



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 1, 2023
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Rush Hollow – David Weekley architectural review

PREVIOUS ACTIONS:

At their meeting of Monday, October 17, 2022, the City Council adopted Resolution No. 22-155 approving Rush Hollow PUD concept stage plan, development stage plan, preliminary plat, and final plat subject to:

1. Planned unit development agreement final review and approval of the City Attorney and Director of Community and Economic Development.
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Applicant:	David Weekley Homes
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RECOMMENDED COUNCIL ACTION:

Motion to approve, postpone, table or deny approving proposed homes are in conformance with the approved Rush Hollow planned unit development.

COMMENTS:

David Weekley homes is proposed to purchase the sixty 50-foot wide lots in the Rush Hollow development.

During the approval of the Rush Hollow PUD, there was discussion regarding the proposed architecture and home style for these 50-foot wide lots. Pulte initially showed a mix of two-story and one-story homes that would be open to any potential buyer (these initial elevations are shown in Attachment B).

The City Council expressed concerns about these homes and Pulte came back with all one-level homes that would be targeted to empty nesters but not have a formal age restriction. These elevations were approved by the City Council and are included as Attachment C.

David Weekley Homes is now proposing to purchase the 50-foot wide lots and are requesting approval for the elevations shown in Attachment D.

As stated in the narrative in Attachment D, they are targeting buyers who are looking to downsize out of a larger home, so one could expect a similar demographic of buyers as what was approved with the Pulte plans. Staff does note that despite the narrative language, many of the propose homes have up to five bedrooms and are over 3,000 square feet in size so one could also expect younger families in these homes as well. They are also showing a mix of one and two-story homes similar to the plans that were previously rejected by the City Council.

So, the proposal is similar to both what was approved as far as who might purchase these homes (noting that there would likely be more younger families) but also similar to what was rejected in the style of some of the homes.

Staff advised the applicant that the homes appear to be similar to what was initially proposed by Pulte homes and rejected. They requested that this item be heard at the City Council to get feedback.

Staff notes that any motion should reflect the determination of the City Council that the proposal is in conformance or not in conformance with the approved PUD. No formal amendment to the PUD is proposed.

ATTACHMENTS:

Attachment A: Location map

Attachment B: Initial Pulte elevations for 50-foot wide lots

Attachment C: Approved elevations for 50-foot wide lots

Attachment D: David Weekley architectural exhibit