



PLANNING

To: Mayor and Town Council

From: Alex Glushko, AICP, Planning Manager

Through: Harlan Jefferson, Town Manager
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services

Re: Town Council Meeting – September 8, 2020

Agenda Item:

Consider and act upon an ordinance modifying the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to modify the residential development standards, including, but not limited to building material, roofing, window, and building encroachment regulations. (Z20-0015).

Description of Agenda Item:

On August 11, 2020, the Town Council approved the proposed rezoning request, by a vote of 7-0, subject to:

1. Approval of an amended Development Agreement related to exterior building materials and architectural design; and
2. Decorative wood products shall not be a permitted exterior surface, and before final Council approval of this planned development ordinance, the applicant shall meet with the Fire Chief and Town personnel to propose appropriate standards for decorative wood products as an accent material.

Since the August 11, 2020 meeting, the applicant has consulted with the Fire Department and determined moving forward without the allowance for decorative wood/cedar siding as a permitted building material is an appropriate course of action. As such, the proposed development standards and associated development agreement do not permit decorative wood/cedar siding as a permitted building material. An ordinance has been prepared accordingly.

Legal Obligations and Review:

Town Attorney, Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard ordinance as to form and legality.

Attached Documents:

1. Ordinance
2. Proposed Exhibits A, B, C, D, E, and F

Town Staff Recommendation:

Staff recommends the Town Council approve an ordinance modifying the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to modify the residential development standards, including, but not limited to building material, roofing, window, and building encroachment regulations.

Proposed Motion:

I move to approve an ordinance modifying the development standards of Planned Development-40 (PD-40), for Windsong Ranch, generally to modify the residential development standards, including, but not limited to building material, roofing, window, and building encroachment regulations.