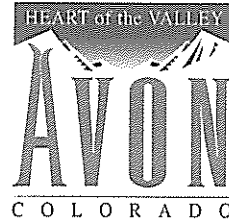


# Memo



**To:** Planning and Zoning Commissioners

**Thru:** Matthew R. Gennett, AICP, Planning Manager

**From:** Matt Pielsticker, Planner II

**Date:** January 19, 2010 Regular Meeting

**Re:** Timeshare East, Riverfront Subdivision  
Work Session

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## **Introduction:**

Scheduled for review at the January 19, 2010 Work Session of the Planning & Zoning Commission is a new design concepts for the Timeshare East project. Following review of the Final Design plans at the December 15, 2009 meeting, the Commission tabled action on the design.

After expressing a number of concerns with the design of the building, Staff was directed to set up a Work Session with the applicant's architect to explore new design options. The goal of this review is to flush the Commission's design concerns by looking at new (revised) conceptual drawings to guide the architect in the appropriate direction.

It became clear at the December 15, 2009 meeting that further development of the design plans is required prior to a Final Design approval by the Planning and Zoning Commission, particularly with respect to the east and north building elevations of Building East.

The Work Session is scheduled for one (1) hour. After consolidating the comments heard at the December 15, 2009 meeting, the following topics warrant additional review and direction to the applicant:

- Building East – East Elevation

There were several comments with respect to the East Elevation and the general lack of a 'sense of entry'. More emphasis was requested for the entry, including possibly lowering the main roof pitch to improve proportions, connecting the building with arcade and wrapping the building facades and corners with additional materials and/or architectural elements.

- Further attention to Materiality and General Consistency

The application of stone was inconsistent, and the Commission requested a re-study of its application and lack of uniformity. The wainscoting needs to be consistent throughout. There were comments with respect to the vertical stone elements of the Riverside Building as well.

- Building East – North Elevation

The perceived verticality of the north elevation needs attention. Additional concepts were requested for this building elevation. The entrance of the North elevation appeared to lack prominence.

- Landscape Plan

The Commission requested a greater balance in the type and size of plantings for the development. More mature trees would benefit the appearance of the final product, and the fruit-bearing trees should be removed.

The applicant was directed to produce freehand sketches and renderings showing revisions to address the above-mentioned comments. All materials will be provided at the Work Session, beginning at 5:00pm. The regular meeting is scheduled to begin at 6:00pm. Understanding that there were additional comments, the applicant is prepared to address the other outstanding issues with revised Final Design drawings.

**Recommended Action:**

There will be no action necessary for the Work Session. Staff will ask the Commission to **TABLE** the Final Design application until a date certain after receiving input from the applicant.