



MEMORANDUM

TO: Phil Kern
FROM: Alan Brixius
DATE: July 7, 2010
RE: Delano – B-2 Architectural Design Standards
FILE NO: 432.08 – 10.04

In April 2010, the City approved a variance from the B-2 District architectural standards to allow the Crow River Bank to have more than 10 percent of their building's exterior to be a metal finish. The Crow River Bank was replacing a cedar wood exterior finish that had weathered and deteriorated over time with a metal panel that replicates the cedar siding design and color.

In review of this variance request, the Planning Commission and City Council felt that the use of metal products in the renovation or rehabilitation of existing buildings was acceptable provided:

1. The existing B-2 District building is fully conforming to B-2 District standards.
2. The use of the metal product is a maintenance upgrade, replacing a deteriorating exterior wall finish.
3. The metal finish replicates the original finish being replaced in color, dimension and design.
4. The building's exterior remains predominantly a masonry finish.
5. The introduction of metal finishes preserves the appearance of the original building design.

After the Crow River Bank variance, it was suggested that an exception to the B-2 District architectural standards be allowed by conditional use permit with the aforementioned conditions. This would avoid the variance process and the need to demonstrate hardship.

Attached is a draft ordinance amendment that outlines an exception to both the B-1 and B-2 District exterior architectural standards. This draft ordinance also clears up some inconsistencies between the general provision section of the ordinance and the district provisions.

c: Marlene Kittock
Wendy Biel
Paula Bauman
Scott Dornfeld
Vince Vandertop
Mark Johnson