



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2019

Agenda Item: 36 West Plat 4 – Elevations
Report Date: July 9, 2019
Prepared by: Ruth Hulstrom
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the elevations for the townhomes and clubhouse associated with the 36 West Plat 4 development.

Project Summary:

A final plat and elevations for 36 West Plat 4 were reviewed by the Plan and Zoning Commission at their July 2, 2019 meeting. 36 West Plat 4 is a replatting of 36 West Plat 3, which the Plan and Zoning Commission had recommended Council approval of and approved a site plan and elevations for on May 8, 2018. At the July 2, 2019 meeting, the Commission recommended City Council approval of the 36 West Plat 4 final plat but tabled the proposed elevations until the July 16, 2019 meeting to allow the applicant time to amend the elevations.

As outlined in the meeting minutes for the July 2, 2019 meeting, City staff and the Commission had a number of concerns regarding the proposed elevations that the applicant had provided. The primary concern of the Commission seemed to be the lack of variation between individual townhome units.

The applicant has provided revised elevations for the townhomes, which more closely resemble the elevations approved by the Commission on May 8, 2018. The revised elevations are attached to this staff report along with the previously approved ones. The revised elevations consist of two different styles, the Roman and the Sydney, with a total of four different elevations as both 5- and 6-plexes are proposed in the 36 West Plat 4 development.

The revised elevations provide greater variation between individual townhome units. This includes varying garage doors, colors, building materials and architectural elements. Additional permanent material has also been added to the front elevations of each of the revised elevations.

The elevations for the clubhouse remain the same as those the Commission reviewed at the July 2, 2019 meeting.