

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk  
FROM: Kyle Parag, Plan Reviewer - CAA  
DATE: September 27<sup>th</sup>, 2023  
RE: Planning/Zoning/Architectural Guidelines review – 0066 Conifer Dr

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.

**Staff Recommendation:**

Staff recommendation is to disapprove the planning review for this property until such a time when the garage requirements can be clearly met, and additional details to show compliance with lighting, chimney and foundation design are obtained.

**Zoning Regulation analysis –**

Proposal: A new single-family residence with an attached garage. The property replaces an old cabin on the property. The proposed structure is a modular structure with a main level Sqft of 2339, and a garage space of 1116 Sqft.

Zoning district: R-1

Lot Size: ~ 31,672 sq. ft.  
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 163 Ft  
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height applicant indicated is not calculated per Town of Blue River definitions, actual height is calculated at 33'. Complies with maximum 35'

Garage Stds: **The proposed garage is indicated at 1116 sq. ft. and does not comply 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

**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
<b>DEVELOPMENT STANDARD</b>		
Article 3: Easements	Easements are indicated, and proposed structure complies	Y
Article 4: Buildable Area/setbacks	Setbacks are indicated, North and South are indicated as front and back, it is unclear what the front and back should be on this property, complies either way.	Y
<b>Article 5 Building Design Standards</b>		
Article 5-20 Building Height	Height Per Definitions is calculated from elevations at 33'	Y
Article 5-60 Foundation	Foundation final appearance is unclear in the elevations, and appears to show raw concrete. Elevations do not depict elevations changes of final grade height, and unclear to the foundation visual impact.	

Article 5-70 Roofs	Proposed structure depicts gable roof with several roof changes with architectural interest. <b>Roof plan and elevations do not appear to coordinate with the roof designs.</b>	Y
Article 5-80 Garages	Garage is located under the main home, and low visual impact. Floor plan for garage level is not provided, and unable to determine actual sqft. <b>From the application, the main level is 2339 sqft, 45% allowable garage area is 1052, less than the 1116 proposed.</b>	N
Article 5-90 Easements and Utilities	Utilities are indicated to be from a well and septic. Gas and Electrical paths are not indicated	Y
Article 5-100 Balconies and railings	Railings are indicated to surround the deck, railing is indicated on the materials sheet as a horizontal cable system.	Y
Article 5-110 Chimney and Roof Penetrations	Fireplace is indicated in the living room, however no chimney or exterior elements to coordinate are indicated.	
<b>Article 6 Building Materials and Colors</b>		
Article 6-10 Materials	Materials appear to be in general conformance, with composite siding materials, with stone accents	Y
Article 6-10 Colors	Colors appear to be in general conformance, with natural brown hues.	Y
<b>Article 7 Accessory Improvements</b>		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	No accessory structures are indicated	Y
Article 7-50 Driveways	The driveway when including the easement drive from adjacent property exceed 300' and a turnaround may be required by emergency responders. Driveway winds through the setbacks, and appears to be in non-compliance with (b) (1) as it is in the setback more than the extent necessary. <b>Driveway is listed at a continuous 10%, and exceed the maximum 6% in the</b>	PC

	<b>first 20 feet, and the driveway has turns less than the minimum 30 feet radius.</b>	
Article 7-60 Parking Areas	Parking is provided in the attached garages	Y
Article 7-100 Decks	Deck appears to be in general conformance	Y
Article 7-120 Hot Tubs	No hot tub is indicated	Y
Article 7-140 Fences	No fencing is indicated	Y
Article 7-150 Retaining walls	Retaining walls are significant in nature for the driveway design. <b>Walls are located in the setbacks.</b> Natural stone is indicated for the retaining walls with a maximum height of 3'	PC
<b>Article 8 Signs</b>		
Article 8 Signs	No signage is indicated	Y
<b>Article 9 Lighting</b>		
Article 9 Lighting	<b>Exterior lighting is indicated on the materials sheet, and do not appear to comply with requirements.</b>	N
VII. L. Solid Waste Collection and Service Areas	None indicated	Y
<b>Article 13 Environmental Regulations</b>		
Article 13-20 Wetlands	None indicated	Y

