



16-252FR

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Façade Plan Appeal for Simpson Strong Tie, Located at 2221 Country Lane

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: February 28, 2017

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Danielle Quintanilla, Planner I

APPROVAL PROCESS: The action of the Planning and Zoning Commission for the proposed Façade Plan Appeal may be appealed by the applicant to the City Council.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Façade Plan Appeal.

APPLICATION SUBMITTAL DATE: November 18, 2016 (Original Application)
December 5, 2016 (Revised Submittal)
February 14, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting a Façade Plan Appeal to the Architectural Standards Ordinance for the Simpson Strong Tie Phase 3 Expansion. The proposed elevations for the facility features elevations that do not strictly conform to the requirements of the architectural standards of the Zoning Ordinance.

The Façade Plan Appeal is being requested because the proposed elevations:

1. Do not provide a parapet at least one foot taller than the roof-mounted HVAC equipment.

The applicant has an approved site plan (16-252SP) for the expansion, while the original façade was constructed in 2004.

Typically facade plans can be approved by Staff; however, the applicant is requesting

approval of a facade plan appeal, which must be considered by the Planning and Zoning Commission. The facade plan appeal is detailed further below.

SUPPORTING MATERIALS:

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Approved Site Plan](#)

[Proposed Elevations](#)

[PowerPoint Presentation](#)