



REPORT TO ECONOMIC DEVELOPMENT COMMISSION

Background Information: The City Council directed the City Planner and Planning Commission to create architectural, landscaping, and zoning regulations for the Heart of the Good Life Development. The Planning Commission is forwarding this draft language for Architectural Design and Landscape Standards to collect comments from the Economic Development Commission.

Architectural Design Standards:

Exterior Building Finishes:

All exterior wall finishes on any principal building shall be one of, or a combination of, the following:

- A. Face brick;
- B. Natural or cut stone, wood, or log;
- C. Architectural metal panels
- ~~D. Non-architectural metal
 - a. ~~Shall be limited to a maximum coverage of twenty percent (50%) on all sides.~~
 - b. ~~All non-architectural metal material applications are required to have concealed fasteners.~~
 - c. ~~Finished metal overhead doors necessary for the use are exempt from the twenty percent (50%) maximum.~~
 - d. ~~No unfinished metal of any kind is allowed.~~~~
- E. Specially designed, precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture, excluding raw concrete block, painted or unpainted;
- F. Glass, fiberglass, or similar non-metal materials;
- G. Stucco and other cementation coating applied in a manner so as to create a harmonious design in conjunction with the materials;
- H. The Planning Commission may approve other new materials that are equal to or better than the materials listed in this section;
- I. All principal structures shall be compatible with neighboring structures in mass, color, and exterior materials

Construction Type:

- A. Post/pole frame constructed buildings shall not be allowed.

Accessory Structures:

All accessory structures shall have an exterior finish and color that matches the finishing materials and color on the principal structure.

Color:

Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall be limited to a maximum of ten percent (10%) of any single building façade.

Façade Size and Articulation:

- A. Façade Size: The building façade size (height and mass) shall be in direct proportion to the surrounding structures. All building components, such as windows, doors, eaves, soffits, and parapets, shall have good proportions that relate to the building façade and shall relate well with surrounding structures.
- B. Articulation: Articulation is required for building facades that are more than sixty feet (60') in width and faces, or is parallel to, a public or private street as follows: To avoid long unbroken expanses, building facades shall be divided into distinct modules not to exceed fifty feet (50') in length that incorporate visible changes in the façade through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features.

LANDSCAPING STANDARDS:

1. Landscaping Plan.

- a. A landscaping plan shall be submitted at the time of site plan and shall include the following requirements:
 - 1) Detailed natural land analysis, including vegetation, soil types and slopes.
 - 2) Man-made features.
 - 3) Details of all proposed vegetative landscaping materials, including placement, Latin name, common name, caliper/height, and quantity.
 - 4) Details of all proposed non-vegetative land landscaping and screening materials.
 - 5) Where landscape or man-made materials are used to provide required screening from adjacent and neighboring properties, a cross-section shall be provided at a legible scale illustrating the prospective of the site from the neighboring property and property line elevation.
 - 6) At least thirty percent (30%) of the land area shall be sodded and landscaped with approved ground cover, shrubbery and trees.
 - 7) At least eight percent (8%) of the internal parking area shall be landscaped with grass, shrubbery, trees and/or other approved ground cover. This area is counted as part of the overall required "landscape area".
- b. Landscaping shall provide for an appropriate mix of plantings around a minimum of fifty percent (50%) of the exterior footprint of all

buildings. Landscaping shall improve the appearance of the structure and break up large unadorned building elevations.

- c. Minimum size of plantings:
 - 1) Over story deciduous – 2 1/2 inch caliper.
 - 2) Coniferous – 6 feet in height.
 - 3) Shrubs – 24-inch pot.
 - 4) Ornamental trees – 2 inch caliper.

In the event a site plan layout does not have adequate open space to accommodate plant quantities as per ordinance, such quantities per species can be combined into less quantities per species, provided total regulated height or caliper is maintained. Trees shall be of varying species and shall be in accordance with the minimum size of plantings.

- d. Species:
 - 1) All trees and plantings used in site developments shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Invasive plants shall not be allowed.
 - 2) All deciduous trees proposed to satisfy the minimum requirements of this policy shall be long-lived hardwood species.
 - 3) The complement of trees fulfilling the requirements of this section shall be not less than twenty-five percent (25%) deciduous and not less than twenty-five percent (25%) coniferous.

- e. Method of Installation:

All deciduous and coniferous trees shall be ball and burlap and staked and guyed per National Nurseryman's Standards. All shrubs shall be potted.

- f. Sodding and Ground Cover:

All open areas of any site not occupied by buildings, parking, or storage, shall be sodded or seeded over four (4) inches of topsoil. Exceptions are as follows:

 - 1) Seeding over four (4) inches of topsoil of future expansion areas (areas to be built upon within eighteen (18) months) as shown on approved plans.
 - 2) Areas designated as open space for future expansion area shall be properly planted and maintained with prairie grasses, wildflowers, or grass.

- g. Slopes and Berms:
 - 1) Final slope grade steeper than the ratio of 3:1 will not be permitted without special approval of treatment, such as terracing or retaining walls.
 - 2) Berming used to provide required screening of parking lots and other open areas shall not have a slope to exceed 3:1.

- h. Use of Landscaping for Screening:

Where natural materials, such as trees or hedges are approved in lieu of required screening by means of walls or fences, density and species of planting shall be such to achieve ninety percent (90%) opaqueness year round.

- i. Maintenance Policy:
 - 1) All landscaping shall be properly maintained so as to preserve planting in a live state and shall be kept free of noxious weeds and debris.
 - 2) Turf grass and lawns shall not grow to a height to allow such grasses to go to seed.
 - 3) All constructed or manufactured landscape elements, such as but not limited to benches, retaining walls, edging, and so forth, shall be maintained so as to be free of cracking, crumbling, dilapidation or deterioration.
 - 4) Rotten, deteriorated or damaged landscape elements shall be repaired, replaced, or removed.
- j. Erosion Control:

All open disturbed areas of any site shall be seeded as an erosion control measure.

Economic Development Commission (EDC) Direction:

- 1. The EDC should review the above standards and offer comments.