



Planning and Zoning Commission
City of Powell
Certificate of Appropriateness Application

4448 Ruppert Trail and 4451 Coyote Crossing
Shelly's Retreat at Carpenter's Mill

To the Members of the Planning and Zoning Commission,

Pulte Homes would like to request approval for permission to install a 42" black aluminum fence at the model park located within Shelly's Retreat at Carpenter's Mill (4448 Ruppert Trail and 4451 Coyote Crossing). The fence's design and location would be in accordance with the included exhibits. The fencing will remain in place for as long as the models are active and would be removed once these homes are converted back to single-family residences.

The purpose for the fencing is to direct all visitors through the staffed model first and to prevent direct un-attended access to the secondary model thus increasing the overall safety and efficiency of the multi-model environment.

This approach has been utilized successfully at other high visibility multi-model communities throughout Central Ohio.

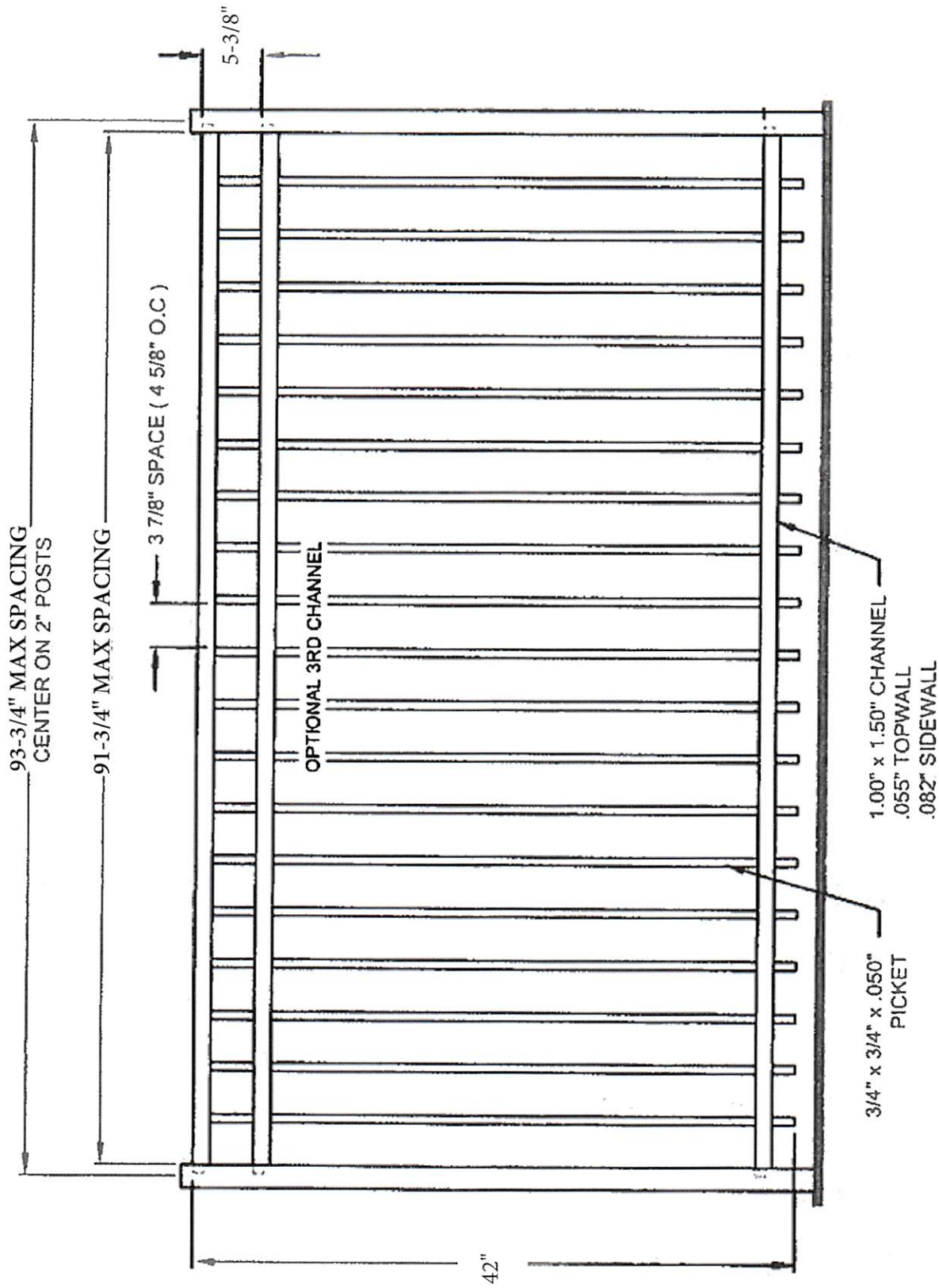
Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink that reads "Todd Kellner".

Todd Kellner
Pulte Homes of Ohio, LLC

CARPENTERS MILL: SALES MODEL FENCING SPECIFICATION



COLOR: BLACK

| | | | | | |
|--|-------------|------------|--|-----------|-----|
| ALUMINUM FENCE SUPPLY ORNAMENTAL ALUMINUM FENCING | | | | TITLE | |
| 91 3/4" MUNICIPAL SERIES-A 54" | | | | | |
| DATE: 05/23/13 | SCALE: NTS | DRAWING NO | | A-M8A543S | |
| DRAWN BY: -- | CHKD BY: -- | | | SHEET | REV |
| | | | | XX | -- |



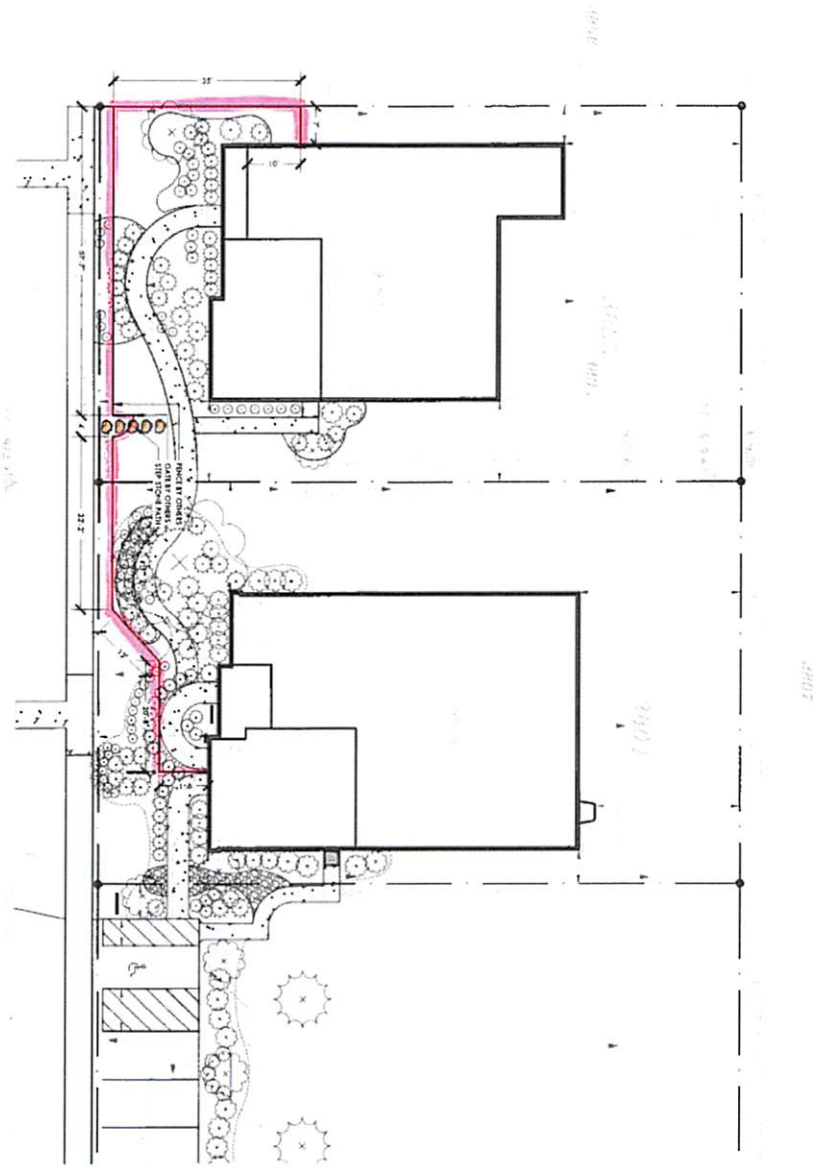
Planning and Zoning Commission (P&Z)
Shelly's Retreat at Carpenter's Mill – Request for Fencing at Models

EXAMPLE PHOTOS FROM ANOTHER MODEL LOCATION



1 OVERALL SITE LAYOUT PLAN
Scale: 1" = 10'-0"

 = PROPOSED FENCING



SL-1

REVISIONS
PROJECT

3805 LEGACY AT CARPENTERS MILL
LIBERTY TOWNSHIP, POWELL, OHIO 43065
LANDSCAPE PLAN



THE ABOVE INFORMATION IS A SUMMARY OF THE LANDSCAPE PLAN. IT IS NOT A CONTRACT. THE LANDSCAPE PLAN IS THE ONLY AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE PLAN IS THE ONLY AUTHORITY FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE.

Blendon Gardens
landscaping...the investment that grows!

9595 S. Oak Street Road
Lima, Ohio 43035



Phone: (614) 845-0100 x112
Email: info@blendongardens.com



PLANNING AND ZONING COMMISSION (P&Z) CERTIFICATE OF APPROPRIATENESS APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: **\$240.00**
Per Fee Ordinance 2019-49

Applicant: Pulte Homes of Ohio LLC
 Address/City/State/Zip: 475 Metro Place South, Dublin, OH 43016
 Email Address: todd.kellner@pulte.com
 Phone No: 614-376-1073 Cell Phone No: 614-565-2247 Fax No: _____
 Property Owner: Pulte Homes of Ohio LLC
 Address/City/State/Zip: 475 Metro Place South, Dublin, OH 43016
 Email Address: As above
 Phone No: As above Cell Phone No: _____ Fax No: _____
 Architect/Designer for Applicant: Pulte Homes of Ohio LLC
 Address/City/State/Zip: 475 Metro Place South, Dublin, OH 43016
 Email Address: As above
 Phone No: As above Cell Phone No: _____ Fax No: _____
 Property Address: 4448 Ruppert Trail / 4451 Coyote Crossing
 Lot Number/Subdivision: 3804 & 3805 Existing Use: _____ Proposed Use: _____
 Proposed type of Environmental Change:

Request for a 42" tall black aluminum fence at the sales models located at lot 3804 and 3805 at Shelly's Retreat at Carpenter's Mill. Fence will be temporary in nature and will be in place during the period where these two homes are still being uses as sales models.

Checklist:

- ☒ Attach **5 copies** of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
- ☒ **1 digital copy** (CD, USB, Email) of the complete application packet. = SENT TO ELISE & CLAUDIA
- ☒ Attach the required fee - \$240.00
- ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 11107.035 Public notice sign details found [here](#).

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Todd Kellner

Digitally signed by Todd Kellner
Date: 2021.01.11 12:54:22 -05'00'

Date: 1/11/2021

Todd Kellner

| |
|------------|
| Office Use |
| |
| Received |

| |
|-----------------------------------|
| Office Use |
| Type/Date: <u>1/25/2021 Check</u> |
| Base Fee: <u>\$240.00</u> |
| Prepared by: <u>JS</u> |
| Reviewed by: _____ |
| PAYOR: <u>Putte Group</u> |
| RECIEPT # <u>0083141</u> |

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us