

DSINGLETREE DESIGN REVIEW COMMITTEE
MEETING MINUTES
March 21, 2024
Via GoTo Meeting

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, March 21, 2024, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Larry Rogers, and Mike Suman.

MEETING MINUTES – The DRC reviewed the March 7, 2024, meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the March 7, 2024, meeting minutes as amended.

Treat Homes, LLC

Filing 2 Block 5 Lot 7

Conceptual/Preliminary Review

John Martin, Architect

0351 Longhorn Road

New Duplex Construction

John Martin, architect, and Sandy Treat, owner, presented plans for construction of a new duplex. The Committee previously reviewed plans for a new duplex on this lot in 2021. The proposed plans today are an updated, more modern version of what was previously submitted. There is an existing road cut on the property and the plan is to reuse it and remove an existing connection to the lot on the north side. The materials are proposed to be a mix of two stucco colors, wood siding, and metal. The roof is proposed to be standing seam metal. 5,009 sq ft of Habitable Area is allowed and 4,991 sq ft is proposed, and 5,009 sq ft of site coverage is allowed and 4,441 sq ft is proposed. Currently the maximum height is 28'. Exterior lights are dark sky compliant, except for the proposed up light at the address monument. The landscape plan is limited due to the lot size and topography. The deck rails are proposed to be solid stucco to help reduce I-70 noise and light impacts, while framing the views of Game Creek and Arrowhead.

The Committee expressed concern about the light-colored stucco proposed and encouraged a deeper colored color palette. White or too light stucco colored will not be approved. The proposed hammerhead cannot be approved in a setback and the next iteration should have it removed from setbacks. There is also an unresolved collision of two roof forms and popout that should be addressed. All details and notes on the plans should be accurate and consistent.

Following the discussion, by motion duly made and seconded it was unanimously

- a. The color palette should be deeper and white stucco cannot be approved.
- b. Hammerheads and parking spaces cannot be constructed in setbacks.
- c. The roof forms colliding on the backside of the house should be resolved and the addition on the east side of the duplex should be incorporated into the design.

- d. A complete Submittal is required for Preliminary and Final Review.

RESOLVED to approve the Conceptual Plans subject to the conditions above.

Recommendation of Amended Language for Design Guidelines 2.11 Exterior Walls Materials for Singletree Property Owners Association (SPOA) Board Consideration

Persimmon Woods is doing an exterior update on all five of their buildings. They currently have plywood panels in certain areas and would like to replace them as well as some of their window trim with cementitious siding and trim that contains a wood grain surface pattern, and it will be painted or stained with a full-bodied paint or stain. The DRC believes the use of full-bodied paint or stained authentic wood grain lap siding or trim is appropriate on Multiple Unit Residential Lots only. Large format cementitious siding panels should not be permitted.

Following the discussion, by motion duly made and seconded it was unanimously

RESOLVED to recommend amended language for Design Guidelines 2.11 Exterior Walls Materials to the SPOA Board.

ADJOURNMENT – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

RESOLVED to adjourn the regular meeting of the Singletree Design Review Committee this the 21st day of March 2024, at 9:20 AM.