



TO: Baxter Architectural Review Committee

FROM: Josh Doty, Community Development Director

DATE: July 12, 2022, Planning Commission Meeting

REQUEST: PUBLIC HEARING. Zoning Ordinance Text Amendment to amend the City's Architectural Ordinance. (City file no. 22-27)

APPLICANT: City of Baxter

60-DAY REVIEW DEADLINE: N/A

1. Application Request

The applicant, Nor Son, is requesting a Zoning Ordinance Text Amendment to amend the City's architectural ordinance to allow 15 percent accent color, where 10 percent is allowed under the current ordinance. The applicant represents Lift Tech Marine and designed a building with 15 percent accent color on the east elevation. The building was designed with a black column and adjacent black wall section to provide variation to the building exterior that would face Cypress Drive. The applicant and owner were surprised during the permit review to learn that the design did not meet the city's requirements.

The ordinance (10-2-2) requires buildings to be designed with "Earth Tone Color", which is defined as follows:

EARTH TONE COLOR: Color schemes that draw from a color palette of off whites, browns, tans, beiges, grays, greens, blues, and some reds. The colors in an earth tone color scheme are muted and flat in an emulation of the natural colors.

Under the definition of Earth tone colors in the ordinance, black is not an Earth tone color.

The ordinance (10-4-10, H) requires buildings to be designed with a maximum of 10 percent accent color or non-earth tone color as follows:

Color: Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall be limited to a maximum of ten percent (10%) of any single building facade.

2. Amendments

10-4-10: ARCHITECTURAL DESIGN STANDARDS:

Color: Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall be limited to a maximum of ~~ten~~fifteen percent (~~10~~15%) of any single building facade.

Staff Analysis and Findings

The requested ordinance amendment is requested based on an individual design, but the amendment is a city-wide change for buildings subject to the architectural ordinance. When City staff reviewed the building, staff was supportive of the design proposed. When working with the applicant to determine the best application process, a variance was considered as well as adding the color black to the earth tone definition. After review, staff recommended the proposed percentage ordinance amendment as the most appropriate application.

The purpose of the Architectural Ordinance is as follows:

A. Purpose: The purpose of this section is to establish minimum design standards for the exterior of buildings in all districts to ensure high quality development and redevelopment that is compatible with adjacent land uses and contributes to a quality community image to support the welfare of the City. These design standards will:

1. Promote a community image that is appropriate and varied within the diverse Baxter area.
2. Create a unified, harmonious and high quality visual environment throughout the City.
3. Foster a distinctive and positive community image, thereby identifying Baxter as a special place to live, work, and play.
4. Provide a more pleasant pedestrian environment and driving experience.
5. Identify materials to be used in the various zoning districts.

Specifically, while the amendment is a city-wide change, the leniency of changing the ordinance from 10 to 15 percent of a building wall should not be significant change to the eye, as you look at buildings. Staff finds that the proposed amendment meets the purpose and intent of the ordinance, as stated above. Lastly, staff has attached the design with 10 percent accent color and with 15 percent accent color to show the difference between the two.

3. Recommendation

Staff recommends approval of the draft zoning ordinance and findings of fact resolution.

Attachments

1. Draft Ordinance 2022-010 (Redlined)
2. Draft Resolution 2022-062 Approving Findings of Fact
3. Elevations showing 10% Accent Color (Black) on East Elevation
4. Elevations showing 15% Accent Color (Black) on East Elevation