



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: City Plan Commission
From: Adrienne Nelson, Associate Planner
Date: July 31, 2025
Re: Façade Variance Request – 1020 W Hyland Avenue (GE Contracting)

A façade variance is being requested by GE Contracting to allow for the use of metal panels at 1020 W Hyland Avenue for the construction of their new vehicle storage garage. This piece of land is zone Commercial Highway District (CHD), and therefore must follow the façade standards set forth in section [17.53\(3\)\(a\)](#) of the Municipal Code:

3. *Façade Standards*. The following standards shall apply:

- a. **Commercial Highway District**, Business District, Institutional District and Multi-family District zones.
 - 1) In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade, except as provided in Section 17.53 (3)(a)(iii).
 - 2) Facades shall have a minimum of 10% masonry on sides that face a public street.
 - 3) In instances where standing seam metal panels are used as decorative accents but not the primary façade material, the Plan Commission may approve an exception to the façade plan and allow up to 10% of the entire façade of the building to be standing seam metal panels, or the like.

A copy of the plans is attached to the memo. Staff has already discussed the 10% masonry requirement with the applicant, and 10% masonry will be added to the side of the building facing Hyland Avenue. This request is being made specifically to allow for the use of metal panels for the remaining 90% of the façade. The reason for this request is twofold: the metal panels will help save project costs, and the panels will retain their quality and vibrancy for a much longer period of time than standard siding.