

PLANNING COMMISSION RESOLUTION 2021-10

EXHIBIT B

A RESOLUTION OF THE TOWN OF TRUCKEE PLANNING COMMISSION APPROVING APPLICATION 2020-00000135/DP-MUP-PD-TM-AMD (ESTATES MEADOWS PROJECT)

PLANNED DEVELOPMENT

The following modifications to the Development Code are hereby adopted for the Estates Meadows Project:

1. Front setback: The front setback for the two residential buildings for the Estates Meadows project shall be reduced to 15 feet for the building walls and 12-feet for the building eaves (an eight-foot projection).

[For reference: The standard front setback for the RM (Multi-family Residential) zoning district is 20 feet for the building walls and 14 feet for building eaves (6-foot projection)]

2. Rear setback: The rear setback for the trash enclosure for the Estates Meadows project shall be reduced to 18 feet for enclosure wall.

[For reference: The standard rear setback for the RM (Multi-family Residential) zoning district is 20 feet.]

3. Parking requirements: The project is approved with 82% of the required parking (45 parking spaces + 11 guest parking spaces = 56 parking spaces required under the Development Code standard
 - A minimum of 46 parking spaces is required.
 - The parking maximum shall be 56 parking spaces for the project.

[For reference: The standard parking calculation for one-bedroom units is 1.5 parking spaces are required for each unit + 25% of the parking for guest parking. For 30 one-bedroom units, the standard requirement is $30 \times 1.5 = 45 + 25\%$ guest parking = 56 parking spaces].

4. Site coverage: Cumulative site coverage for resulting northern and southern parcels for the Estates Meadows project and Truckee Senior Apartments shall be 51.0% maximum.

[For reference: The standard coverage requirement for parcels in the RM (Multi-family Residential) zoning district is 50% maximum].

5. Landscaping: The parking lot interior landscaping is reduced to allow 774 s.f. of landscaping and three trees and nine shrubs for 46 parking spaces. All other landscaping (street buffer, setback, parking lot perimeter) shall meet the standards of Development Code Chapter 18.40 (Landscape Standards).

[For reference: The standard parking lot interior landscaping standard is 200 s.f. of landscaped area for every five parking stalls with two trees and four shrubs for every

five parking stalls, evenly distributed. For 46 parking spaces, 1,840 s.f. of landscaping and 18 trees and 37 shrubs are required by the standard].

6. Private Exterior Space: Patios and decks for each unit shall be a minimum of 72.5 s.f. (5'x14.5').

[For reference: The standard private exterior space requirement is a minimum 90 s.f. deck or patio with a minimum dimension of six feet in any direction].