

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: March 26, 2024
RE: Planning/Zoning/Architectural Guidelines review – 0097 97 CIR

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal: A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 4.5 bath home, includes 3,708 s.f. of living space and an attached 774 s.f., 3 vehicle garage for a combined 4,482 square feet.

Zoning district: R

Lot Size: ~ 25,000 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 100'
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs. **The side setback is not indicated correctly, however, the overhang is over 15' from the easement, and the side setback complies with Town of Blue River regulations**

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 28'

Garage Stds: The proposed garage is ~511 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated, and the structure does not appear to conflict with any easements.	Y
Article 4: Buildable Area/setbacks	Side and front setbacks are not indicated correctly, Building review will require revisions. The proposed structure does not conflict with Town distance requirements for setbacks.	
Article 5 Building Design Standards		
Article 5-20 Building Height	Building height is indicated and scaled to 28'.	Y
Article 5-60 Foundation	Foundation is not clearly addressed. Elevations show the finish materials to the ground level with minimal exposed foundation.	Y
Article 5-70 Roofs	Roof design is gable, with architectural features, and shows general compliance	Y
Article 5-80 Garages	Attached garage is scaled to 511 square feet and complies with requirements. Shows general conformance	Y

Article 5-90 Window and door design	Shows general conformance with standards.	Y
Article 5-100 Balconies and railings	Railing is indicated as a horizontal guard and shows general conformance	Y
Article 5-110 Chimney and Roof Penetrations	Fireplace is indicated on the floor plan, but no exterior chimney or venting is indicated.	
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is indicated as a shiplap with semi-solid stain. Shows general conformance	Y
Article 6-30 Colors	Colors indicated are browns and greys with black roofing systems	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	Shows general conformance	Y
Article 7-50 Driveways	Driveway is indicated at 14'. Which exceeds the values in (4)	N
Article 7-60 Parking Areas	Parking is provided with the attached garage and exterior parking	Y
Article 7-100 Decks	Deck is indicated on south side the home, and shows general conformance.	Y
Article 7-120 Hot Tubs	None indicated	N/A
Article 7-140 Fences	None indicated	N/A
Article 7-150 Retaining walls	None indicated	N/A

Article 8 Signs		
Article 8 Signs	None Indicated	N/A
Article 9 Lighting		
Article 9 Lighting	Details of exterior lighting are not provided, Project will require compliant lighting to be installed.	
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	N/A