

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director

DATE: June 1, 2021

AGENDA TITLE:

Discussion of Regulations for Walls / View Fences / Combination View Fences

RECOMMENDATION:

Provide the opportunity for citizens to gather further information regarding the proposed text amendments and to express any issues or concerns they may have with the proposed text amendment.

SUMMARY STATEMENT:

At a prior Town Council Study Session on January 28, 2021 staff presented current code requirements and possible amendments that would result in consistency and clarity of side and front yard regulations for walls, view fences and combination view fences.

The Council directed staff to proceed with a process to draft a text amendment to review with the Planning Commission and residents as required by the Town's Code.

DISCUSSION:

During demolition, reconstruction, and a lot combination on a corner lot, a code clarity issue arose related to walls and fences. A more in-depth review lead to a need to consider all aspects of front and side yard areas.

Currently, landscape hedges are allowed in front and side yard areas that create a dense screen. However, open view fences are not allowed. This code amendment would allow property owners with an option to have security and a level of privacy that provides a more open feel to the streetscape.

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The current code differentiates between Major Arterials and all others, allowing higher and closer fencing for Major Arterials only. This proposal would differentiate between Local Streets and all others, allowing higher and closer fencing on Major Arterials AND Minor Arterials and Collectors.

Because arterials and collectors are more traveled, a dense hedge is sometimes used as a screen or barrier to allow more use of the front yard area and a greater sense of security. A taller fence closer to the street could provide the same desired result of the property owner and provide the openness that is also desired in the Town.

This Planning Commission Study Session will be followed by a future Planning Commission hearing where a proposed ordinance on this subject will be presented to the Planning Commission for a recommendation to be forward to the Town Council for their consideration.

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ATTACHMENTS:

- A. Staff Report
- B. Presentation

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