

TA 21-07 – Metal Panels for Shopfront Buildings Types

PART 1: DESCRIPTION

TA21-07 is a text amendment request made by Nick Lombardo on behalf of North American properties to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance. The purpose of the amendment is to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material.

PART 2: BACKGROUND

North American Properties contacted Town Planning Department Staff to inquire about regulations regarding allowed material types for building facades. Mr. Lombardo and Staff subsequently discussed allowed material types. According to current Zoning Ordinance regulations (Article 4) Urban Workplace and Highway Commercial building types are allowed to use decorative metal accents and trim. For both Urban workplace and Highway Commercial building types, decorative metal panel accents may not exceed 30% of any façade visible from the street. Apartment building types allow two wall materials to be combined horizontally on one facade.

PART 3: RELEVANT SECTIONS OF THE HUNTERSVILLE 2040 COMMUNITY PLAN

- Policy LU-8 and LU 8.1: Emphasize form and flexibility in Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers. Continue to emphasize form and flexibility in development regulations for these areas. COMMENT: The proposed text amendment is appropriate as Urban Workplace and Highway Commercial building types already allow metal panels as accents and trim for buildings. And, the Zoning Ordinance currently allows Apartment building types to combine two wall materials.

PART 4: STAFF RECOMMENDATION

Planning staff recommends approval of the proposed text amendment application. LU-8 and LU-8.1 support flexibility in development regulations for areas including Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers. Shopfront building types are not exclusive to Mixed-Use Centers, Employment Centers, the Town Core, and Activity Centers, but are likely to be located within these areas. Both Urban workplace and Highway Commercial building types, decorative metal panel accents may not exceed 30% of any façade visible from the street. Apartment building types allow two wall materials to be combined horizontally on one facade. This text amendment is proposing the same allowance for metal panels and the same restriction as Highway Commercial and Urban Workplace building types. This text amendment will allow greater flexibility materials allowed for Shopfront Buildings. While the applicant intends to use metal accents specifically within Birkdale Village on storefront entablature or columns, Shopfront buildings are not specific to Birkdale Village and are an allowed building lot in multiple zoning districts..

Please see the drafted text below and the proposed amendment ordinance included in the agenda packet. Removed language is struck out, new language is **bold underline**.

Article 4: Shopfront Building, Architectural Standards Principles, B

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 column wraps, entablature, canopies, and their supporting structure. Decorative metal panel accents, however, may not exceed 30% of any façade visible from the street.**

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinances Advisory Board (HOAB) reviewed the proposed text June 1, 2021 and recommended approval.

PART 6: PUBLIC HEARING

The Public Hearing took place September 7, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

C. Boyd made a Motion to Approve TA 21-07 during the September 28, 2021 Planning Board meeting and the motion passed unanimously (9-0).

PART 8: ATTACHMENTS AND ENCLOSURES

- Attachment 1 - Draft Language Ordinance
- Attachment 2 - Text Amendment Application

PART 9: STATEMENT OF CONSISTENCY – TA21-07

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment TA21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material., the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU-8 and LU 8.1 of the Huntersville 2040 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because it allows greater flexibility in exterior material types for shopfront buildings and the Zoning Ordinance currently allows metal panels as accent and trim materials for Highway Commercial and Urban Workplace building types.</p>	<p>APPROVAL: C. Boyd made a Motion to Approve TA 21-07, to amend Article 4: Shopfront Building, Architectural Standards of the Huntersville Zoning Ordinance to allow shopfront buildings to use decorative metal panels such as Aluminum Composite Material (ACM) panels as an accent or trim material, the Planning Staff recommends approval of the application based on the amendment being consistent with policies LU-8, LU 8.1 of the Huntersville 2040 Community Plan. It is reasonable and in the public interest to amend the Zoning Ordinance because it allows greater flexibility in exterior material types for shopfront buildings and the Zoning Ordinance currently allows metal panels as accent and trim materials for Highway Commercial and Urban Workplace building types. D. Partee seconded the motion. The motion passed unanimously (9-0).</p>	<p>APPROVAL: In considering the proposed amendment TA21-07, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>
		<p>DENIAL: In considering the proposed amendment TA21-07, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because....<i>(Explain)</i></p>