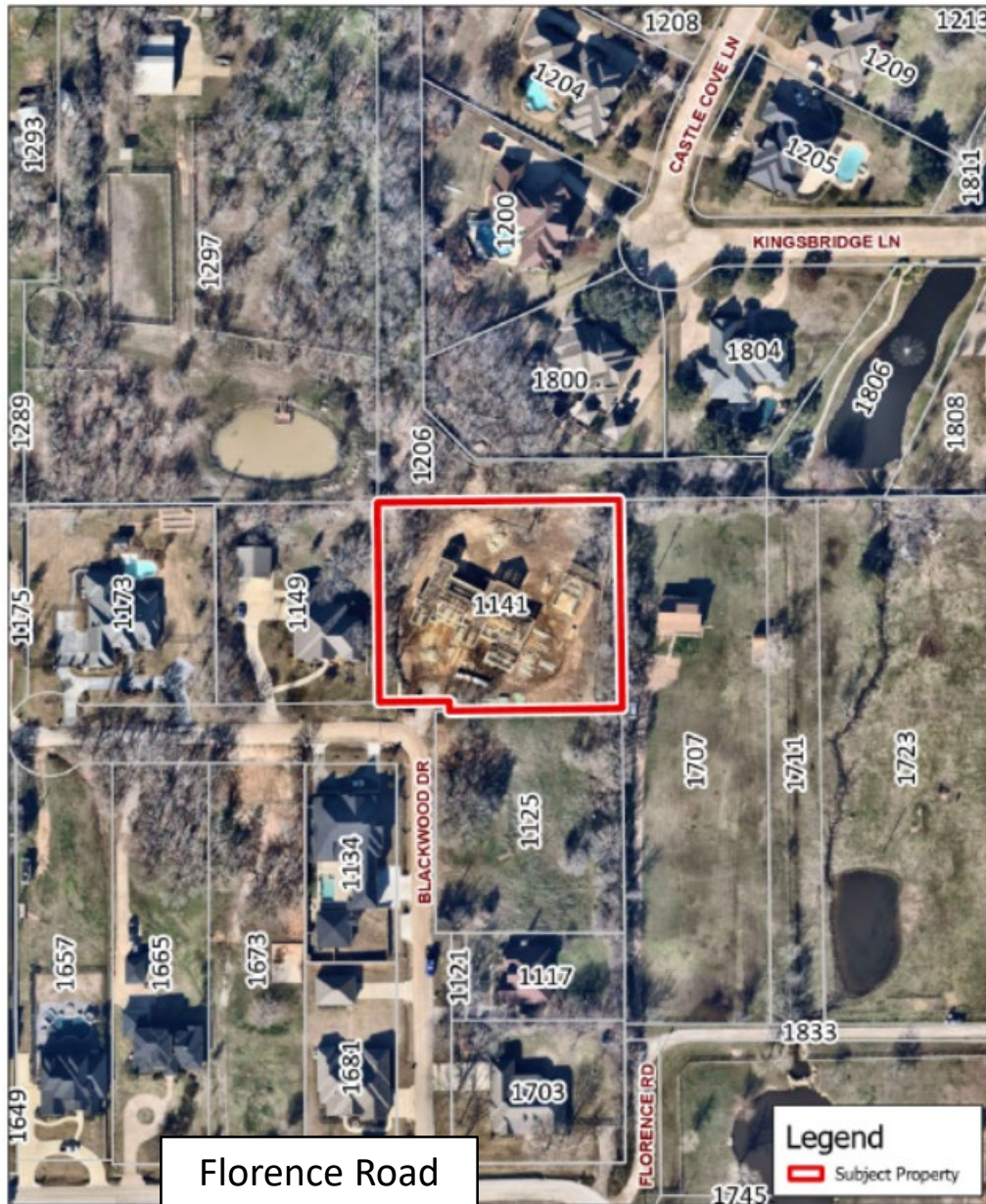


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PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an existing 1,200 square-foot detached garage with an average height of 19' 8" on 1.15 acres, approximately 475 feet north of the Florence Road and Blackwood Drive intersection, legally described as Lot 1, Block A of the Draper Place Addition, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 1141 Blackwood Drive. Max Draper, Applicant/Owner. (SUP-2406-0001)

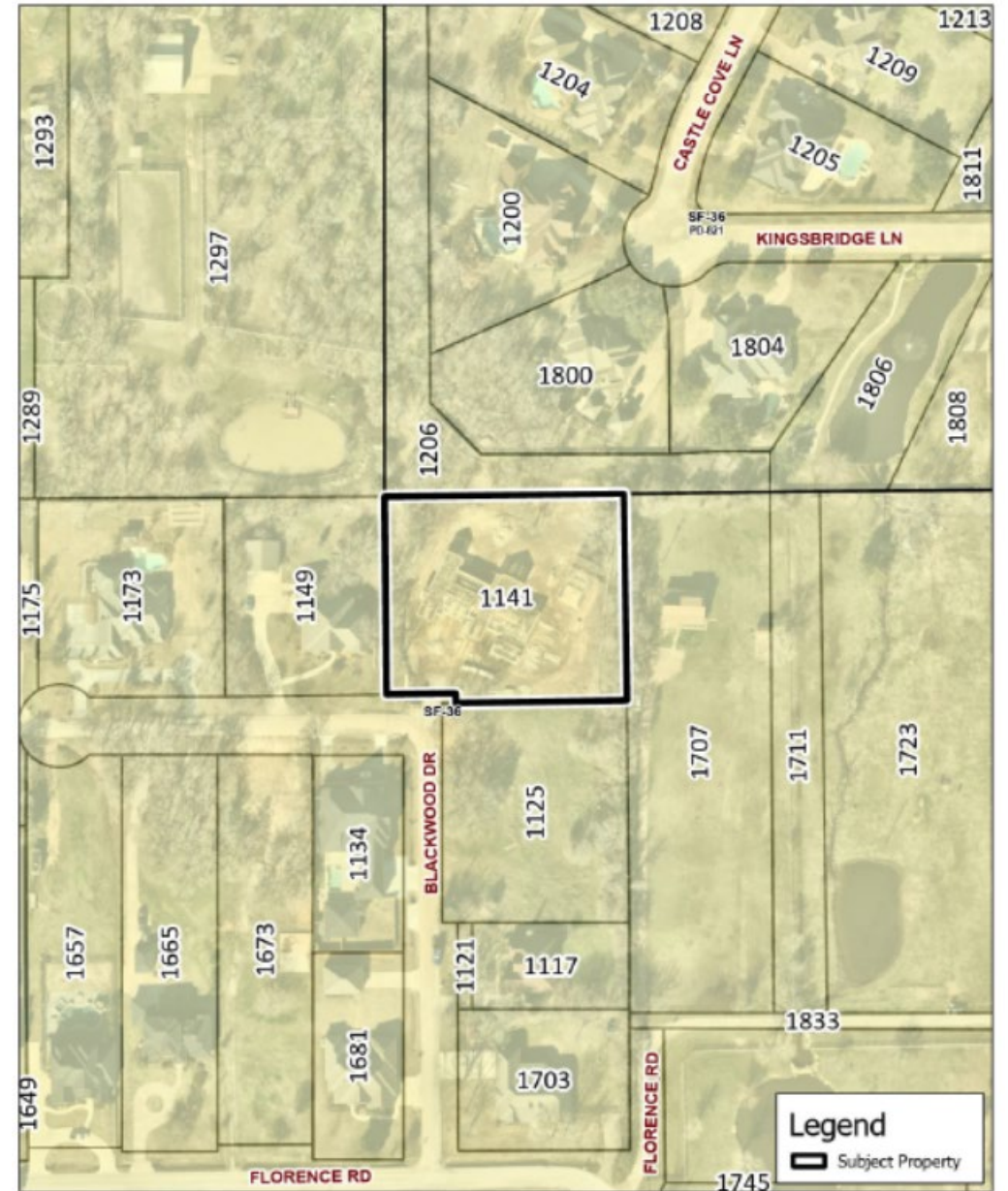
Aerial Map



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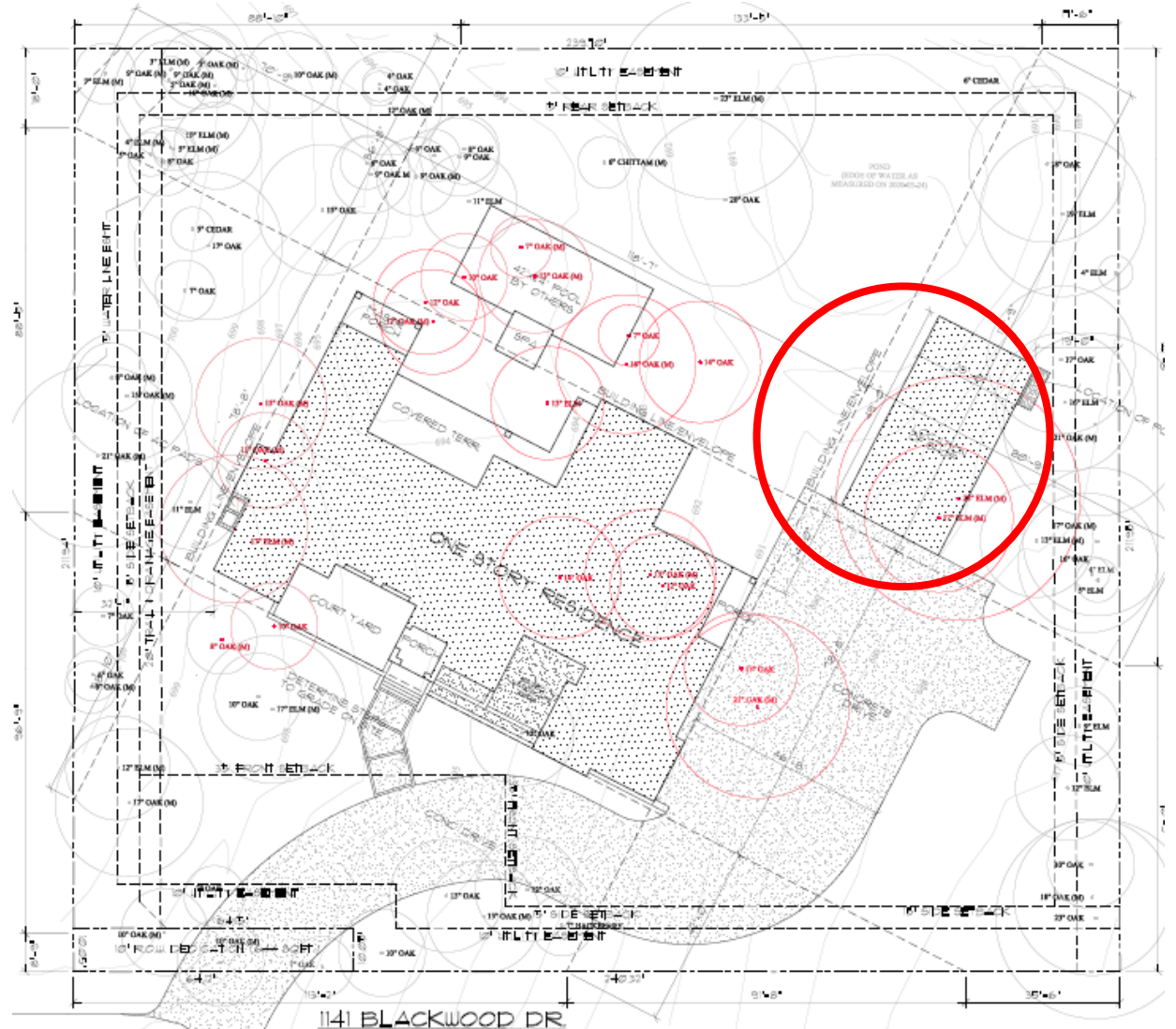
Zoning Map



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Background:

- Applicant submitted a building permit for the primary dwelling unit in September 2023.
- Accessory structure was built without a permit.
- Intended use of the structure is boat, vehicle and general storage for the property owner.



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Request:

The size of the structure meets the Unified Development Code (UDC) maximum square footage of a detached accessory building in SF-36 of 1,200 square feet (UDC Section 8.04 (2)(g)(2)) but exceeds the maximum allowable average height of 15' for an accessory structure without an SUP. The garage has an average of 19' 8".



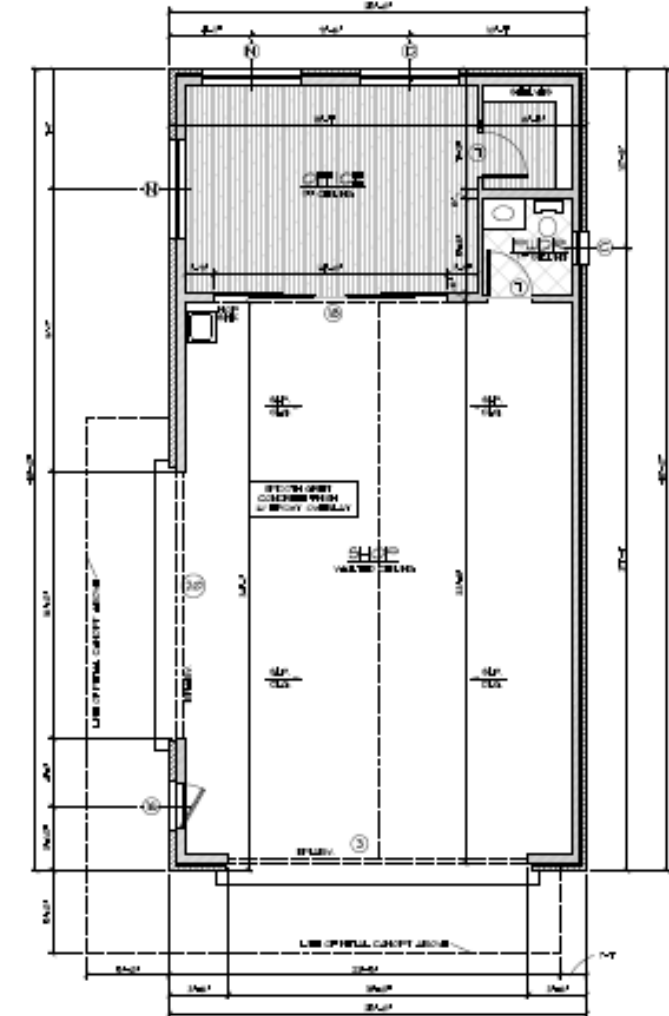
There is one SUP trigger for the proposed structure:

1. An SUP to allow the maximum height of the detached garage to exceed an average of 15 feet. UDC Section 9.06(9) restricts the height of accessory buildings to 15' unless approved by SUP.

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Site Design:

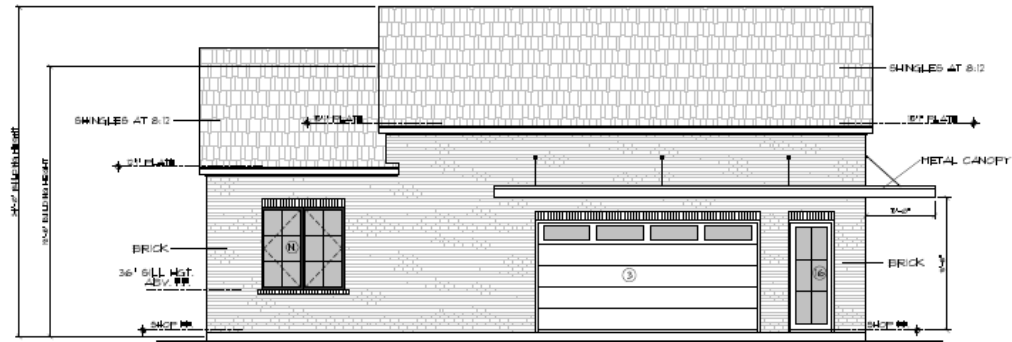
- Plans for the building show bathroom and office space along with the approximately 800-square-foot shop/garage area.
- The new home is 6,667 square feet. The detached garage is located northeast of the primary dwelling.
- The Applicant has met all other UDC guidelines and setbacks for the SF-36 zoning district.



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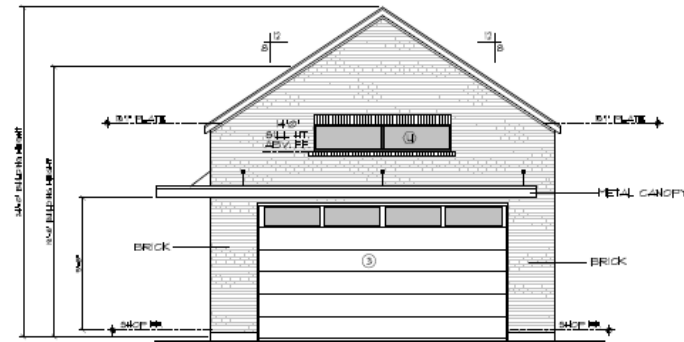
Elevations:

The new home has been constructed of brick with cast stone accents. The detached structure is built of brick matching the home, with a metal canopy and garage door on the front elevation. All sides of the accessory structure have at least one window.

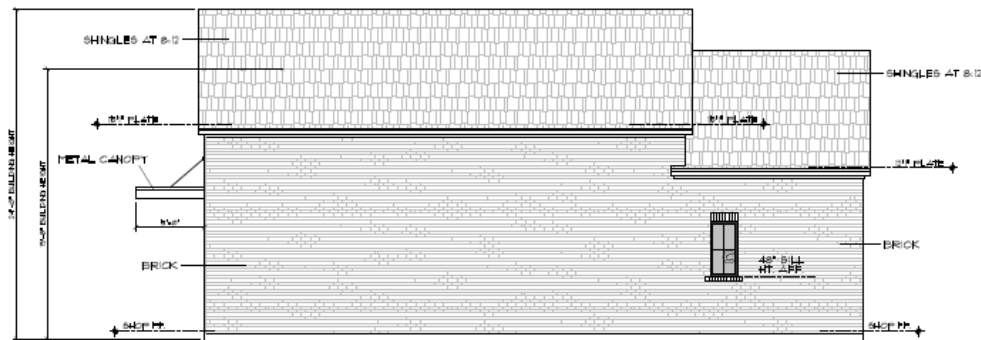


LEFT ELEVATION
3/16" = 1'-0"

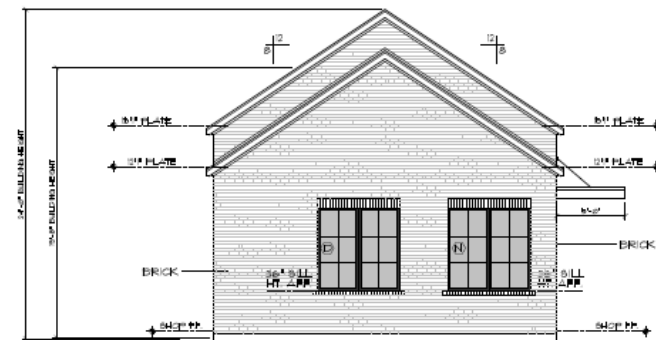
NOTE: ALL EXTERIOR DOOR THRESHOLDS TO BE THIN-SET BRICK



FRONT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"

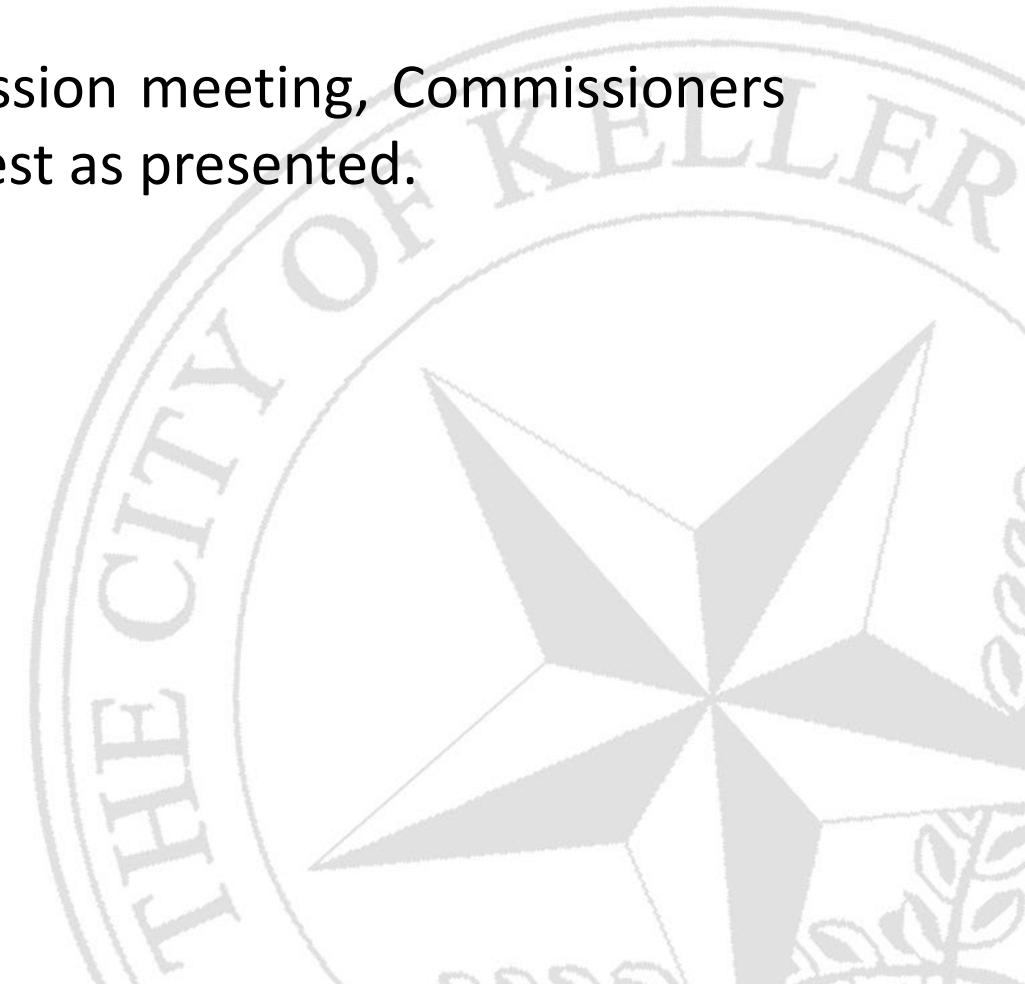


REAR ELEVATION
3/16" = 1'-0"

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Planning and Zoning Commission Recommendation:

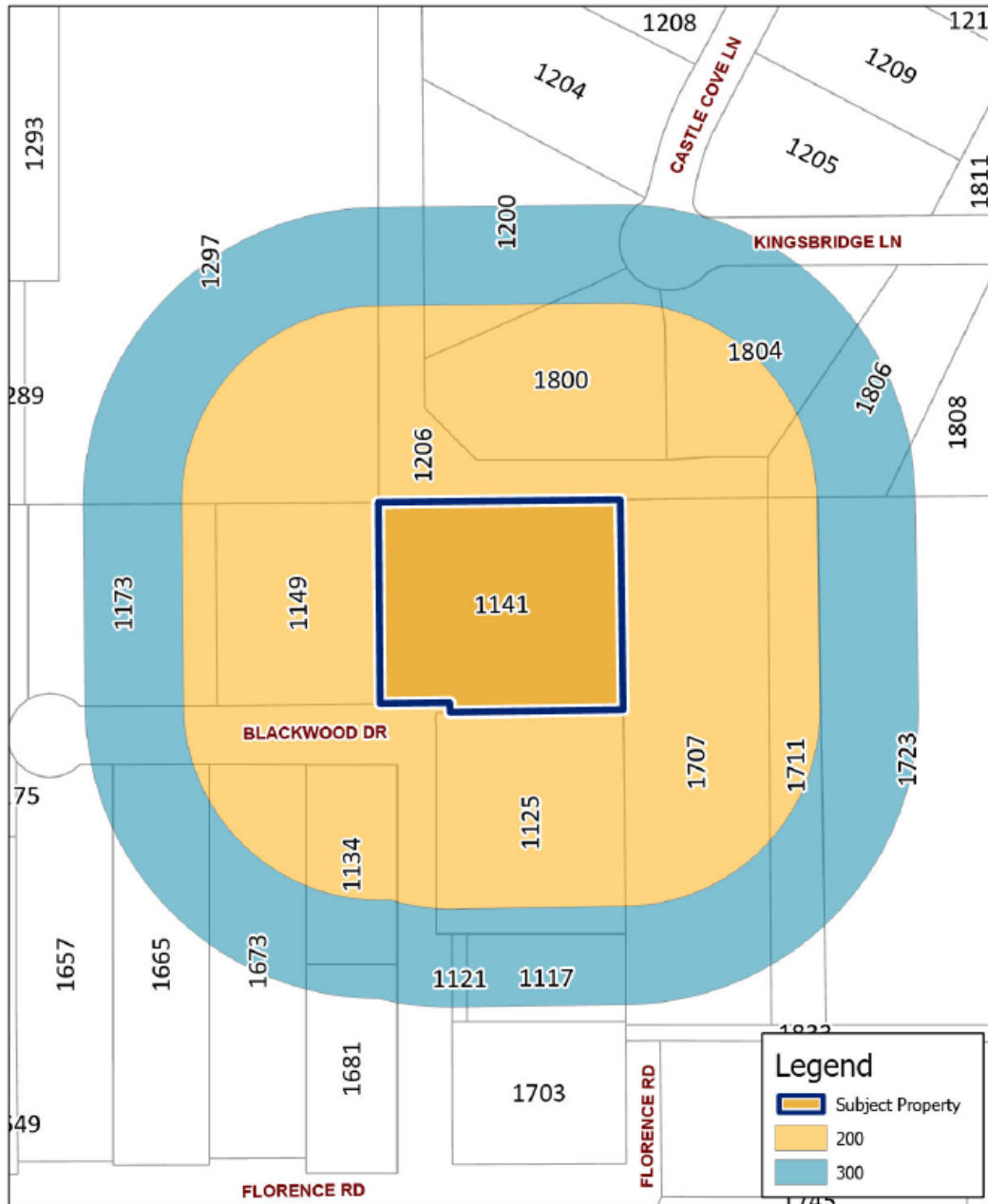
At the July 9, 2024, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the request as presented.



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On June 27, 2024, the City mailed 18 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

Staff has received no written support or opposition to this request.



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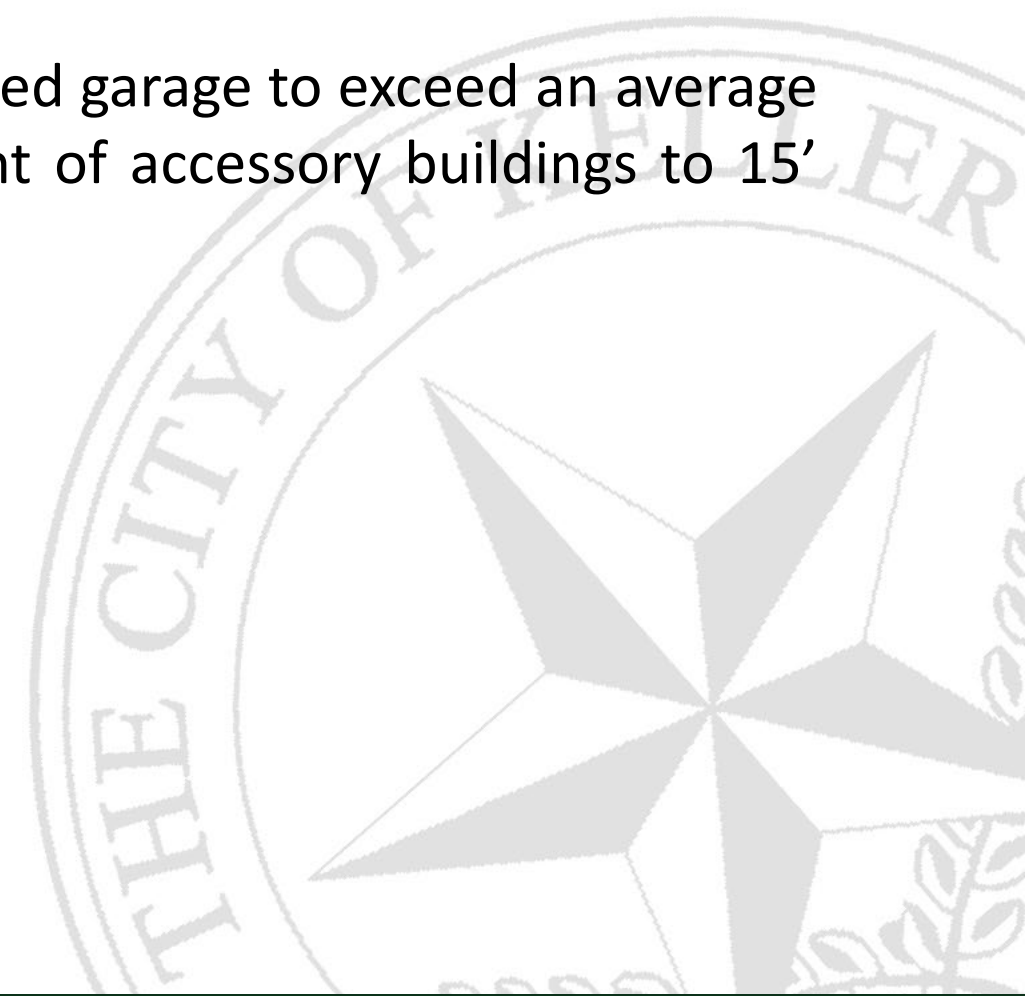
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

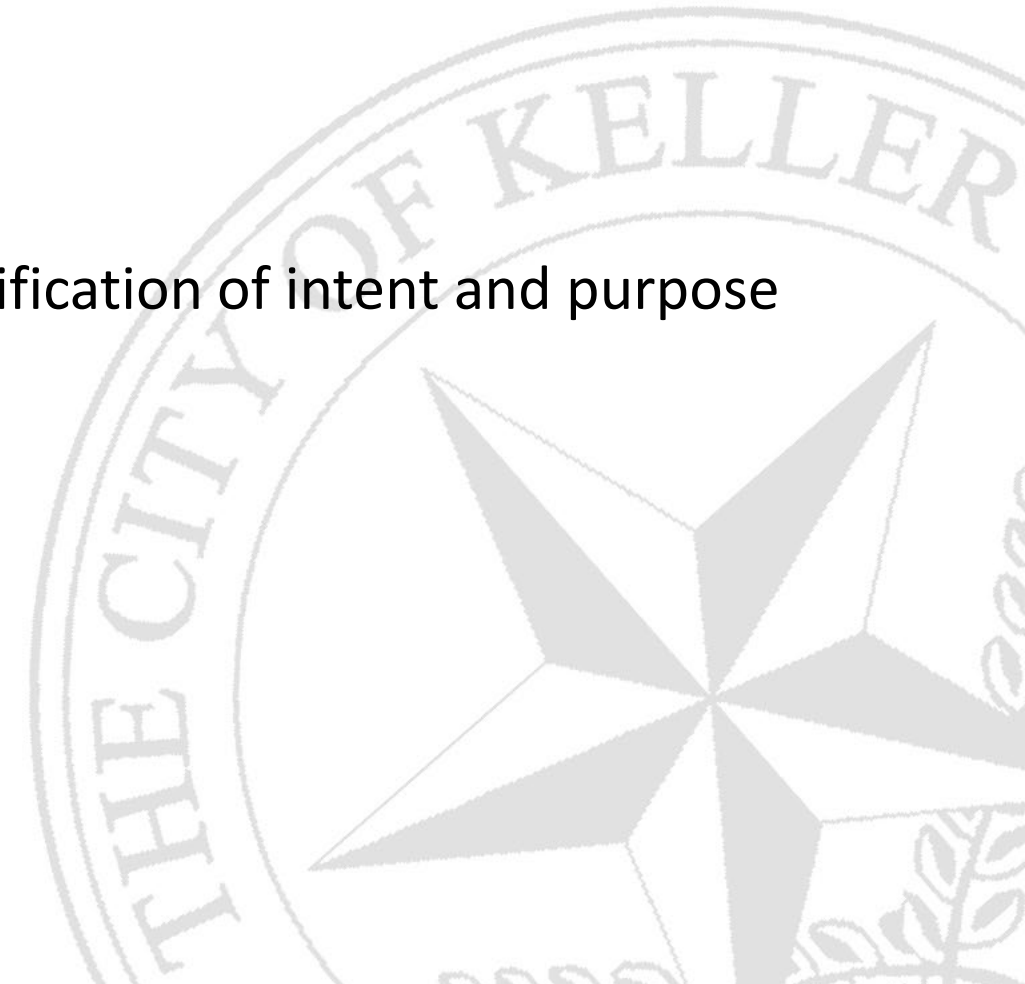
An SUP to allow the maximum height of the detached garage to exceed an average of 15 feet. UDC Section 9.06(9) restricts the height of accessory buildings to 15' unless approved by SUP.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





**Questions?
Sarah Hensley
817-743-4130**

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