



STAFF REPORT

PLANNING & ZONING COMMISSION

Zoom Webinar (**VIRTUAL**)

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_SYU-VHoATnekwVUadOnA1A

Wednesday, February 24, 2021

7:00 P.M.

1. CERTIFICATE OF APPROPRIATENESS REVIEW

Applicant: Pulte Homes, represented by Todd Kellner
Location: 4448 Ruppert Trail & 4451 Coyote Crossing
Existing Zoning: (PR) Planned Residence District
Request: To review a proposal for temporary front yard fences for model homes to aid potential customers in wayfinding.

Aerial Site Image: <https://goo.gl/maps/YvMC7y9b5dgTWKFu9>

Project Background

Pulte Homes, LLC received an approval of a Final Development Plan by City Council on April 18, 2017 for 183 single family units on 108 acres on the east and west sides of Steitz Road south of Hunters Bend. Staff has approved numerous permits for homes to be built in the neighborhood and the applicant has requested to formalize temporary fencing for the model homes. The Code does not address model homes, nor restricts duration.

Proposal Overview

The applicant is requesting approval to install a 42" (3.5 feet) tall, black aluminum fence at the two model homes addressed above to guide potential customers to the appropriate locations. The fence will be in the front of the models, but temporary in nature. Details of the fence design are included in the application materials.

Ordinance Review

In accordance with the requirements the Code Section 1143.30, any new construction requires the approval of a Certificate of Appropriateness by the Planning and Zoning:

(1) Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.

Criteria Met with Condition: While fences in the front yard are not explicitly permitted in the Code, the temporary nature and purpose of this proposal is appropriate in this situation. The fence is attractive and fits with the aesthetics of the neighborhood. The fence ought to be removed as soon as the model homes are converted to be sold.

(2) Encourage the orderly and harmonious development of the district in keeping with the character of the district.

Criteria Met: The proposed fence will aid in wayfinding for prospective new residents in this development and will be harmonious to the approved architectural standards.

(3) Improve residential amenities in any adjoining residential neighborhood.

Criteria Met: The proposal will not affect any adjacent residential neighborhood.

(4) Enhance and protect the public and private investment and the value of all lands and improvements within the district and adjoining districts.

Criteria Met: The proposed fence to aid visitors in navigating between the model homes and aiding in wayfinding to the staffed office will protect public and private investments by avoiding trespassing and unannounced visitors to the unstaffed model home.

Staff Comments

Staff recognizes the need for this particular fence in this situation where two model homes are located next to one another and the builder preference is for potential customers to enter the staffed office prior to entering the unstaffed model. Being temporary in nature, this request is deemed appropriate.

Staff Recommendation

Staff recommends approval of the Certificate of Appropriateness subject to the following condition:

1. That all front yard fences be removed once the model homes are no longer in operation.