

The building elevations submitted with the site plan show the exterior of the building to contain metal siding along with a painted Hardie-Board siding with a B&B application. Hardie-Board is a cement board siding that has been classified as a masonry product.

According to Section 5.8.G.1 of the Zoning Ordinance, all new construction in the Commercial Heavy (CH) district shall have those vertical exteriors that are facing a public or private street constructed of, but not limited to: masonry, concrete panels, glass block, glass, curtain walls, Exterior Insulated Finished Systems (EFIS), or stucco. Metal finishes, wood, plastic and other masonry material may be considered and approved by the Planning Commission through the site plan review process. As result, application is requesting approval of the metal and Hardie-Board siding proposed to be used on the exterior of the Cotton Patch Cafe.

Surrounding land uses and zoning classifications include the following:

North:	CH	Automotive repair
East:	CH	Undeveloped
South:	CG	Office
West:	R-1 (CH via BAZ 1734)	Undeveloped

Attachments: Zoning/aerial map
 Building elevations
 Site plan

Recommendation:

Staff recommends that the building elevations for the proposed Cotton Patch Cafe be approved as presented.

Reviewed and approved by: Larry R. Curtis

LRC: BDM