



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3d

Title:

Recommendation to accept the proposed Monotony Code standards for Anthem Heights

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: August 14, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

In January 2016, City Council passed Ordinance No. 2016-Z-2 which approved development of a 78-lot single-family subdivision on Lot 8 of the Corporate Reserve of St. Charles PUD, located on the north side of Woodward Dr. at Corporate Reserve Blvd.

CalAtlantic Homes has purchased the property and is constructing the subdivision, now known as Anthem Heights.

The topic of adopting a “monotony code” for the development was discussed during the Plan Commission public hearing in November 2015. Plan Commission added a condition to their recommendation for approval that monotony code standards be adopted in order to ensure variety along the streetscape. The applicant provided an example monotony code for inclusion in the PUD Ordinance after the development was recommended for approval by Planning and Development Committee. Ordinance 2016-Z-2 states the following regarding the monotony code:

Owners' Association: The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of common open space and improvements in the Subject Property, including, but not limited to, stormwater management facilities. The Declaration shall also include a "monotony code" that regulates the building architecture and modifications to the building architecture following the initial construction of the development. Such "monotony code" shall include the types of regulations listed in the "Summary of Monotony Code Regulations" attached hereto and incorporated herein as Exhibit "G". Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.

The “Summary of Monotony Code Regulations” attached to the PUD Ordinance prohibits the same elevation or color package being used two houses on either side of a given lot and three houses across the street; this impacts 7 houses. CalAtlantic has submitted a proposed monotony code which includes the same types of regulations, however it is less restrictive. The proposed monotony code prohibits the same elevation or color package being used directly next to a given lot and the same elevation being used on two houses across the street; this impacts 4 houses.

CalAtlantic has provided a description explaining the monotony code and how it will be administered. Staff is requesting the Committee’s acceptance of the proposed monotony code since it is less restrictive than the monotony code included in the PUD Ordinance.

Attachments (please list):

Monotony Code Description from CalAtlantic Homes, Proposed Monotony Code Diagram, Monotony Code attached to PUD Ordinance

Recommendation/Suggested Action (briefly explain):

Recommendation to accept the proposed Monotony Code standards for Anthem Heights

ANTHEM HEIGHTS SUBDIVISION
MONOTONY CODE DESCRIPTION

At CalAtlantic we are constantly evolving and striving to build and produce the most appealing homes in the market today. To achieve exceptional results, we have hired “At Design Consulting”, located in California near our corporate headquarters. CalAtlantic has used them in many other communities across the United States. At Design will guide us during the roll-out of Anthem Heights by helping us create a community that has design excellence and enduring aesthetic integrity. At Design brings over two decades of expertise in successfully producing design solutions.

To adhere to Monotony Codes, there will be multiple color schemes offered on 3 different elevations for each home. This will establish a community with diversity, without restricting our customers or effecting sales. Anthem Heights consists of 8 plans, each offering 3 uniquely designed elevations (A, B & C), all of which offer brick or stone architecture. This will provide the customer with 24 different home styles and 96 different color scheme package options. Currently, there are 8 different color scheme packages for Elevations A & B and 4 different color scheme packages for Elevation C. The Monotony Code we would like to use will limit the selection of the same color or elevation package on either side of the subject home site. It also limits the selection of the same elevation package on the homes which front the subject home site on the opposite side of the street.

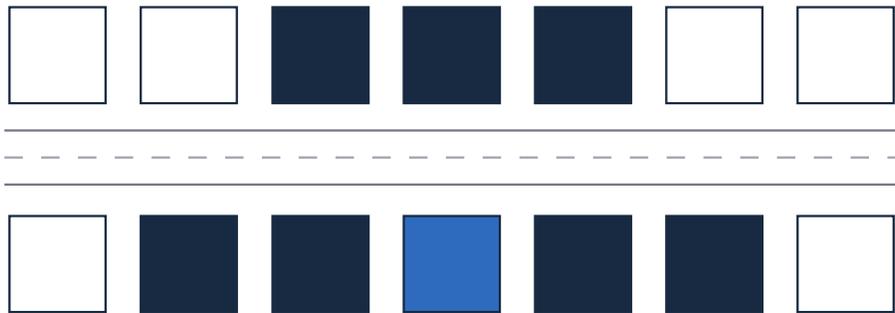


CORPORATE RESERVE ANTI-MONOTONY STANDARDS

I. Single Family Detached Community

- a. No house shall have the same configuration or the same color package that is within two (2) houses on either side or on any of the three (3) houses most directly across the street from the subject house except in the event lot lines do not match up or are “staggered” across from a subject house, in which event only 2 lots directly across the street shall be restricted.

CORPORATE RESERVE MONOTONY RESTRICTIONS



II. Definitions:

- a. Configuration - a combination of product type, elevation, exterior fenestration (siding or stone) and color package.
- b. Color Package - a combination of siding, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single house.