

TA 19-02 – Metal Paneling in Workplace Building Type

PART 1: DESCRIPTION

TA19-02 is a request by the Huntersville Planning Department to amend Article 4 of the Huntersville Zoning Ordinance. The purpose of the application is to allow decorative metal paneling as an allowed partial building material visible from the street.

PART 2: BACKGROUND

Architectural metal panels can often be an unsightly building material that over time may be difficult to keep up and maintain. Therefore, the Huntersville Zoning Ordinance has generally restricted metal paneling as a building façade material visible from the public street since its adoption in 1996. See the current workplace building type architectural requirements below. However in recent years modern technology and development has expanded the selections of more durable and aesthetically pleasing metal paneling. Aluminum Composite Material (ACM) panels have recently become very popular in developments and can have a pleasant appearance.

ARCHITECTURAL STANDARDS PRINCIPLES

A. To perpetuate the unique building character of the town and its environs, and to re-establish its local identity, development shall generally employ building types that are compatible to the historic architectural vocabulary of the area in their massing and external treatment.

B. Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face.

C. The front elevations facing the street, and the overall massing shall communicate an emphasis on the human scale and the pedestrian environment.

In 2014 Toyota of North Charlotte applied for a text amendment to the zoning ordinance to allow ACM for a portion of their building on Statesville Road. The text amendment application was approved specifically for the Highway Commercial building type to allow up to 30% of the street visible façade to be clad in ACM. Since that time, the use of ACM material has seemed to increase, especially so in industrial and office building settings. Most recently the Kurz Headquarters which proposes to locate on Patterson Road would also like to use ACM technology for their building. Therefore, staff proposes to modify the workplace building type requirements to also allow ACM material up to a certain percentage of the façade visible from the street. The language would exactly match the text amendment approved for the Highway Commercial building type. Please see the proposed text in the drafted ordinance included in your agenda package.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS

The following are examples of relevant plans and polices from the 2030 Huntersville Community Plan that may be incorporated into the Board's statement of consistency for approval or denial of the request.

- Policy CD-6: Architecture and Place Making: Allowing the newer material technology of Aluminum Composite Material (ACM) and similar materials gives architects greater and more modern flexibility in their workplace building design. At the same time, the maximum percentage allowance keeps the architectural foundation of the town intact, which to date has been built mainly on brick and mortar design.

PART 4: STAFF RECOMMENDATION

For commercial buildings, the current ordinance restriction of prohibiting all metal panels from visibility seems a bit outdated and overly broad. New decorative metal panels can be aesthetically pleasing when used in the proper application and to the proper degree. In addition, the proposed text would be consistent with the language that already exists for the Highway Commercial (HC) building type. Staff recommends approval of the text amendment.

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) considered the proposed text on February 7, 2019. The committee unanimously recommended approval of the proposed text

PART 6: PUBLIC HEARING

The Public Hearing was held on February 18, 2019. No one from the public spoke for or against the application.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to hear this text amendment on February 26, 2019.

PART 8: ATTACHMENTS AND ENCLOSURES

- Draft Language Ordinance
- Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA19-02

Planning Department:

In considering the proposed amendment TA19-02, to amend Article 4 of the Huntersville Zoning Ordinance to allow decorative metal paneling in the workplace building type, the Planning Staff recommends approval based on the amendment being consistent with Policy CD-6 of the Huntersville 2030 Community Plan.

It is reasonable and in the public interest to amend the Zoning Ordinance because it allows greater flexibility in commercial building design while maintaining the historical architectural building design of the Town

Planning Board:

Approve (Consistent w/ Plans)	Approve (Inconsistent w/ Plans and Plans Change ___?)	Deny (Inconsistent w/ Plans)
<p>In considering the proposed amendment, TA 19-02, to amend Article 4 of the Zoning Ordinance to allow decorative metal paneling in the workplace building type, the Planning Board recommends approval based on the amendment being consistent with <u>[insert applicable plan reference(s)]</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u></p>	<p>In considering the proposed amendment, TA 19-02, to amend Article 4 of the Zoning Ordinance to allow decorative metal paneling in the workplace building type, the Planning Board recommends approval of the amendment but finds the request inconsistent with <u>[insert applicable plan reference(s)]</u>, therefore amends <u>[insert plan reference(s)] AND detail the ways the policy or reference is to be amended</u>.</p> <p>The Planning Board took into account the following change in conditions in recommending approval to meet the development needs in Huntersville: <u>[List and explain the change in conditions]</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u></p>	<p>In considering the proposed amendment, TA 19-02, to amend Article 4 of the Zoning Ordinance to allow decorative metal paneling in the workplace building type, the Planning Board recommends denial based on the amendment being <u>[consistent OR inconsistent]</u> with <u>[insert applicable plan reference(s)]</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because...<u>[Explain]</u></p>

AN ORDINANCE TO AMEND ARTICLE 4 OF THE ZONING ORDINANCE

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 4 of **Zoning Ordinance**, Urban Workplace Building Type, Architectural Standards Principles B is hereby amended as follows:

- B) Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. **Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any façade visible from the street.**

Section 2. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: Unanimously recommended approval on
February 7, 2019

PUBLIC HEARING DATE: Held on February 18, 2019

PLANNING BOARD MEETING: February 26, 2019

TOWN BOARD DECISION: March 4, 2019