

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: April 17, 2024

Submitted By:

Staff

Agenda Item:

Discussion and possible action on a recommendation from the CRCRC and Planning and Zoning Commission regarding building height, building height measurement, and related considerations

Description:

The recommendations regarding building height, building height measurement, and related considerations made by the CRCRC and Planning and Zoning Commission are:

- A 35 foot maximum residential building height;
- That is measured from an enclosure whose base is defined by a survey of existing grade and extending to an imaginary plane 35 feet above measured to the upper most edge of roofing material or parapet;
- And providing that unusual topographic variations with a width of less than 25 feet, including pools, ponds, existing basements, rock outcroppings, and natural drainage ways, shall not be included when establishing imaginary planes;
- And subject to a program that limits side wall height to 25 feet at 10 feet from the property line and then increments 1 foot upward for every additional foot of horizontal distance to the property line such that at 15 feet from the property line there would be a 30 foot wall height limit and at 20 feet the 35 foot maximum horizontal plane would be reached;
- And allowing for dormers positioned a minimum of 3 feet back from the wall line and that do not exceed the maximum allowable height and are no more than 15 feet cumulative along any axis measured from outside wall to outside wall.

Below are excerpts from both the P&Z and CRCRC meetings where motions regarding building height, building height measurement, and related considerations were made.

Excerpt from the March 18, 2024 CRCRC meeting minutes:

Brian Rider moved that we approve 35 feet as the height maximum for the initial purposes contingent on future agreement and action with respect to tenting setbacks, articulations on the sides, and other aspects that go into how to implement a ceiling of 35 feet.

Duke Garwood requested a friendly amendment of “35 feet measured by way of a parallel plane method”. Brian Rider accepted the amendment.

Duke Garwood seconded the motion. The motion carried with 4 in favor and 0 against. Thom Farrell was away from his computer for this vote.

The CRCRC discussed terrain, measurement of building height, parallel plane, garages, natural grade, finish grade, basement space, and building envelope.

Jeff Marx joined the meeting at 5:22 p.m.

Brian Rider moved to make a supplemental motion that, in considering the building height, that areas of rugged terrain or minor topographic variations with a width of less than 25 feet, including pools and ponds, shall not be included when establishing the imaginary plane for building height maximum purposes.

Duke Garwood suggested changing the word “minor” to “unique”. Brian Rider suggested “which are unusual aspects of a particular property including pools, ponds, existing basements, or garages”. Duke Garwood recommended including “Rock outcroppings and natural drainage ways.”

Brian Rider restated his motion that, in considering building height, that areas of rugged terrain or unusual topographic variations with a width of less than 25 feet, including pools, ponds, existing basements, rock outcroppings, and natural drainage ways, shall not be included when establishing imaginary planes. Duke Garwood seconded the motion. The motion carried with 6 in favor and 0 against.

The CRCRC discussed “tenting” rules regarding height in conjunction with setbacks.

Brian Rider moved to make a supplemental motion to the 35 foot parallel plane concept that with respect to side walls of buildings, we have a program that requires a limitation of side building height that starts at 25 feet at 10 feet from the property line, and then incrementally goes up such that at 15 feet we would have 30 foot wall height maximum and at 20 feet, we would have reached the 35 foot maximum horizontal plane.

The CRCRC discussed incentivization to build particular roofs and use of the words “yard” and “setback”.

Jeff Marx recommended using a table to explain the information.

The Committee continued to discuss side setback planes including bulk, dormer and shed roofs, cumulative horizontal feet, height max of dormers, and side yards with associated height.

The CRCRC discussed front and side yard definitions and how those are defined with corner lots.

City Administrator Ashley Wayman explained that typically plats define the setbacks and determine the front of the house instead of addresses. She suggested that staff and the

committee obtain more information regarding the front of the lot and how it is interpreted from the Code, plats, and addressing.

Alex Robinette moved to recommend 25 feet maximum height on a 10 foot setback, add one foot of wall height for every additional horizontal foot from the property line provided that the maximum height does not exceed 35 feet. Brian Rider seconded the motion. The motion carried with 6 in favor and 0 against.

Chair Dave Bench moved that with regard to dormers, 3 feet back from the wall line minimum and they do not exceed maximum heights and are no more than 15 feet cumulative along any axis measured from outside wall to outside wall. Alex Robinette seconded the motion. The motion carried with 6 in favor and 0 against.

Brian Rider moved to amend the prior motion regarding maximum building height related to the size of the side yard, we intended that height measurement to be measured to the upper most edge of roofing material or parapet. Duke Garwood seconded the motion. The motion carried with 6 in favor and 0 against.

Excerpt from the April 3, 2024 Planning and Zoning Commission meeting minutes:

Chair Dave Bench stated the CRCRC proposed recommendations regarding building height, building height measurement, and related considerations:

- A 35 foot maximum residential building height;
- That is measured from an enclosure whose base is defined by a survey of existing grade and extending to an imaginary plane 35 feet above measured to the upper most edge of roofing material or parapet;
- And providing that unusual topographic variations with a width of less than 25 feet, including pools, ponds, existing basements, rock outcroppings, and natural drainage ways, shall not be included when establishing imaginary planes;
- And subject to a program that limits side wall height to 25 feet at 10 feet from the property line and then increments 1 foot upward for every additional foot of horizontal distance to the property line such that at 15 feet from the property line there would be a 30 foot wall height limit and at 20 feet the 35 foot maximum horizontal plane would be reached;
- And allowing for dormers positioned a minimum of 3 feet back from the wall line and that do not exceed the maximum allowable height and are no more than 15 feet cumulative along any axis measured from outside wall to outside wall.

(Additional discussion)

Michael Rhodes moved to recommend the proposed CRCRC recommendations to City Council for ordinance production by Council. Genie Nyer seconded the motion.

City Attorney Lee Simmons clarified the motion that to recommend the CRCRC recommendations to City Council for consideration for a draft ordinance to come back to the Planning and Zoning Commission.

The Commission discussed the understanding of details of the recommendations being sent to City Council and their effect.

The motion carried with 5 in favor and 0 against with 1 abstention (Hall).

Action Requested:

To consider a recommendation from the CRCRC and Planning and Zoning Commission regarding building height, building height measurement, and related considerations

Fiscal Impacts:

No significant fiscal impacts anticipated at this time.

Attachments:

- Recommendations regarding building height, building height measurement, and related considerations (Submitted by Dave Bench, Chair of CRCRC and P&Z)
- Additional supporting documents submitted by CRCRC members