

Legislation Details (With Text)

File #: 2023-5710 **Name:**
Type: Public Hearing - Sworn **Status:** Agenda Ready
File created: 6/13/2023 **In control:** City Council - Regular Session
On agenda: 9/26/2023 **Final action:**
Title: Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.
Sponsors: Development Services
Indexes:
Code sections:
Attachments: 1. Staff Memo, 2. Staff Report, 3. Kensington Farms Design Guidebook, 4. Ordinance No. 7531, 5. Location Map, 6. LP SmartSide Trim & Fascia, 7. LP SmartSide Soffit, 8. LP SmartSide Panel Siding, 9. LP SmartSide Lap Siding, 10. LP SmartSide Master Specification

Date	Ver.	Action By	Action	Result
9/14/2023	1	Planning Commission	recommended for approval	Pass
8/24/2023	1	Planning Commission	continued	Pass
7/27/2023	1	Planning Commission	continued	Pass
6/22/2023	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.

Issue/Request:

The applicant seeks approval for updated architectural elevations to serve as the governing design standard for the remaining 36 available platted lots within the 2nd and 3rd Plat, as well as serve as the governing design standard for the 13-acre future phase on Tract A-2 of Kensington Farms, 2nd Plat. As is the case with any residential development located in a planned zoning district, development of the property is tied to the approved preliminary development plan for said project, which includes building elevations. The Kensington Farms subdivision was originally approved in 2005. A subsequent preliminary development plan updating residential architectural standards for the entire development was approved by City Council in 2014.

The proposed elevations have been reviewed and are compatible with the original home styles approved in 2005 and updated in 2014. These proposed elevations incorporate more modern trim details, additional material options and roof lines. Homes within the subdivision will also continue to offer 1, 1-1/2 and 2-story options. Building materials will include stucco, masonry, lap siding, board and batten, shake siding, standing seam metal roof details and cedar roof details. The proposed use of board and batten, standing seam metal roof details and cedar roof details are an expansion of the previously approved palette of building materials; stucco, masonry, lap siding and shake siding are materials currently allowed under the approved 2014 elevations.

There are no proposed changes to any previously approved zoning, density, setbacks, phasing, or lot sizes as part of this application. The scope of the subject application is limited to approval of a new design guidebook governing architectural style.

Proposed Motion:

I move to recommend APPROVAL of Continued Application #PL2023-053 - Preliminary Development Plan - Kensington Farms, 2nd Plat, 3rd Plat and future phase - revised architecture; Inspired Homes, applicant.

Raegan Long, PE, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval listed below, the application meet the requirements of the UDO.

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.

Committee Recommendation: Planning Commission action pending.