



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 7, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Third Amendment to the Development Agreement Establishing Development Standards for Monarch Ranch.

BACKGROUND/SUMMARY:

The Monarch Ranch development agreement was originally approved on May 4, 2022. The agreement includes certain provision related to the single-family architectural standards including a minimum 30% masonry requirement for the public facing frontages of the homes. The agreement was first amended in December 2022 and a second time in February 2024. These amendments did not affect the architectural standards of the original agreement.

This third amendment is paired with the second amendment of the Monarch Ranch PUD zoning. The amended PUD reduced the minimum dwelling unit sized from 1,700 square feet to a range of sizes, with the new minimum being 1,300 square feet. In exchange for the smaller dwelling unit sizes, it was negotiated that the as the square footage of the homes was reduced, the masonry percentage on the dwelling units would be increased. This is a similar provision that is already within our Zoning Code that allows, through a development agreement, the dwelling unit size to be reduced 100 square feet for each 10% of façade masonry that is included.

With this development agreement, since the 1,700 square foot homes were already approved to have 30% masonry, for every 100 square feet the homes are reduced the masonry goes up 10%, as provided in the table below:

A. Masonry and Dwelling Unit Size Table

Dwelling Unit Size (conditioned space)	Minimum Front Façade* Masonry Percentage
1,300 – 1,400 sq. ft.	70%
1,401 – 1,500 sq. ft.	60%
1,501 – 1,600 sq. ft.	50%
1,600 – 1,700 sq. ft.	40%
1,701 + sq. ft.	30%

* Collector Road and Corner Lots shall have side and rear masonry percentages equal to the minimum front façade percentage.

This table has been added to the existing Exhibit F of the development agreement which regulates the Residential Exterior Standards.

No other changes were made to the architectural standards and no other provisions of the development are amended with this Third Amendment to the Development Agreement.

LEGAL REVIEW: Yes, Veronica Riveria
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: No

- 3rd DA Amendment

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the Third Amendment to the Development Agreement Establishing Development Standards for Monarch Ranch.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
