



ITEM REPORT
PLANNING AND ZONING COMMISSION

Agenda Date: 8/14/2024
Agenda Section: New Business

TO: Baxter Planning and Zoning Commission

FROM: Matthew Gindele, City Planner

REQUEST: **PUBLIC HEARING.** Text Amendment to Title 10, Chapter 4, Section 10 "Architectural Design Standards" of the City Code to amend the list of permitted siding materials (City file 24-32)

APPLICANT: Watland Hospitality, 7376 Wolda Rd, Baxter, MN 56425
N/A

ZONING:

1. Application Request

The applicant is requesting a Zoning Ordinance Text Amendment to amend the City's architectural ordinance to allow for the use of lap siding in the C-1, Neighborhood Commercial and C-2, Regional Commercial zoning districts. The applicant states that they own several hotels in the C-2 and/or C-1 district in Baxter that are currently sided with lap siding that is getting to the end of its useful life and will need to be resided in the coming years. The applicant states that they would like to replace the lap siding with new lap siding as it provides a more welcoming, homey feel for guests. Additionally, the applicant states that new technologies have increased the durability and lifespan of lap siding, including steel lap siding.

2. Amendments

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. 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.
 - h.i. Lap siding provided a minimum of an 8-inch reveal. Lap siding shall be steel or an architectural composite such as fiber cement composite, wood composites, or synthetic composites and shall have a high degree of durability and longevity as determined by the zoning administrator.
 - h.j. Architectural composites including fiber cement composites, synthetic composites, and related veneers. When an architectural composite is proposed to imitate other proposed materials with a percentage

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~~restriction, the architectural composite shall be added to the square footage of the material it imitates to determine the total square footage of the material on each facade. Accent materials shall be limited to a maximum of ten percent (10%) per building facade as approved under subsection F of this section.~~

~~j-k. Accent materials shall be limited to a maximum of ten percent (10%) per building facade as approved under subsection F of this section. Architectural composites including fiber cement composites, synthetic composites, and related veneers. When an architectural composite is proposed to imitate other proposed materials with a percentage restriction, the architectural composite shall be added to the square footage of the material it imitates to determine the total square footage of the material on each facade.~~

~~k-l. Other materials may be approved under subsection F of this section.~~

Staff Analysis and Findings

Staff conducted a windshield survey of the C-1 and C-2 commercial zoning districts to get an idea of how many structures are currently sided with lap siding. The survey resulted in the identification of approximately 35 structures in the commercial districts that currently have lap siding, or similar siding. Of those 35 structures, seven of them are hotels. Only one hotel exists in Baxter that is not sided with lap siding. Most of these structures incorporate design elements that may be associated with residential design rather than commercial design such as pitched roofs with asphalt shingles.

Additionally, staff recognizes that new materials have come on the market in the past 10-20 years that improve upon both the durability and longevity of siding materials. New composite siding such as fiber cement, wood composites, and synthetic composites improve on longevity and durability. New alloys are used that allow for steel siding that is lighter and thinner yet more durable and stronger than steel siding of the past. Steel siding is also now treated with zinc and chemicals to prevent corrosion and fading.

3. Recommendation

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

Attachments

- 1) Draft Ordinance 2024-014 (Redlined)
- 2) Draft Resolution 2024-072 Approving Findings of Fact
- 3) Applicant Narrative
- 4) Letter From Edco Products Representative (siding manufacturer)