BAXTER

"A Growing Community"

ARCHITECTURAL REVIEW COMMITTEE
AGENDA
May 5, 2016
4:15 p.m.

1. Call to order
2. Approve minutes of March 4, 2016
3. Review of proposed Retail Strip Mall-Glory Rd.
4. Review of proposed Retail Strip Mall-Elmwood Rd.
5. Review of proposed addition to Baxter Dental
6. Architectural ordinance amendment to allow previously approved exterior building materials as permitted materials.
7. Other Business
8. Next regular scheduled meeting is May 19, 2016
9. Adjournment

ARCHITECTURAL REVIEW COMMISSION MINUTES
March 4, 2016

The Architectural Review Commission (ARC) meeting was called to order at 4:00 p.m. by Chair Donnay.

COMMISSIONERS PRESENT: Chair Kevin Donnay, Commissioners Bob Ryan, and Gary Handlos

COMMISSIONERS ABSENT: None

STAFF PRESENT: CD Director Doty and Planner Matthew Gindele

OTHERS PRESENT: Mark Cross

APPROVAL OF MINUTES

MOTION made by Commissioner Handlos, seconded by Commissioner Ryan to approve the February 24, 2016 meeting minutes. Motion carried unanimously.

Review of Proposed Holiday Inn Addition-Review of Requested Roofing Material

Chair Donnay asked CD Director Doty to explain the proposed Holiday Inn laser tag project. The proposed 40' x 100' addition with many of the materials being compliant with the existing structure, however, the roofing material is the only item that is not compliant per the ordinance. The applicant is requesting a metal roof with exposed metal fasteners, a 3:12 sloped roof screened with a parapet on the East side (Audubon Way Rd.) of the building. CD Director Doty stated that material samples were in front of the Commission, he reviewed each sample with the Commission. CD Director Doty asked if there were any questions of staff, there were none at the time.

Chair Donnay asked that applicant to come forward and answer any questions the Commission may have. Mr. Mark Cross, representing the owners of Holiday Inn and the architect of record, approached the Commission. He stated that the 3:12 roof pitch is actually considered to be a flat roof per the ordinance. The thought behind the request for the exposed fasteners is that the structure is tall and, from the ground, no one will be able to see the roof. The only way a person would know there are exposed fasteners is if they are staying in a room on the second or third floor facing that portion of the roof. Commissioner Handlos asked if the idea was also to tuck the proposed structure under the pool room. Mr. Cross indicated that it was and explained the type of room design needed for laser tag. Mr. Cross added that the mechanical equipment is screened by the roof due to the height of the structure. Chair Donnay asked if there was a line of site detail, Mr. Cross indicated that he had not printed off an elevation showing the screening. Chair Donnay stated he was concerned about the equipment to the east being seen and asked CD Director Doty what the line of site distance was in the regulations. CD Director Doty stated that it was 100 ft. Mr. Cross indicated that they can submit those elevations. CD Director Doty suggested adding a condition to the approval/denial that the screening be proven prior to building permit. Commissioner Ryan asked if there was a different type of roof available without exposed fasteners, Mr. Cross indicated that there was.

Commissioner Handlos stated that Mr. Cross did a nice job of tucking it under the other roof lines and he had no concerns with the exposed fasteners.

MOTION by Commission Handlos, seconded by Commissioner Ryan recommending City Council approve the roof with exposed fasteners with the additional requirement screening of the RTU be proved prior to permit for the Holiday Inn proposed project. Commissioner Ryan requested a discussion.

Commissioner Ryan stated that his concern is that they spend a lot of time coming up with the regulations. There was a lot of time spent on the roof portion of the regulations. He stated that this is a new addition construction, not matching existing, and there is a different type of roofing material available other than

exposed fasteners. Commissioner Ryan stated that once the Commission goes down a particularly slippery slope, it's tough to stop. He asked the question, what happens when the next applicant comes in and wants exposed fasteners on a new project and we have allowed it on this project. Chair Donnay stated that he agrees with Commissioner Ryan's comments. Chair Donnay stated that he was disappointed in the submittal and felt it was the minimal to get this project by and left to the Commission to figure out what is going to be seen in the future.

Chair Donnay called for a vote on the motion for approval, Commissioner Handlos was in approval and Chair Donnay and Commissioner Ryan opposed. Motion failed.

Chair Donnay asked if the applicant would like to propose an alternate material to keep the project on track. Commissioner Ryan indicated that this Commission is a recommending body, that Council could overturn their denial. Mr. Cross stated that he informed his client that there was a good chance this roof material was not going to be approved and if they came forward with a different material that met the ordinance, then this project could be administratively approved. He will suggest to his client that they meet the regulations for an administrative approval. Mr. Cross stated he understood the Commission's concerns.

OTHER BUSINESS

ARC Meeting Times

CD Director Doty stated that he put this on the agenda for discussion. Due to Council Liaison Cross's new employment, he will not be able to make the 7:30 am meeting time. He asked the Commission if there is a better time or day that will work with all of the Commissioners. CD Director Doty asked if a Thursday afternoon time would work for anyone. Commissioner Ryan indicated that he is open for an afternoon time as well but mornings are busier for him. Commissioner Handlos agreed with Commissioner Ryan. Council Liaison Cross indicated that he would need something a little later, possibly around 5:00 pm. Chair Donnay stated that they should try a Thursday around 4:15 pm and see how it goes.

Council Liaison Cross updated the Commission that, at the last Council meeting, he discussed the alternate building materials list with Council. Cross stated that the Council approved staff to move forward with drafting an ordinance amendment to allow alternate building materials previously approved by the ARC Commission and Council to be administratively approved for use on other projects. The Commission and staff reviewed the process to achieve that goal. It was decided that staff will draft the language, place it on the Planning and Zoning Commission agenda and inform the ARC Commission of that date to allow them to comment if they would like to attend that meeting and then move it forward to Council in April if possible.

NEXT MEETING

The next regular scheduled meeting is March 17, 2016 at 4:15 p.m.

ADJOURNMENT

MOTION by Commissioner Handlos, seconded by Commissioner Ryan to adjourn. Motion carried unanimously. The meeting adjourned at 4:35 p.m.

Approved by:

Chair Kevin Donnay

Submitted By:

Shanna Newman
CD Administrative Assistant

ARCHITECTURAL REVIEW

May 5th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan as submitted for a four-tenant strip mall structure located at 7361 Glory Road.

Approval Required: Simple Majority Vote

BACKGROUND

HJ Development, LLP has submitted an application for architectural review for a 6,911 square foot multi-tenant building located at 7361 Glory Road. The applicant is proposing a four-tenant strip mall style building in the southwest corner of Highway 371and Glory Road. The applicant proposes the use of brick, natural stone, EIFS, and architectural glass as exterior building materials and incorporates stone piers around the entire structure for articulation and to give the building a sense of architectural unity between the four separate tenant spaces. The building makes use of a flat roof and incorporates an earth tone color scheme including brown, tan, beige, and green accents.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

[illegible]	[illegible]	[illegible]	[illegible]
Exterior Materials	See allowed C-1 and C-2 materials	EIFS	OK
		Brick	OK
		Stone	OK
		Architectural glass	OK
		Prefinished metal (maximum 10% accent material)	Requires recommendation by the Arc Commission and approval by the City Council.
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – East / Rear (facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	33.5-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: The applicant shall introduce glazing elements consistent with the store front, as this elevation faces State Highway 371. Specifically, public doors that access the patio shall include glazing		

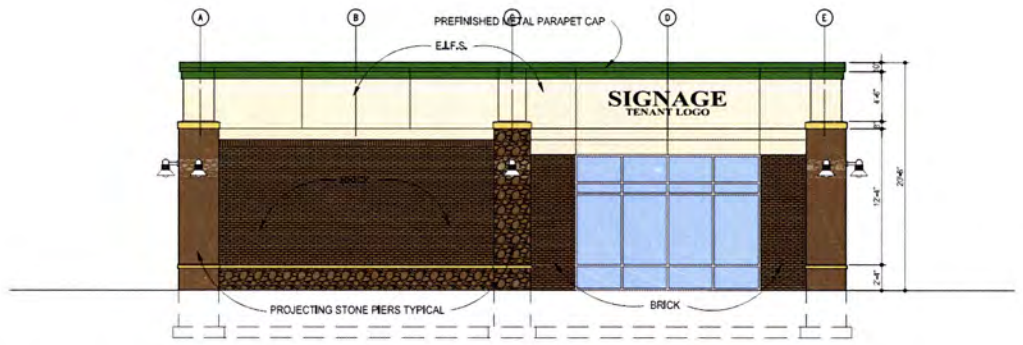
	around and including door areas to match the store front design of the building.		
Articulation – North / Side	Max 50' Unbroken Expanse for faces >60' and facing street	25-feet wide, articulation provided with projecting stone piers	OK
Articulation – South/ Side (facing Glory Road)	Max 50' Unbroken Expanse for faces >60' and facing street	25-feet wide, articulation provided with projecting stone piers	OK
Articulation – West / Front	Max 50' Unbroken Expanse for faces >60' and facing street	33.5-feet wide, articulation provided with projecting stone piers	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, beige, green	OK
Height/Roof Design	Flat or 6:12+	Flat	OK

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends acceptance of the architectural plan for 7361 Glory Road as submitted by the applicant.

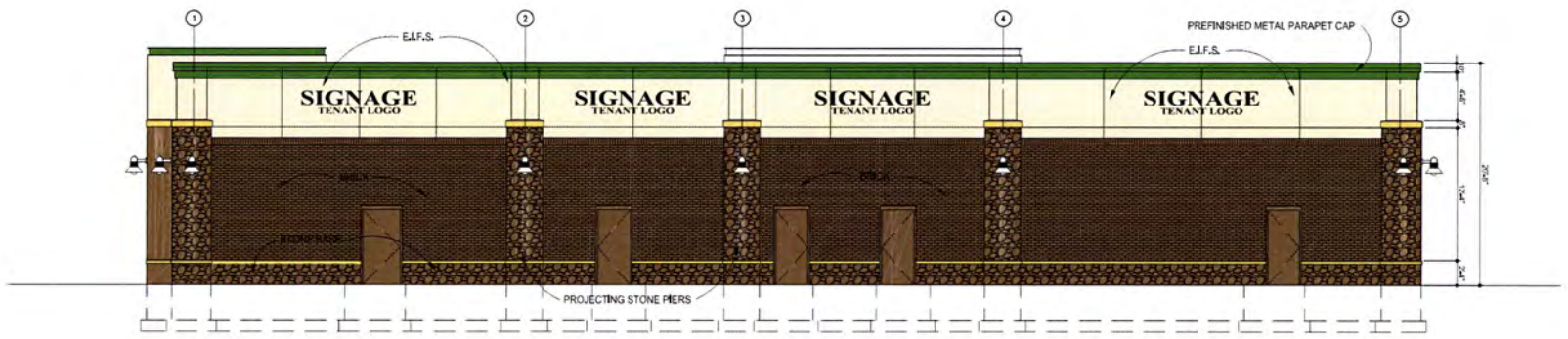


MATERIAL QUANTITIES		
EIFS	346 S.F.	31%
BRICK	384 S.F.	34%
STONE	200 S.F.	18%
GLASS	184 S.F.	17%
TOTAL	1,114 S.F.	

4 A3.1 PROPOSED NORTH ELEVATION (REAR)

1/8" = 1'-0"

0 4' 8' 16'

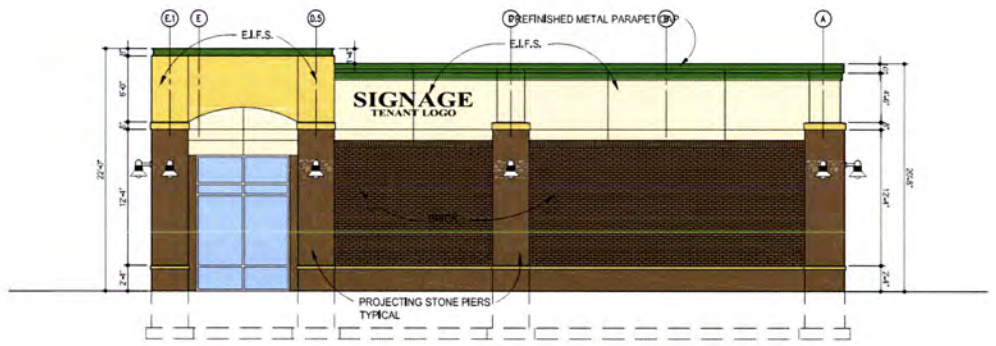


MATERIAL QUANTITIES		
EIFS	631 S.F.	30%
BRICK	1,034 S.F.	50%
STONE	407 S.F.	20%
TOTAL	2,072 S.F.	

3 A3.1 PROPOSED EAST ELEVATION (REAR)

1/8" = 1'-0"

0 4' 8' 16'



MATERIAL QUANTITIES		
EIFS	371 S.F.	31%
BRICK	464 S.F.	38%
STONE	272 S.F.	23%
GLASS	92 S.F.	8%
TOTAL	1,199 S.F.	

2 A3.1 PROPOSED SOUTH SIDE ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

MATERIAL QUANTITIES		
EIFS	868 S.F.	39%
BRICK	234 S.F.	11%
STONE	287 S.F.	13%
GLASS	837 S.F.	37%
TOTAL	2,226 S.F.	

1 A3.1 PROPOSED WEST ELEVATION (FRONT)

1/8" = 1'-0"

0 4' 8' 16'

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HJ
hj development

CENTRAL LAKES CROSSING
BAXTER, MN

PROPOSED MULTI-TENANT RETAIL DEVELOPOMENT
BAXTER, MN

CITY SUBMITTAL
04-19-2016

PROPOSED EXTERIOR ELEVATIONS

Issues and Revisions:

ISSUE CITY SUBMITTAL	04/19/16

Commission No.	34228-M16-088
Drawn by	MHA
Checked by	DTP

SHEET
A3.1

ARCHITECTURAL REVIEW

May 5th, 2016

Department Origination: Community Development

Agenda Item: Accept the architectural plan with staff comments for a four-tenant strip mall structure located at 13499 Elmwood Drive.

Approval Required: Simple Majority Vote

BACKGROUND

HJ Development, LLP has submitted an application for architectural review for a 89,179 square foot multi-tenant building located at 13499 Elmwood Drive. The applicant is proposing a four-tenant strip mall style building on the vacant lot between Costco and JC Penny. The applicant proposes the use of brick, natural stone, EIFS, architectural precast concrete panels, prefinished metal parapet cap and architectural glass as exterior building materials. The building includes stone piers around the entire structure for articulation to give the building a sense of architectural unity between the four separate tenant spaces. The building includes a flat roof and incorporates an earth tone color scheme including brown, tan, beige, and green accents; corporate color schemes are indicated on the attached elevations.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

Exterior Materials	See allowed C-1 and C-2 materials	EIFS	OK
		Brick	OK
		Natural Stone	OK
		Architectural glass	OK
		Architectural precast concrete panels	OK
		Prefinished metal (maximum 10% accent material)	Requires recommendation by the Arc Commission and approval by the City Council.
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – South/Side (facing JC Penny	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: A wing wall shall be added along Garrison Rd. for at least the length of a semi-truck and trailer to screen the Ulta loading dock from		

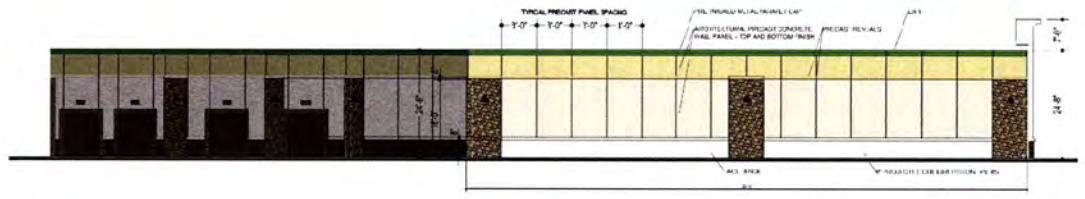
	the south. This wing wall shall have materials that match the building on both sides of the wing wall. Lastly, the applicant shall revise the site plan and floor plan to remove the comments that the wing walls are "loading dock retaining wall w/ 42" metal guard railing typ." Staff requires wing walls at the full height of the building.		
Articulation – West/Rear (facing Elder Drive)	Max 50' Unbroken Expanse for faces >60' and facing street	40-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: The sporting goods store includes a parapet that is 18'4". Staff is concerned about the extent of which the backs of the parapets would be visible from the back. Staff recommends that the ARC Commission consider a condition that the developer adds a parapet around the building to limit the view of the back of the parapet. At a minimum, the back of parapets shall include materials and color that match up with the west elevation.		
Articulation – North/Side (facing Costco)	Max 50' Unbroken Expanse for faces >60' and facing street	48-feet wide, articulation provided with projecting stone piers and EIFS colonnades	OK
Articulation – East/ Front (Facing 371)	Max 50' Unbroken Expanse for faces >60' and facing street	20-feet wide, articulation provided with projecting stone piers	OK
	STAFF COMMENTS: Incorporate stone and concrete panel to the corner of Ulta to provide balance to the uniform materials of the building.		
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Brown, tan, beige, green Franchise colors	OK Unknown
	STAFF COMMENTS: It is unknown whether franchise colors meet the definition of earth tone colors. In addition, it is unknown if accent colors meet or exceed the 10% maximum requirement.		
Height/Roof Design	Flat or 6:12+	Flat	OK
Store Front Projection	**STAFF COMMENTS:** The side elevation views do not show that the store front includes projections with columns, entrance canopies, etc. Staff has been made aware that there may be projections with the store front. The applicant shall update the elevations and site plan if projections are planned.		

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

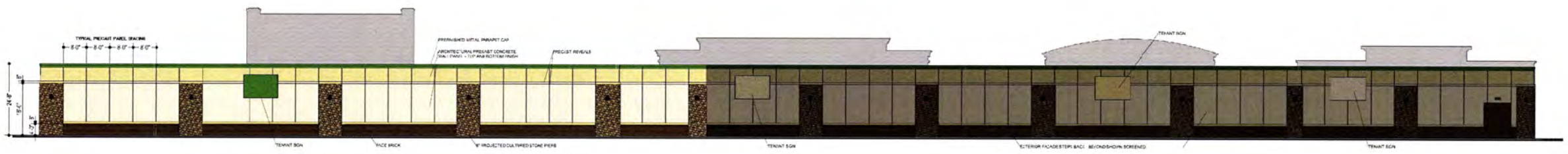
Staff recommends acceptance of the architectural plan subject to staff comments for 13499 Elmwood Drive.



4 A3.1 PROPOSED SOUTH SIDE ELEVATION (FACING JC PENNEY)
1/16" = 1'-0"

0 4' 8' 16'

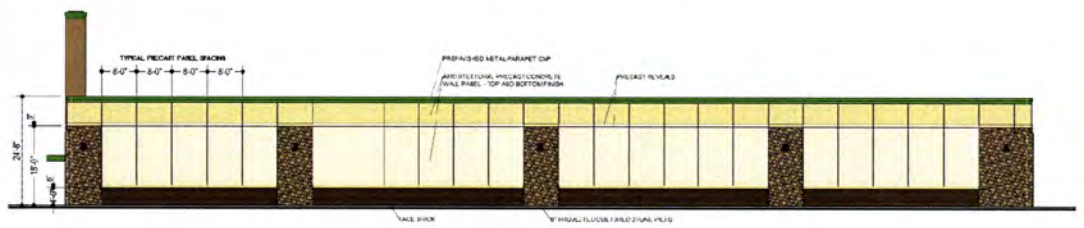
MATERIAL QUANTITIES		
PRECAST CONCRETE	2750 SF	60%
EIFS	448 SF	9%
BRICK	494 SF	11%
STONE	673 SF	15%
GLASS	217 SF	5%
TOTAL	4582 SF	100%



3 A3.1 PROPOSED WEST REAR ELEVATION (FACING ELDER DRIVE)
1/16" = 1'-0"

0 10' 20' 40'

MATERIAL QUANTITIES		
PRECAST CONCRETE	8162 SF	71%
EIFS	0 SF	0%
BRICK	1629 SF	14%
STONE	1785 SF	15%
GLASS	0 SF	0%
TOTAL	11576 SF	100%



2 A3.1 PROPOSED NORTH SIDE ELEVATION (FACING COSTCO)
1/16" = 1'-0"

0 4' 8' 16'

MATERIAL QUANTITIES		
PRECAST CONCRETE	3454 SF	70%
EIFS	0 SF	0%
BRICK	704 SF	14%
STONE	804 SF	16%
GLASS	0 SF	0%
TOTAL	4972 SF	100%

1 A3.1 PROPOSED EAST FRONT ELEVATION (FACING HIGHWAY 371)
1/16" = 1'-0"

0 10' 20' 40'

MATERIAL QUANTITIES		
PRECAST CONCRETE	3973 SF	31%
EIFS	5043 SF	39%
BRICK	1083 SF	8%
STONE	1085 SF	8%
GLASS	1718 SF	14%
TOTAL	12902 SF	100%

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CENTRAL LAKES CROSSING
BAXTER, MN

PROPOSED FOUR TENANT JUNIOR BOX RETAIL DEVELOPMENT
BAXTER, MN

CITY SUBMITTAL
04-19-2016

PROPOSED EXTERIOR ELEVATIONS

Issues and Revisions:	
ISSUE CITY SUBMITTAL	4-19-16
REVISION 1	05-02-16

Commission No. 34228-M15-045
Drawn by NAC
Checked by DP

SHEET
A3.1

ARCHITECTURAL REVIEW

May 5th, 2016

Department Origination: Community Development

Agenda Item: Approve the use of cement board shakes in gables and a 4 ¾ :12 pitch roof for a building addition at Baxter Dental located at 13442 Elmwood Drive.

Approval Required: Simple Majority Vote

BACKGROUND

Hy-Tec Construction has submitted an application on behalf of Baxter Dental, for architectural review for a 37'x45.25' building addition at Baxter Dental located at 13442 Elmwood Drive. In 2010, the Architectural Commission reviewed and approved a plan for the existing structure that proposed cement board siding covered with stucco and cement board shakes in the gables; these are the current exterior materials on the existing structure. The applicant is proposing to match the exterior building materials and colors of the addition with the existing structure including the cement board shakes which are not an allowed material in the C-2 zoning district. The color scheme includes various shades of brown and tan. Both the north and east elevations of the addition incorporate gabled peaks in the roof with the east elevation having a 6:12 pitch to match the gable on the existing structure and the north elevation having a 4 ¾:12 pitch. The architectural ordinance requires roof pitches between 3:12 and 6:12 to be reviewed by the Architectural Commission.

A complete review of the proposed design and materials as they relate to the architectural ordinance is included in the table below.

[illegible]	Required	[illegible]	
Exterior Materials	See allowed C-1 and C-2 materials	Cement board w/ stucco finish (match existing)	OK
		Aluminum fascia & soffit (match existing) (accent materials max 10%)	<10%, OK
		Cement board trim (match existing) (accent materials max 10%)	<10%, OK
		Natural stone (match existing)	OK
		Cement board shakes (match existing)	ARC approval required
		STAFF COMMENTS: In this particular instance, staff finds that the 1/3 cost rule is not applicable because the building materials were approved by the ARC Commission and	

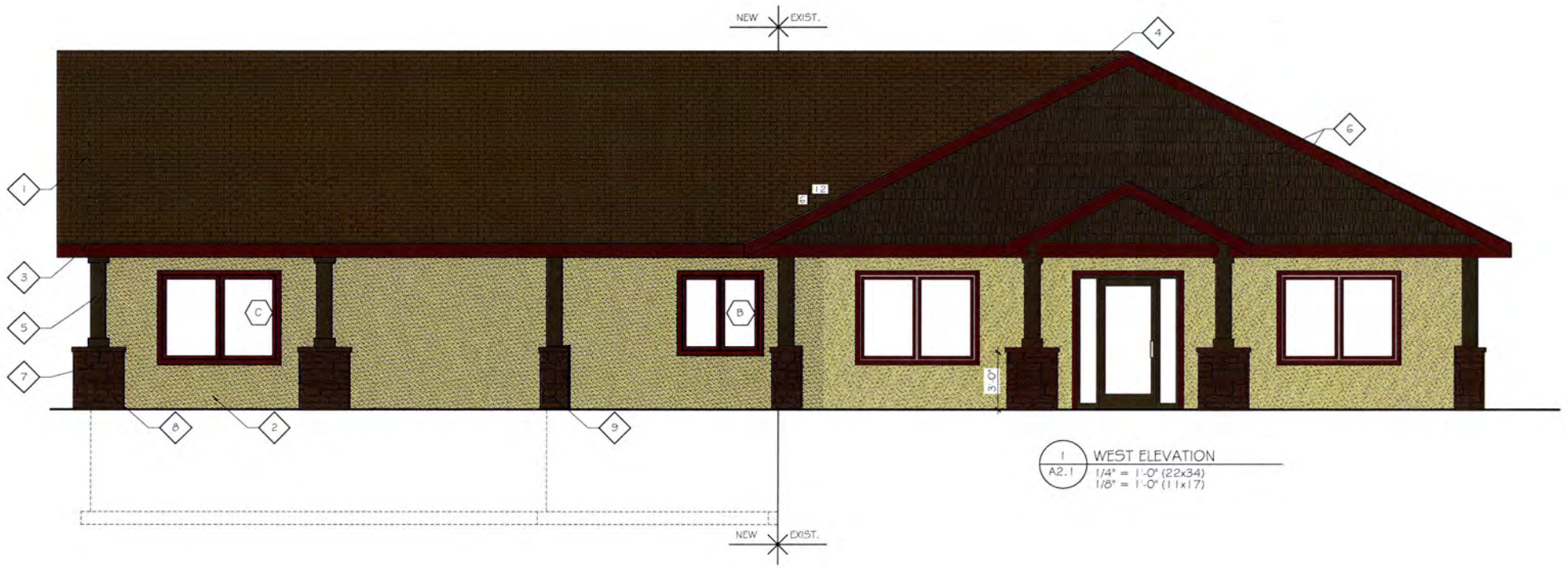
		approved by the City Council in 2010.	
		Cedar board columns (match existing) (accent materials max 10%)	<10%, OK
Size/Mass	Proportional	Comparable to adjacent buildings	OK
Articulation – East / Front (on 371)	Max 50' Unbroken Expanse for faces >60' and facing street	30-feet wide, articulation provided with columns	OK
Articulation – North / Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A not facing a street 30-feet wide, articulation provided with columns	OK
Articulation – South/ Side	Max 50' Unbroken Expanse for faces >60' and facing street	N/A not facing a street	OK
Articulation – West / Front (on Elmwood)	Max 50' Unbroken Expanse for faces >60' and facing street	11-feet wide, articulation provided with columns	OK
Accessory Structures	Existing building coordinated color	N/A	N/A
Color	Earth tone	Cliff rock, tudor house, mocha, bluffstone (tans & browns)	OK
Height/Roof Design	Flat or 6:12+	6:12 (east elevation)	OK
		4 ¾:12 (north elevation)	ARC approval required

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends approval of the use of cement board shakes in the gables to match the existing structure and the incorporation of a 4 ¾:12 pitch roof on the north elevation.



TRUSS BRG
EL = 109'-1 1/8"
FIELD VERIFY

FIN FLOOR
EL = 100'-0"

1 / A2.1 WEST ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

GENERAL NOTES

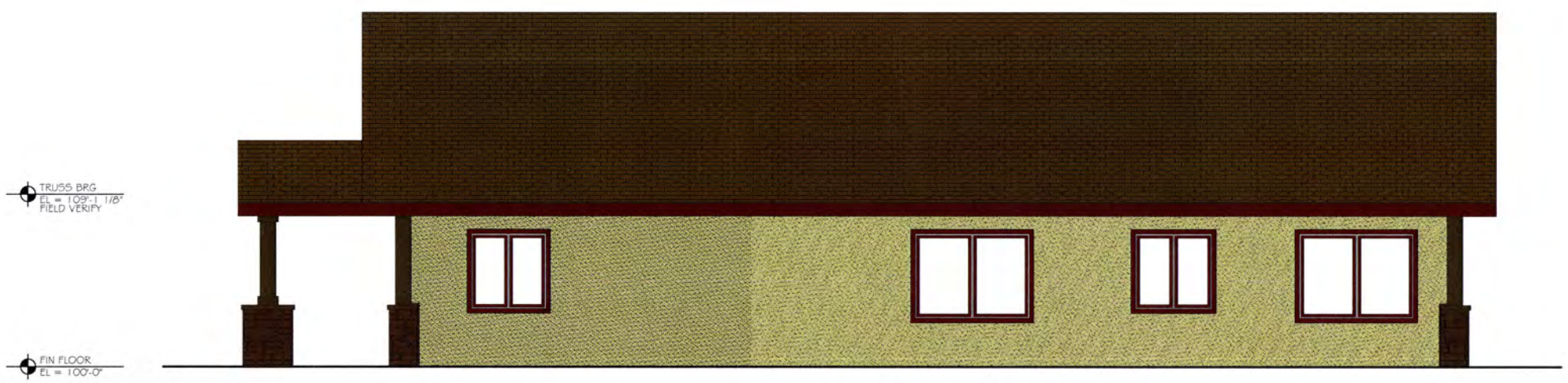
1. FIELD VERIFY ALL EXISTING CONDITIONS.
2. ALL DOORS ARE TO BE MIN. DISTANCE FROM WALL TO HINGE (3" RESIDENTIAL, 6" COMMERCIAL, ETC.) U.N.O.
3. WALL DIMENSIONS TO BE FROM EDGE OF STRUCTURE (STUD, C.M.U., ETC.).
4. ALL FINISHES TO MATCH EXISTING.
5. FOR GRAB BAR INFO SEE T1.

DWG NOTES

1. SHINGLES (MATCH EXIST.), ICE & WATER 6'-0" UP, 15# FELT, ½" SHEATHING, PROVIDE 2" AIR SPACE FOR PROPER VENTING, RIDGE VENT
2. CEMENT BD. SIDING W/ CLIFF ROCK 290 F-4 BY BEHR OR EQUAL STUCCO FINISH PAINTED W/, CEMENT BD. TRIM PAINTED W/ TUDOR HOUSE 880G BY HIRSHFIELDS, R-5 HOUSEWRAP, ½" SHEATHING, 2X6 @ 16" O.C., R-21 BATT INSUL., 6 MIL. VAPOR BARRIER, ½" GYP. BD., BLUFFSTONE- LAFLATA BY ELDERADO WAINSCOT @ OUTSIDE CORNERS, & COLUMNS
3. ALUM. FASCIA PAINTED W/ MOCHA BY ROLLEX, 2X6 WD. SUBFASCIA, PREFINISHED DRIP EDGE, DARK BROWN ALUM. VENTED SOFFIT, DARK BROWN 2X3 CEMENT TRIM BD.
4. EXISTING ROOFING TO PATCHED & REPAIRED AS NEEDED
5. DARK BROWN 8X8 CEDAR COLUMN W/ 2X BASE & CAP; STONE CAP, ¾" TREATED PLYWOOD W/ 15# FELT, 2X6 TREATED FRAMING, CULTURED STONE (SEE ELEV.), SIMPSON ABU88 POST BASE. SEE DETAIL 2/A3
6. DARK BROWN CEMENT BD. SHAKES
7. SEE DETAIL 2/A1

EXTERIOR COLORS

1. SIDING, CLIFF ROCK 290 F-4 BY BAHR OR EQUAL
2. SHAKES AT GABLES & TRIM, TUDOR HOUSE 880G N BY HIRSHFIELDS
3. SOFFIT & FASCIA, MOCHA BY ROLLEX
4. BLUFFSTONE, LAFLATA BY ELDERADO



TRUSS BRG
EL = 109'-1 1/8"
FIELD VERIFY

FIN FLOOR
EL = 100'-0"

2 / A2.1 EXISTING SOUTH ELEVATION (NO WORK)
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

REVISIONS	
1	
2	
3	
4	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervison and that I am a duly Registered Architect under the laws of the State of Minnesota.

Date _____ Reg No. _____

11360 BUSINESS 371
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FAX 218/829-5383
www.hytecconst.com
lic #BC-20050648

HYTEC CONSTRUCTION
ARCHITECTURAL DIVISION

BAXTER DENTAL ADDITION PHASE 2

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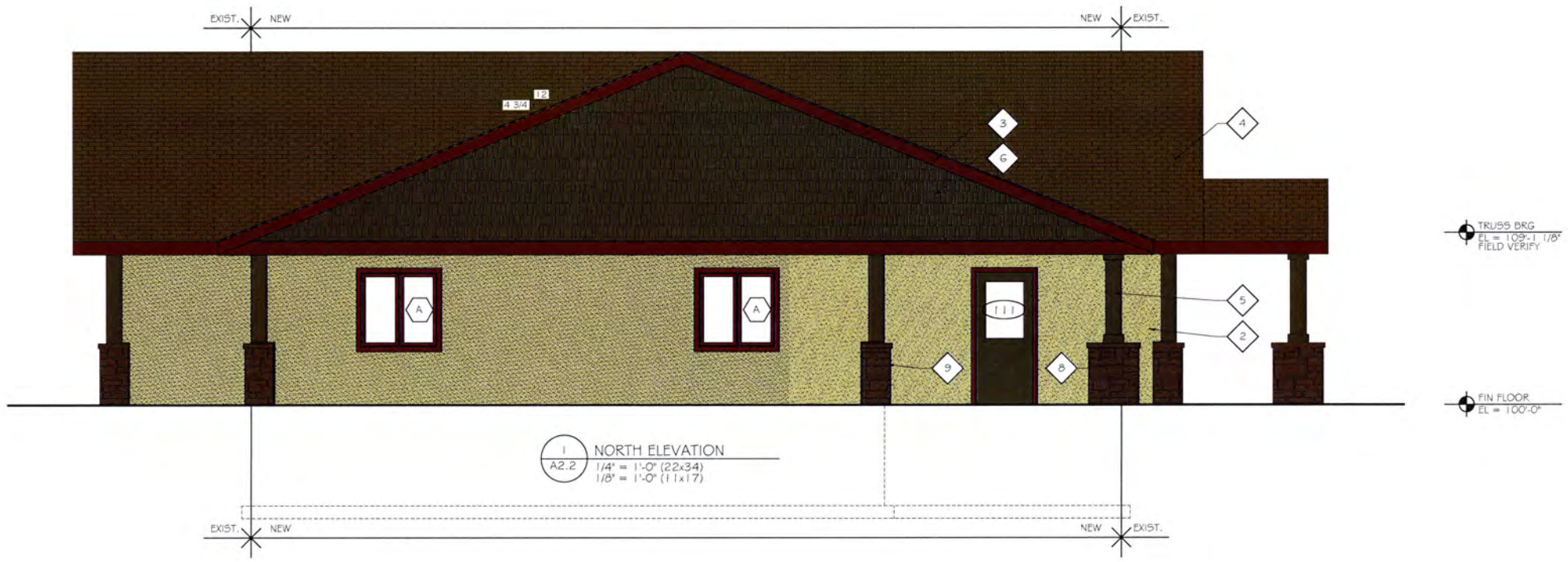
DATE:
4/9/2016

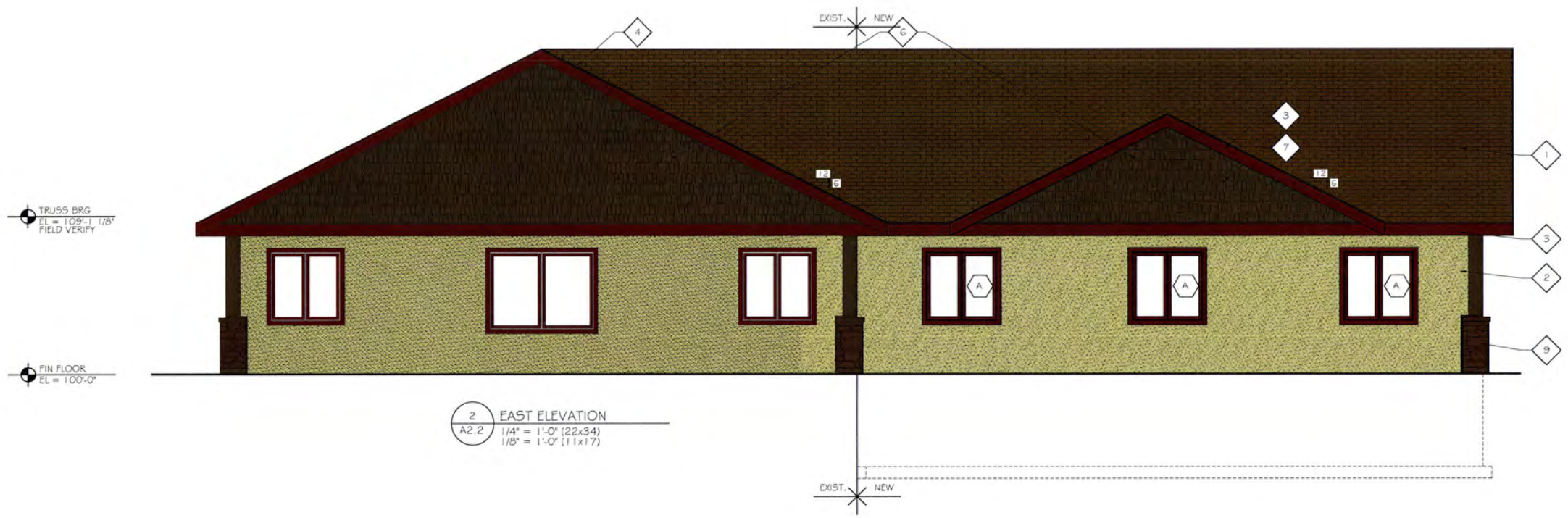
SHEET:
A2.1



1 A2.2 NORTH ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

EXTERIOR COLORS

1. SIDING, CLIFF ROCK 290 F-4 BY BAHR OR EQUAL
2. SHAKES AT GABLES & TRIM, TUDOR HOUSE 880G N BY HIRSHFIELDS
3. SOFFIT & FASCIA, MOCHA BY ROLLEX
4. BLUFFSTONE, LAPLATA BY ELDERADO



2 A2.2 EAST ELEVATION
1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS.
2. ALL DOORS ARE TO BE MIN. DISTANCE FROM WALL TO HINGE (3" RESIDENTIAL, 6" COMMERCIAL, ETC.) U.N.O.
3. WALL DIMENSIONS TO BE FROM EDGE OF STRUCTURE (STUD, C.M.U., ETC.).
4. ALL FINISHES TO MATCH EXISTING.
5. FOR GRAB BAR INFO SEE T1.

DWG NOTES

1. SHINGLES (MATCH EXIST.), ICE & WATER 6'-0" UP, 15# FELT, ½" SHEATHING, PROVIDE 2" AIR SPACE FOR PROPER VENTING, RIDGE VENT
2. CEMENT BD. SIDING W/ CLIFF ROCK 290 F-4 BY BEHR OR EQUAL STUCCO FINISH PAINTED W/, CEMENT BD. TRIM PAINTED W/ TUDOR HOUSE 880G BY HIRSHFIELDS, R-5 HOUSEWRAP, ½" SHEATHING, 2X6 @ 16" O.C., R-21 BATT INSUL., 6 MIL VAPOR BARRIER, ½" GYP. BD., BLUFFSTONE- LAPLATA BY ELDERADO WAINSCOT @ OUTSIDE CORNERS, & COLUMNS
3. ALUM. FASCIA PAINTED W/ MOCHA BY ROLLEX, 2X6 WD. SUBFASCIA, PREFINISHED DRIP EDGE, DARK BROWN ALUM. VENTED SOFFIT, DARK BROWN 2X3 CEMENT TRIM BD.
4. EXISTING ROOFING TO PATCHED & REPAIRED AS NEEDED
5. DARK BROWN 8X8 CEDAR COLUMN W/ 2X BASE & CAP; STONE CAP, ½" TREATED PLYWOOD W/ 15# FELT, 2X6 TREATED FRAMING, CULTURED STONE (SEE ELEV.), SIMPSON ABU88 POST BASE, SEE DETAIL 2/A3
6. DARK BROWN CEMENT BD. SHAKES
7. SEE DETAIL 2/A1

REVISIONS	
1	
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervison and that I am a duly Registered Architect under the laws of the State of Minnesota.

Date _____ Reg No. _____

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HY-TEC CONSTRUCTION
ARCHITECTURAL DIVISION

BAXTER DENTAL ADDITION PHASE 2

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DATE: 4/9/2016

SHEET: A2.2

ARCHITECTURAL REVIEW

May 5th, 2016

Department Origination: Community Development

Agenda Item: Approve the attached architectural ordinance amendments.

Approval Required: Simple Majority Vote

BACKGROUND

The proposed ordinance amendment would allow "other materials" that are not listed as permitted materials and have been reviewed by the Architectural Review Commission and approved by the City Council to be automatically allowed as permitted materials for other future applicants within the same district category. A second amendment would allow an applicant to propose the use of architectural metal panels at greater than fifty percent of a façade and have it reviewed by the Architectural Review Commission and approved by the City Council without being required to receive a variance. The Code currently limits the use of architectural metal panels to fifty percent of any façade and does not give any allowances to go over fifty percent unless a variance is granted.

A complete review of the proposed architectural ordinance amendments is provided below in a red-lined copy of the ordinance showing the proposed changes.

FINANCIAL IMPLICATIONS

There are no financial implications to the city with this application.

STAFF RECOMMENDATION

Staff recommends approval of the architectural ordinance amendments as prepared by staff.

Amendments. The text of Chapter 4, Sections 10E "Allowable Materials By Zoning District" and 10F "Other Materials" of Title 10 (Zoning Regulations) of the Baxter City Code is hereby amended by deleting the ~~stricken~~ material and adding the underlined material as follows:

10-4-10: **ARCHITECTURAL DESIGN STANDARDS:**

E. Allowable Materials By Zoning District: (Percentages of allowed exterior materials shall be calculated excluding fenestrations except for architectural glass, or doors that are 50 percent or less glass.)
   1. District C1, C2:
      a. Face brick.
      b. Natural stone.
      c. Architectural glass.
      d. Stucco.

e. ~~EFIS~~ EIFS.

f. Architectural concrete masonry units shall be limited to a maximum of fifty percent (50%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on nonfront facades.

g. Architectural precast concrete panels.

h. Architectural metal panels shall be limited to a maximum of fifty percent (50%) on any facade. Architectural metal panels exceeding fifty percent (50%) on any façade must be reviewed by the Architectural Review Commission and approved by the City Council.

i. Accent materials shall be limited to a maximum of ten percent (10%) per building facade as approved under subsection F of this section.

j. Other materials may be approved under subsection F of this section.

2. District I (Tier 1):

a. Face brick.

b. Natural stone.

c. Architectural glass.

d. Stucco.

e. ~~EFIS~~ EIFS.

f. Architectural concrete masonry unit.

g. Architectural precast concrete panels.

h. Architectural metal panels.

i. Nonarchitectural metal material shall be limited to a maximum coverage of twenty percent (20%) on the front facade. Nonarchitectural metal material may be used up to one hundred percent (100%) on nonfront facades. Metal material application on the front and nonfront facades are required to have concealed fasteners with the exception that nonfront facades facing district I tier 2 may have exposed fasteners. Finished metal overhead doors necessary for the use are exempt from the twenty percent (20%) maximum. No unfinished metal of any kind is allowed.

j. Other materials may be approved under subsection F of this section.

3. District I (Tier 2):

a. Face brick.

b. Natural stone.

c. Architectural glass.

d. Stucco.

e. ~~EFIS~~ EIFS.

f. Architectural concrete masonry units.

g. Precast concrete panels.

h. Architectural metal panels.

i. Nonarchitectural metal material shall be limited to a maximum coverage of forty percent (40%) on the front facade. Nonarchitectural metal material may be used

up to one hundred percent (100%) on nonfront facades. Metal material application on the front and nonfront facade may have exposed fasteners. Finished metal overhead doors necessary for the use are exempt from the forty percent (40%) maximum. No unfinished metal of any kind is allowed.

j. Other materials may be approved under subsection F of this section.

4. All Other Districts (One-Family Detached Dwellings Are Exempt):
   a. Face brick.
   b. Natural stone.
   c. Architectural glass.
   d. Siding materials - wood, steel, vinyl (0.044 gauge or greater in thickness), or cementitious siding (i.e., lap, board on board, board and batten, log and half log or shake) shall be limited to a maximum of seventy percent (70%) on any front facade. Any of these siding materials may be used up to one hundred percent (100%) on nonfront facades.
   e. Stucco.
   f. ~~EFIS~~ EIFS.
   g. Architectural concrete masonry unit shall be limited to a maximum of thirty percent (30%) of each building facade.
   h. Other materials may be approved under subsection F of this section.

F. Other Materials: In addition, materials not specifically listed may be approved for use by the city, when used in accordance with this title. When materials not specifically listed are proposed for use the architectural review committee shall review and the city council shall make findings of fact supporting the use of those materials. The judgment of the city will be based upon, but not limited to, the following factors set forth in subsection L3 of this section. Other materials that have been reviewed by the Architectural Review Commission and approved by the City Council shall hereinafter, be permitted materials moving forward for other applicants in the same district category of the architectural review ordinance. The Zoning Administrator shall track all additionally approved materials and periodically update the ordinance to add the previously approved materials to the appropriate districts.