

MEMO

To: Planning Commission

From: Hector Soto, Jr., AICP, Senior Planner

CC: File

Date: September 5, 2023

Re: Appl. #PL2023-053 - PRELIMINARY DEVELOPMENT PLAN – Kensington Farms – revised architecture; Inspired Homes, applicant

Following the applicant’s and staff’s presentations during the public hearing held on August 24, 2023, the Planning Commission asked the applicant about the type and quality of the exterior siding and trim material to be used on the residences. The applicant stated that the siding and trim is an engineered wood product, but specifications for the proposed exterior siding and trim were not readily available for the applicant to answer detailed questions centered around quality and durability of the material. The Planning Commission continued the public hearing to the following meeting (September 14, 2023) in order to allow the applicant the opportunity to compile and provide to staff information for the proposed exterior siding and trim to be used on the residences.

The applicant has provided information for LP SmartSide engineered wood products that they propose to use on home exteriors as trim, accent and primary exterior material. More specifically, information has been provided for the following products: LP SmartSide Trim & Fascia; LP SmartSide Soffit; LP SmartSide Trim and Siding. The table below outlines the manufacturer’s specification for product thickness and warranty information.

Product Name	Minimum Thickness	Warranty
LP SmartSide Soffit <ul style="list-style-type: none"> • 38 Series • 76 Series • 190 Series 	0.354 in (8.9 mm) – 38 Series 0.418 in (10.6 mm) – 76 Series 0.578 in (14.6 mm) – 190 Series	50 years
LP SmartSide Trim & Fascia <ul style="list-style-type: none"> • 190 Series • 440 Series • 540 Series 	0.578 in (14.6 mm) – 190 Series 0.675 in (17.1 mm) – 440 Series 0.970 in (14.6 mm) – 540 Series	50 years
LP SmartSide Lap Siding <ul style="list-style-type: none"> • 38 Series 	0.354 in (8.9 mm) – 38 Series	50 years

<ul style="list-style-type: none"> • 76 Series 	0.418 in (10.6 mm) – 76 Series	
LP SmartSide Panel Siding <ul style="list-style-type: none"> • 38 Series • 76 Series • 190 Series 	0.354 in (8.9 mm) – 38 Series 0.418 in (10.6 mm) – 76 Series 0.578 in (14.6 mm) – 190 Series	50 years

All of the proposed materials listed above have a 50-year manufacturer warranty. Based on staff's research, warranties for similar leading engineered wood products (e.g. KWP, TruWood and Diamond Kote) used for trim and siding range from 30 to 50 years. Staff has reviewed the exterior material information provided and finds the materials to be identical or equivalent to other engineered wood products used in residential construction throughout the city in developments that include newer subdivisions such as Woodside Ridge, Arborwalk, Hook Farms, Park Ridge and Winterset Valley. Below are representative examples of recent residential construction using LP SmartSide.



Figures 1 and 1 - Residence in Woodside Ridge with LP SmartSide board and batten and lap siding on front elevation and LP SmartSide panel on side elevation.



Figure 2 - Residence in Woodside Ridge with LP SmartSide shake siding on front elevation and LP SmartSide panel on side elevation.

Recommended Conditions of Approval

1. The existing Kensington Farms PDP shall be amended in accordance with the revised architectural building elevations to include the Kensington Farms Design Guidebook dated August 4, 2023.
2. Continued development of Kensington Farms shall be subject to the existing conditions of approval numbers 2-7 of Ordinance No. 7531 approved on October 2, 2014.