

## MEMO

To: City Council  
From: Hector Soto, Jr., AICP, Senior Planner  
CC: File  
Date: May 26, 2026  
Re: Application #PL2026-070 - PRELIMINARY DEVELOPMENT PLAN - The Rush Funplex, Lots 1-3, 900 NW Ward Rd; Rush Funplex, applicant

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Following the applicant's and staff's presentations during the Planning Commission public hearing held on May 14, 2026, the Planning Commission had discussion related to the applicant's modification request to the clear glass fenestration requirement along the street-facing (east) building elevation of the proposed The Rush Funplex building. The applicant's request is to significantly reduce the amount of clear glass along the east building elevation due to the practical conflict it presents to have clear glass openings when weighed against the needs of the building's interior use of space and operation. In lieu of meeting the clear glass fenestration requirement along the east building façade, the Planning Commission added a condition of approval directing the applicant to work with staff prior to the City Council to seek opportunities to employ other architectural design elements or embellishments on all sides of the building to provide a cohesive design.

In response to the Planning Commission's direction, the applicant has provided a design alternative in their slide presentation for the east building elevation facing NW Ward Rd that adds more clear glass storefront treatment to the northeast building corner; alters the design of the east façade wall panels to create a larger central panel to serve as a focal point for a wall sign; and adds some additional lighting treatment. It should be noted that while the applicant has presented a design alternative in response to Planning Commission comments that they are amenable to construct, the applicant's preferred architectural design option is the original version presented to the Planning Commission on May 14, 2026.

**Original East Building Elevation**



*Figure 1 - Rendering of original east elevation architectural design.*

**Revised East Building Elevation**



*Figure 2 - Rendering of revised east elevation architectural design.*



*Figure 3 – Night view of rendering of revised east elevation architectural design.*

## Recommendations

1. A modification shall be granted to the minimum 50% clear glass fenestration requirement for the pedestrian view zone along the street-facing facade of a building, to allow 1.67% clear glass fenestration for the pedestrian view zone along the east building façade facing NW Ward Rd.
2. Development shall be in accordance with the preliminary development plan dated April 14, 2026, and building elevations contained therein.
3. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated April 27, 2026.
4. The architect and staff will continue to work together to develop a cohesive building architecture on all sides of the building. **(added by Planning Commission)**

Should the City Council choose to follow the Planning Commission's recommendation to require additional architectural treatment in response to the modification request for the east façade of The Rush Funplex building, staff proposes the following alternate language to Condition #2:

Alternate Condition #2: Development shall be in accordance with the preliminary development plan dated April 14, 2026, and the building elevations contained therein, except that the east façade of The Rush Funplex building shall follow the design alternate presented to City Council on June 2, 2026.