



MEMORANDUM

DATE: March 3, 2010
TO: Phil Kern
FROM: Carie Fuhrman / Al Brixius
RE: Delano – Crow River State Bank Variance to Exterior Design Standards
NAC FILE: 432.07 – 10.02

BACKGROUND

The B-2, General Business District, contains exterior building elevation standards found in Section 51.21, Subd. H.3. One of which requires that an average of the following materials - brick, dimensioned stone, rock faced block, decorative concrete panel, architectural concrete block, cast-in-place concrete, stone, stucco, wood, or glass - constitute no less than 90 percent of the exterior wall façade of buildings. This leaves 10 percent of the exterior wall façade for other materials.

Crow River State Bank has submitted an application for a variance to this requirement. They are requesting to upgrade the look of their existing building located at 710 Babcock Blvd E by replacing the existing cedar channel board siding with a 24 gauge recycled metal (steel) covering.

The applicants have not yet submitted a detailed calculation of the percentage that the proposed steel material shall compose of the exterior wall facades, but staff has calculated a rough estimate, as shown in the following table:

Wall Facades	Est. % of Wall Facade
South Elevation	~37%
East Elevation	~14%
North Elevation	~11%
West Elevation	~16%

As you can see, the steel material shall constitute more than 10 percent of each wall façade of the building. Therefore, the proposal does not meet the Ordinance requirement and thus requires a variance to the exterior building materials ordinance.

ISSUE ANALYSIS

Staff is requesting that the City examine the proposal and determine if this material and increased percent of the wall façade is acceptable or not. If the City finds that this material and the proposed look is acceptable, staff is recommending that the Ordinance be changed to allow for a higher percentage of the “non-listed” materials to encompass wall facades.

If the City is not acceptable to this, staff is recommending that the Ordinance remain as-is and would recommend denial of the variance request as it does not meet hardship standards and would be taking an existing conforming situation and making it non-conforming.

RECOMMENDATION

This is only a discussion item at this time.

Encl: Colored Rendering of Front Elevation



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