



Board of Adjustment



BOA22-01171



Request

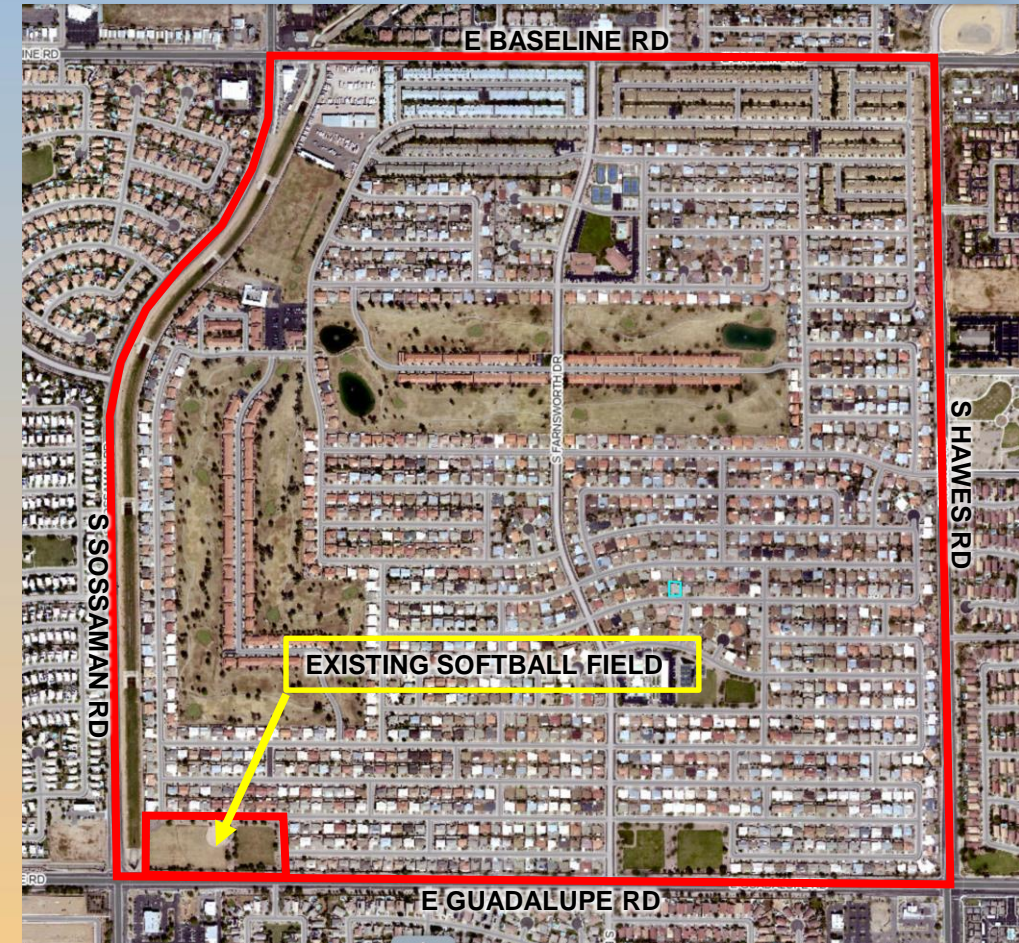
- Minor Modification of the Sunland Village East PAD to increase the allowed fence height for softball field safety net fence





Location

- Sunland Village East PAD
 - South of Baseline Road
 - West of Hawes Road
 - North of Guadalupe Road
 - East of Sossaman Road
- Sunland Village East PAD – Softball Field
 - Northeast corner of Sossaman and Guadalupe Roads

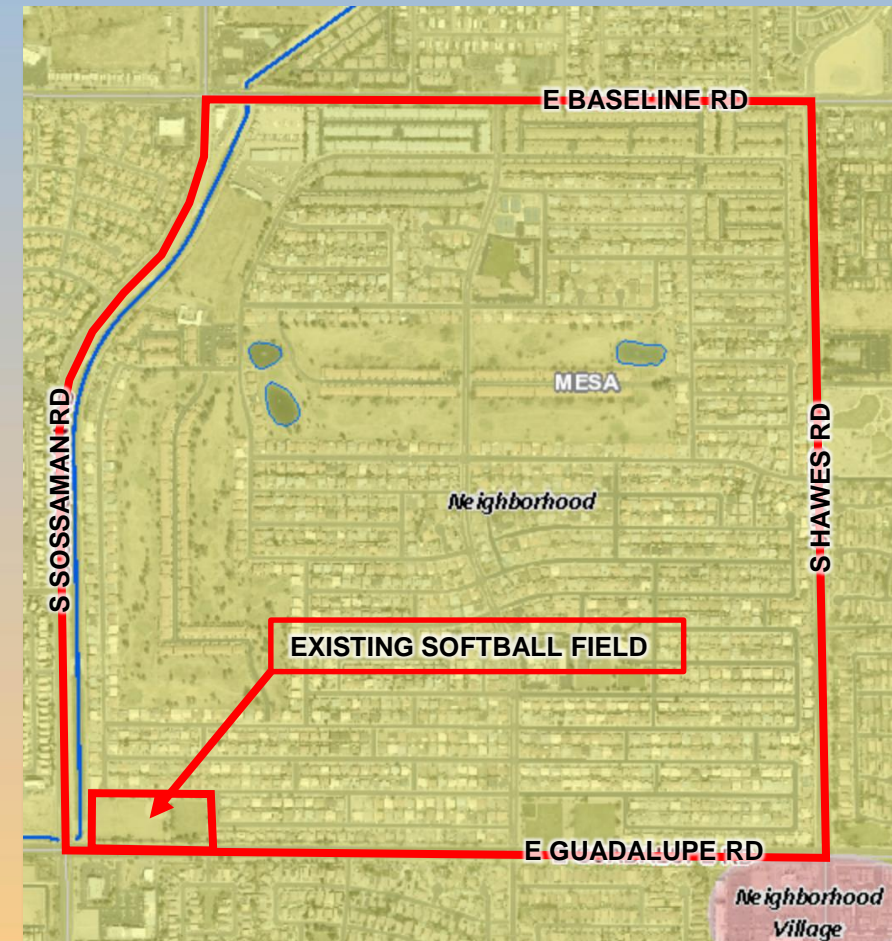




General Plan

Neighborhood

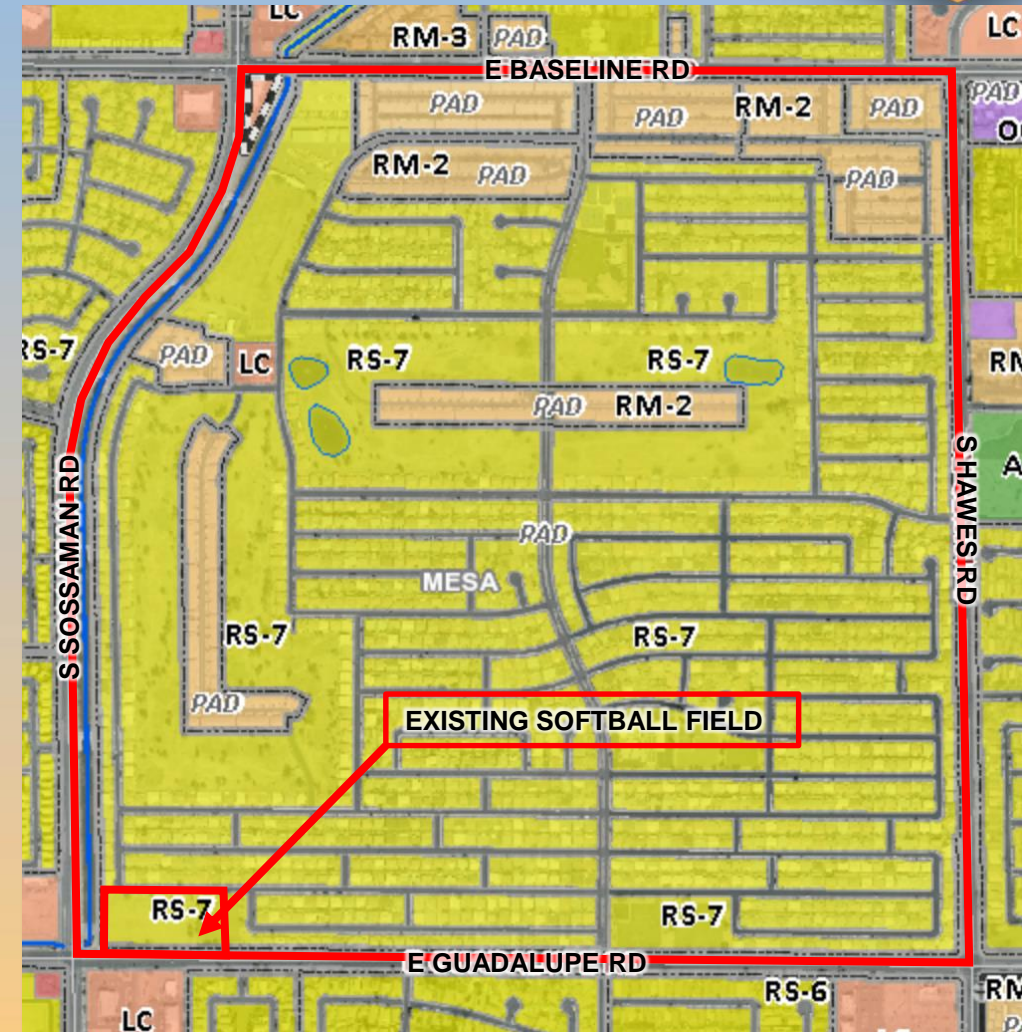
- Safe places to live
- Variety of housing
- Enjoy surrounding community





Zoning

- Single Residence-7
Planned Area
Development (RS-7-
PAD)





Site Photos



Looking north towards the softball field from East Guadalupe Road



Site Photos



Looking south towards the softball field from East Nopal Avenue



Site Photos



Google map photo of previous safety net fence looking north from East Guadalupe Road



Site Plan

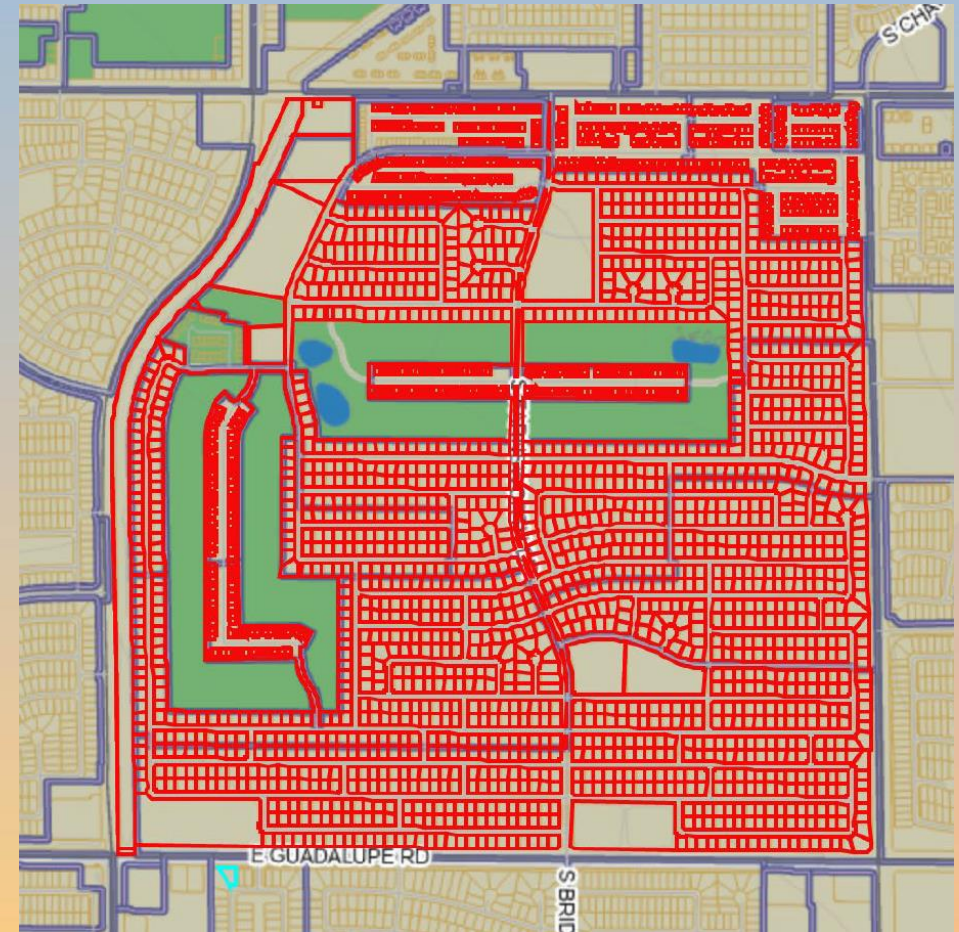
- Allow 50-ft tall softball field safety net fence
- Safety net fence is 200-ft in length
- Poles located 9-feet the north of the existing block wall along Guadalupe Road





Citizen Participation

- Notified all property owners within the Sunland Village East Planned Area Development





Approval Criteria

Section 11-22-5(E) Planned Area Development, Conformance with Approved Plan - Modification after Initial Construction

- ✓ . . . any minor extension, alteration, or modification of an existing building or structure may be reviewed and approved by the Board of Adjustment, if the request is found to be consistent with the purpose and intent of the approved development plan.



Findings

- ✓ The approved Sunland Village East PAD development standards limit the maximum height of fences and freestanding walls within or along the exterior boundary of the required side or rear yards to six feet.
- ✓ The Sunland Village East softball field is at the northeast corner of Sossaman and Guadalupe Roads, within the Sunland Village East PAD at 7731 East Nopal Avenue.
- ✓ In 2001, the Board of Adjustment approved a similar modification to the Sunland Village East PAD to allow golf net fences to exceed a height of six-feet in the RS-7-PAD District



Findings Cont'd

- ✓ Allowing the proposed softball field net to exceed the maximum allowed fence height of six feet will help keep softballs within the boundary of the softball field and protect vehicles and people utilizing the Guadalupe Road public right-of-way improvements.
- ✓ The 50 foot in height safety net will contribute to the continued use of the softball field recreational amenity, which adds value to the Sunland Village East properties, and contributes to the sustainability of the Sunland Spring Village PAD.



Findings Cont'd

- ✓ The request is consistent with the purpose and intent of the Sunland Springs Village PAD approved development plans.

Staff recommends Approval with Conditions



Board of Adjustment

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