



**CITY OF DULUTH
Planning Commission
AGENDA
March 5, 2018**



Work Session begins at 6:30pm in the Main Street Conference Room

Official Meeting begins at 7:00pm in the Council Chambers

I. CALL TO ORDER

II. GENERAL BUSINESS

III. APPROVAL OF MINUTES

Approval of the February 5, 2018 Minutes

IV. OLD BUSINESS

1. Case: TA#2018-001
Applicant: City of Duluth
Location: N/A
Parcel: N/A
Request: Text Amendment to Article 2 of the United Development Code: Use of Land and Structures

V. NEW BUSINESS

VI. OTHER BUSINESS

1. Matters from Staff
2. Matters from Commission
3. Matters from Public

VII. ADJOURNMENT

Case Number:	TA#2018-001
Applicant:	City of Duluth
Proposed Text Amendments:	The City of Duluth Unified Development Code Article: Article 2. Use of Land and Structures
RECOMMENDATION:	APPROVE

Background:

The City has been approached by an architect to research the possibility of adding architecturally treated EFIS and fiber cement cladding as an allowed building material. This type of material is design to mimic the look and feel of brick but constructed differently. The EFIS is installed on the exterior of the building and then two layer are added on top to give the appearance of brick. The first layer is the grout layer. Then installer will then place a brick pattern template over it. Next a finish layer is applied which is tinted to a color of brick. The template is then removed revealing the brick pattern with the grout lines underneath.

These materials provide a cost savings when utilized on large buildings. The difference in price per square foot between “real brick” and these materials is small. However, the savings comes from it being a lighter material. These materials weigh less than standard brick and therefore need less foundational support. The more brick used on upper floors the wider the foundation and lower floor walls have to be.

Issue:

The Unified Development Code does allow the use of these custom brick products as an allowed building material.

Recommendation:

If allowed in specific circumstances, staff believes that allowing this material would not diminish the standards of buildings in the City. Therefore, staff recommends approval of TA#2018-001 as presented below to allow for the use of architecturally treated materials as an allowed building material within the Central Business District:

205.14 CBD Central Business District.

- (a) Purpose and Intent of the CBD Zoning District.

The CBD zoning district is intended to serve as the center of the community's retail trade, civic functions, and financial and professional activity. Its primary purpose is to group uses together in a compact area to facilitate pedestrian movement and encourage development and redevelopment that enhances, stabilizes and preserves the traditional character of the area.

- (b) Area Regulations.

Principal uses and lots in the CBD District shall conform to the requirements in **Error! Reference source not found.** This conformity shall be depicted on proposed concept plans and site plans (see the Procedures and Permits Article for submittal requirements).

- (c) Uses Allowed in the CBD Zoning District.

See **Error! Reference source not found.** for allowed principal uses and restrictions that apply to particular uses. In addition, the Downtown Duluth Master Plan shall guide the location of uses.

- (d) Architectural and Design Guidelines, Non-Residential and Multi-Family (Apartment) Uses.

The following architectural and design guidelines shall apply to all new construction in the CBD District with the exception of residential development, which shall be subject to the requirements of paragraph (f), "Residential Development" of this subsection. Proposed designs shall be reviewed by the Community Development Director. All development shall meet the intent of the CBD District and requirements.

- (1) Building Facades.

- a. Exterior building materials shall be real brick, stucco or stone (primary materials) or wood or cementitious fiberboard siding that exhibits a horizontal or clapboard profile (secondary materials). Brick or stucco shall be of a color to match existing facade or, on new structures, be of a color that is compatible with surrounding buildings. Siding using secondary materials shall be painted or stained to match existing colors or be of a color that is compatible with surrounding buildings. Stand-alone buildings over 50,000 square feet and at least three stories in height may use architecturally treated EFIS on floors above the ground level as measured by the street side of the building. The architecturally treated EFIS shall represent a brick pattern and be compatible with surrounding buildings.

