



ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision.

Recommendation:

1-Along Henderson Road: Ordinance limits fences to 6 feet. The developer would like to have the fence extend to 7 feet 4 inches on the masonry part and the columns with the wood part being 6 feet. The only fence in the city above 6 feet is the subdivision fence for Alvarez Court. That fence is 7 feet tall with the columns being 7 feet 8 inches tall.

Since this is a subdivision fence, I do not think it is a problem and recommend approval.

2-Inside the development: There are easements within the development for sanitary sewer and or storm sewer. There will be hike and bike trails along these areas within the easements as well. The developer would like to have the solid 6-foot fence in the front in these areas that extend from the front edge of the house to the front property line along the street. The reasoning is this would keep the hike and bike folks out of the front yards of residences. There are 8 locations affecting 16 properties.

Our ordinance calls for a solid 3-foot fence in the front from the front edge of the house to the property line or a 4-foot see through fence from the front edge of the house to the property line.

Since this is just to provide separation, I believe a 3-foot solid fence from the front edge of the house to the property line accomplishes that and it meets the ordinance. Additionally, the 6-foot solid fence in the front would create high barriers and hiding places that would be a detriment to proper policing, negatively affect the adjoining properties as far as looks and more importantly negatively affect the entire development.

Due to this, I believe this part of the variance should be denied.