existing UDO does not contain much information in terms of building materials and what materials are identified as appropriate for use on primary facades, secondary facades, or as trim. To address this, a classification table has been developed which will provide clarity and transparency to developers on desired materials. This also helps to ensure that a mix of materials are used which leads to a higher quality development in terms of architectural interest and durability.
- 2) Standards by Building Type. The existing UDO places design requirements on a building based on which district they are zoned to, instead of by building type. To address building design concerns appropriately, draft language now focuses on the building type (i.e. commercial, civic, office, industrial, residential). Design requirements are included to address such items as wall and roof articulation, entryways, and material classifications to be used. One item to note is there are also recommendations for buildings located within the area known as the “metal building area”. This map area was removed from the UDO in December 2024 as a temporary measure to address the consistent modifications that were needed for applicants. Staff is recommending modified architecture requirements for buildings in this area.

A copy of this map is provided at the end of this memo.

Next Steps

Draft documents will be updated to incorporate input from this meeting as well as other updates in progress with staff. Once completed, a draft will be shared with community stakeholders to obtain additional feedback from individuals involved in the initial interviews, the Home Builder’s Association, and others that have reached out since that time requesting to participate.

The architecture and design requirements underway pertain to the exterior design of buildings. We do understand there are additional desires to look into and possibly enhance site design standards as well such as landscaping and parking areas. We have been keeping track of those requests and will continue to do so for future UDO updates.



(Planning) - Metal Building Area for I-476 and I-490