

Item H-2

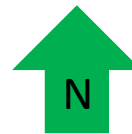
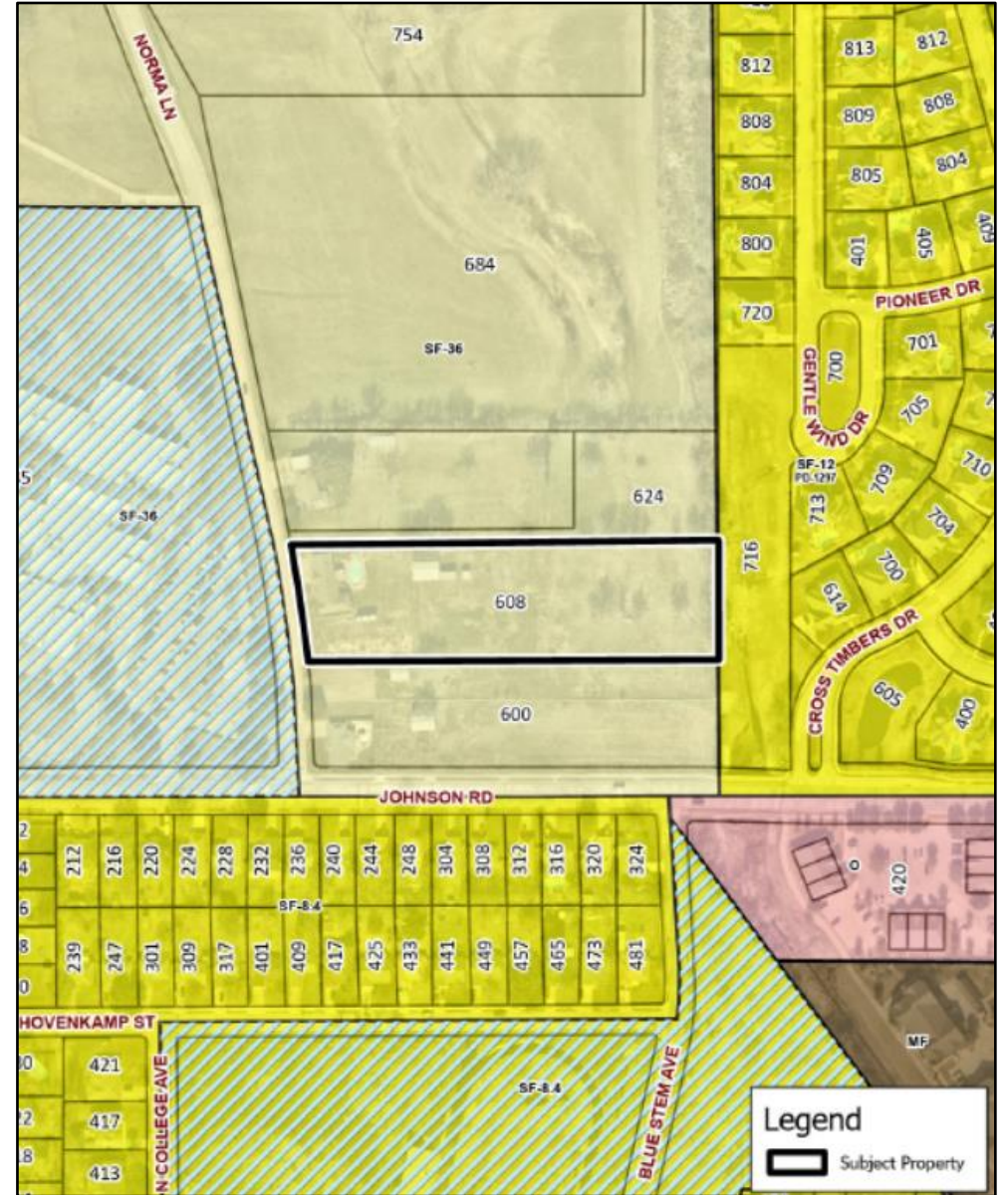
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an 800 square-foot detached carport, on 2.96 acres, located on the east side of Norma Lane, approximately 185 feet from the intersection of Norma Lane and Johnson Road, legally described as Lot 2A, Block 2 of Harvels Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 608 Norma Lane. Brian Morovitz, Owner/Applicant. (SUP-2501-0006)

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Aerial Map



Zoning Map



SF-36

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Background:

The Applicant is requesting an SUP for an 800 square-foot carport to store their RV.

There are two SUP triggers for this proposed structure:

1. An SUP for a detached carport in the SF-36 zoning district
2. An SUP to allow the total square-footage of all accessory structures on the property to exceed 50% of the square-footage of the existing home.

The Applicant is also requesting a variance to allow for three accessory structures on the property.



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Structure:

The covered area is 20' wide and 40' deep (800 square feet total), and the average height is 13 feet. The carport will be constructed of metal with finishes to match the existing barn.



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Existing structures

Variance Requested:

1. To allow for three detached structures on the property:
 1. Detached barn (1,400 square feet)
 2. Detached shed (264 square feet)
 3. Proposed carport

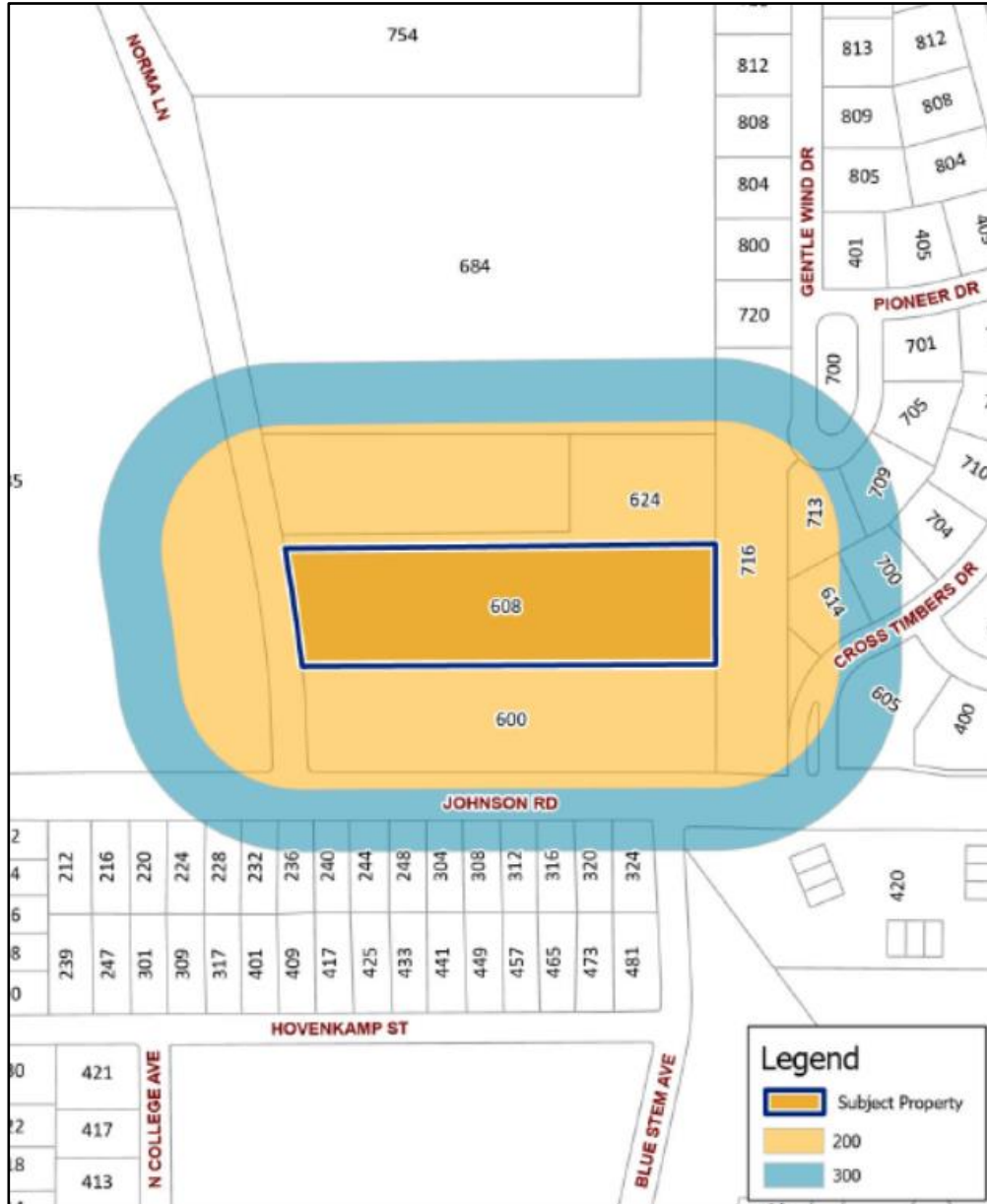
The UDC states that the combined area of all accessory buildings on a lot shall be less than 50% of the main structure, unless approved by a SUP.

If this SUP request is approved, the total square footage of all accessory structures on the property will be 2,464 square feet, which is more than 50% of the square footage of the main home (2,751 square feet).

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On Feb. 13, the City mailed 31 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.

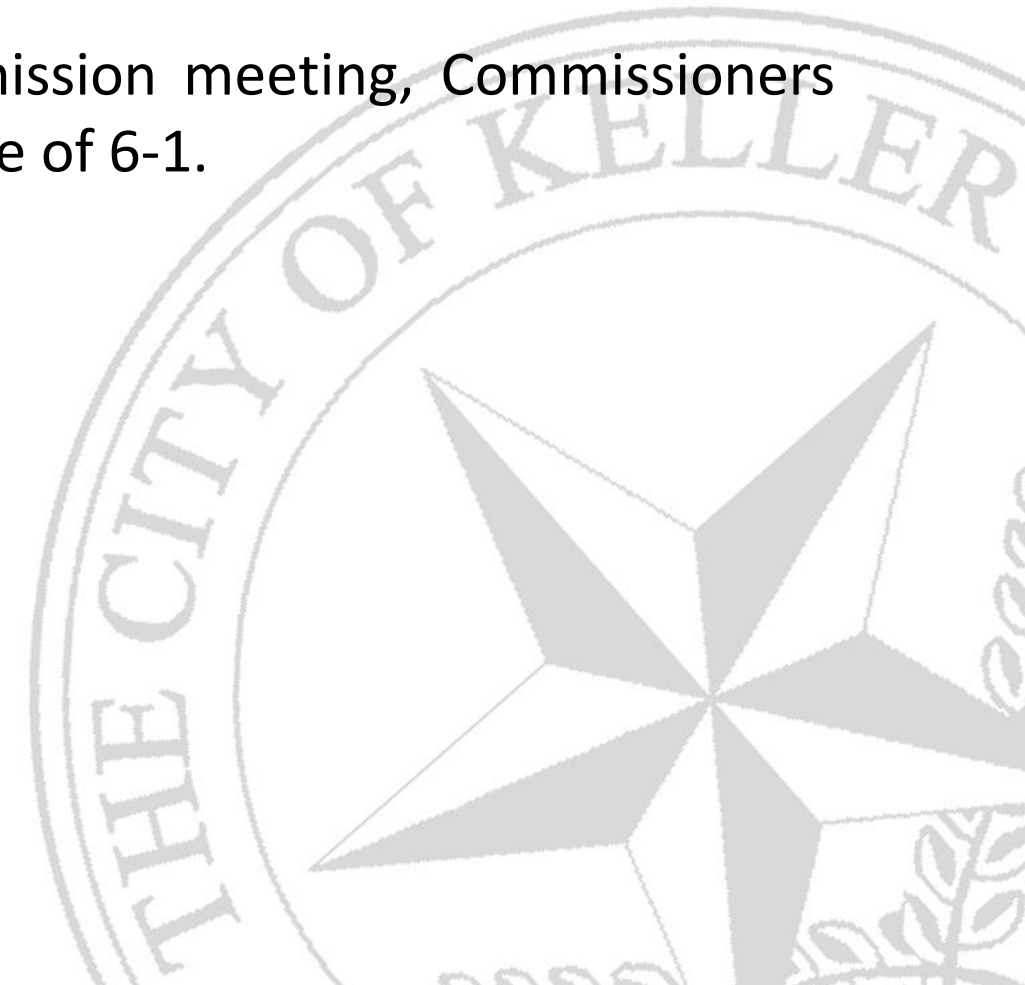
Staff has received one email of opposition from a property owner outside the 300' buffer.



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Planning and Zoning Commission Recommendation:

At the Feb. 25, 2025, Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP request by a vote of 6-1.



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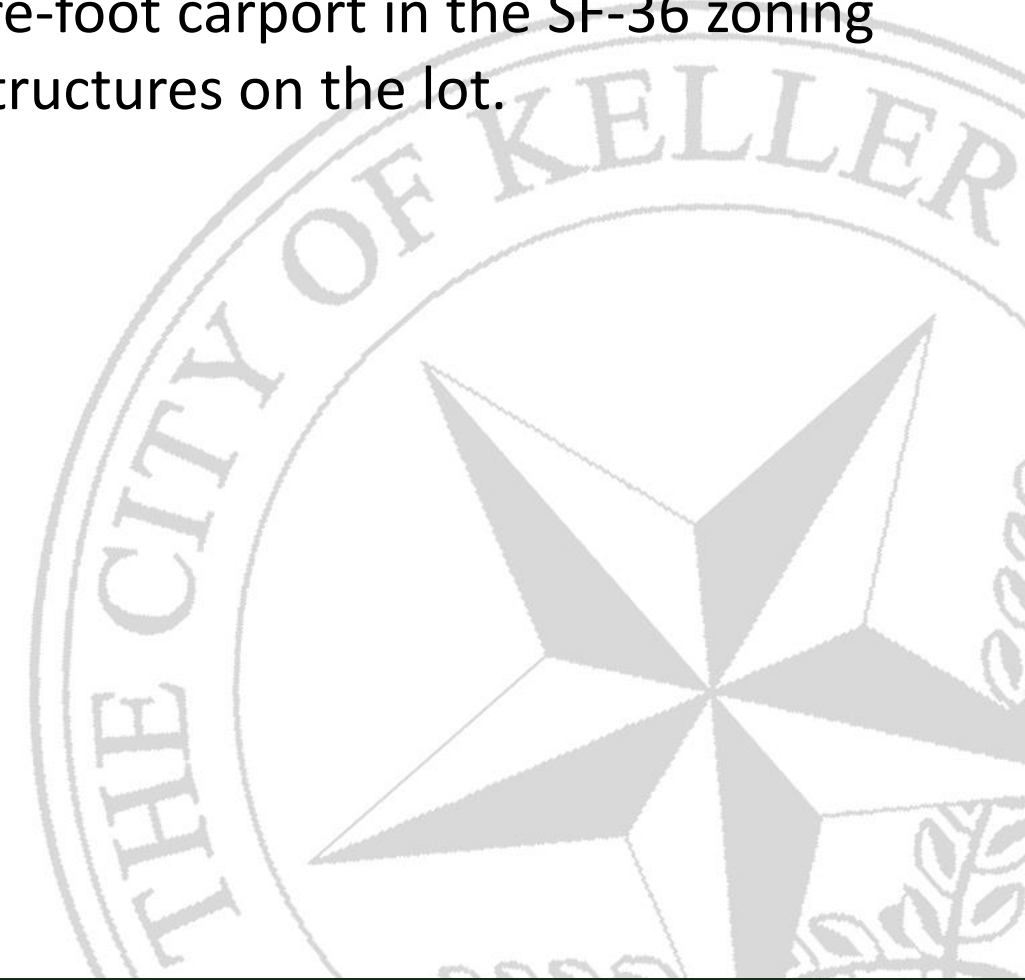
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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:

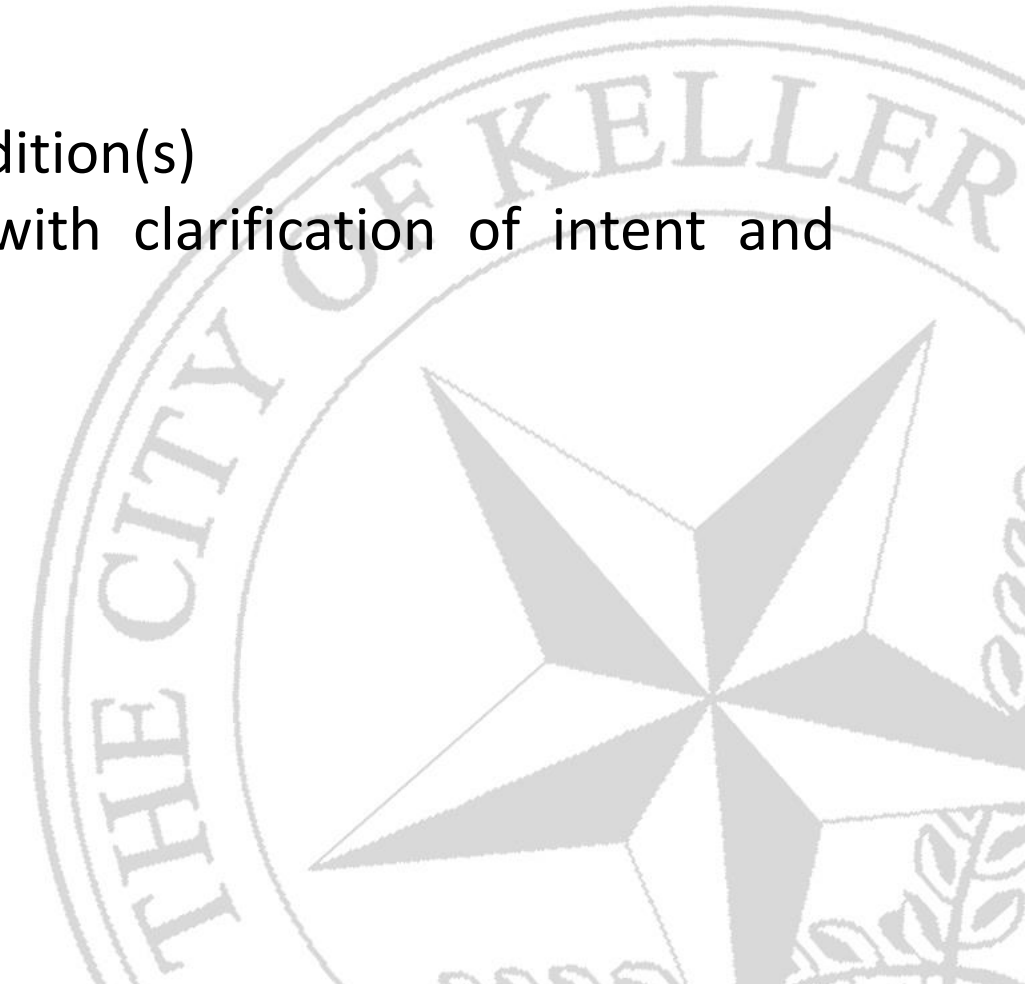
A Specific Use Permit (SUP) to construct an 800-square-foot carport in the SF-36 zoning district, with a variance to allow for three accessory structures on the lot.



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

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





**Questions?
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