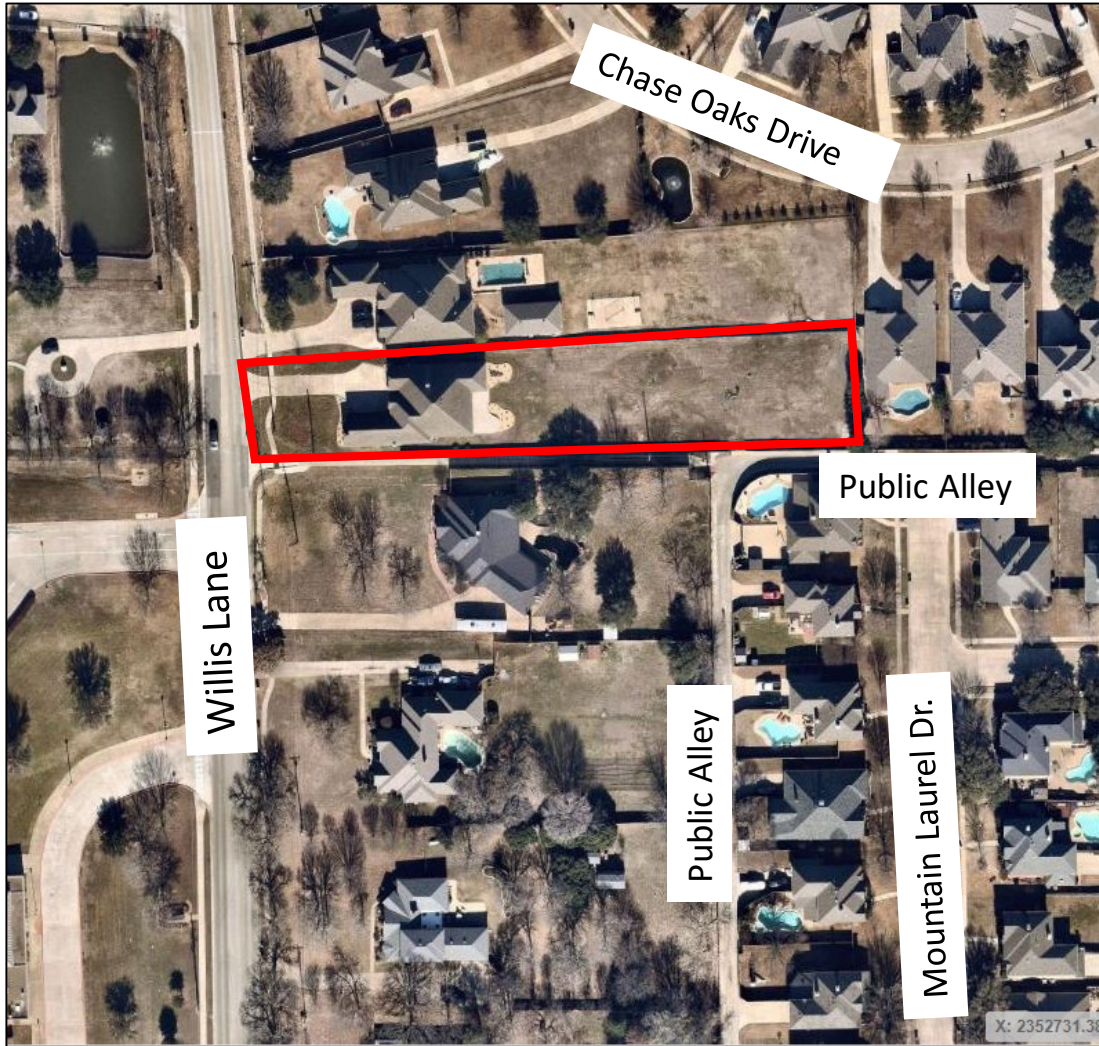


Item G-1

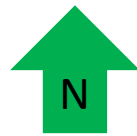
Consider an ordinance approving two Specific Use Permits (SUPs) for an approximately 3,000 square-foot accessory structure with an average height of 15 feet on .83 acre, on the east side of Willis Lane, approximately 275 feet from the intersection of Calais Drive and Willis Lane, legally described as Lot 15, Block D of the Willis Coves Addition, zoned Planned Development-Single-Family Lots 12,000 square-feet or greater (PD-SF-12) and addressed 1517 Willis Lane. 41:10 Construction Group, Applicant. Michael Colangelo, Owner. (SUP-23-0014)

Item G-1

Aerial Map



Zoning Map



SF-PD-12

Item G-1

Background:

The Owner requests two Specific Use Permits to construct a 50'x60' (3,000-square-foot) accessory building to protect his classic car collection.



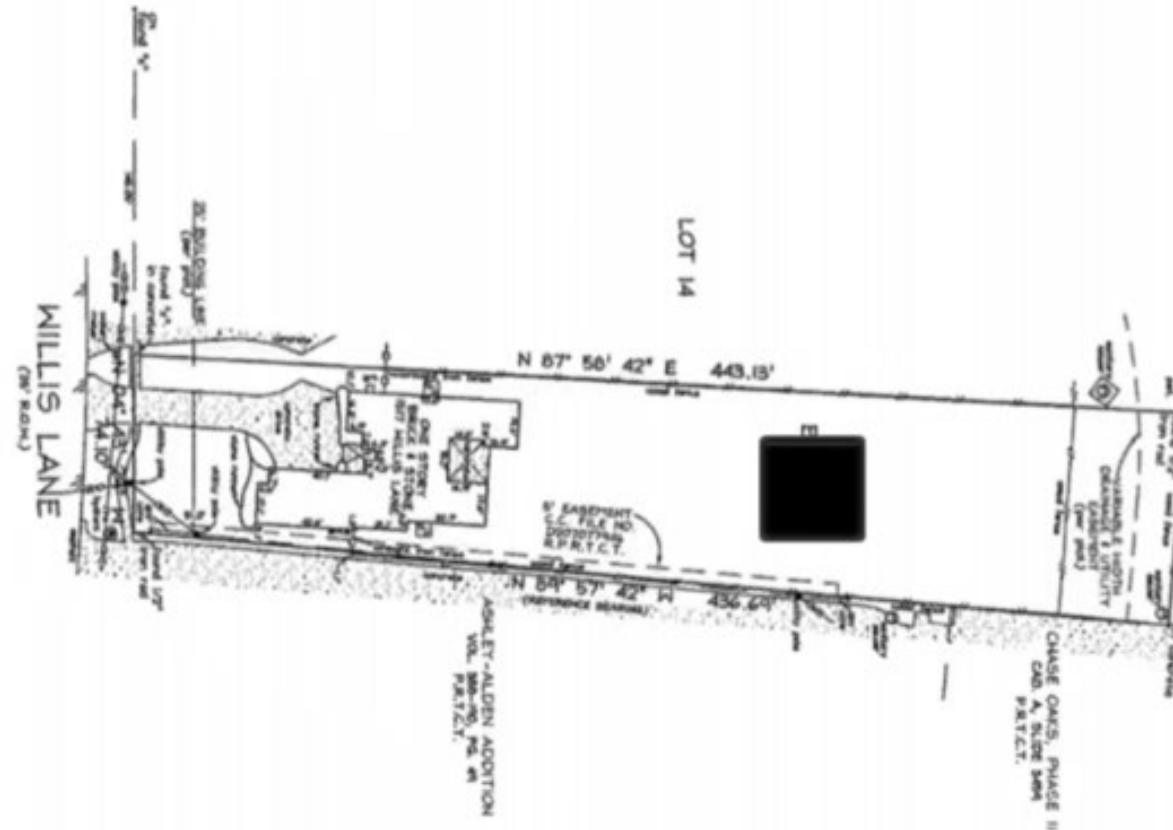
Proposed South elevation

Item G-1

Site Design:

There are no other accessory structures on the property. Proposed plans call for the structure to abide by all setbacks requirements of the SF-12 zoning district.

■ Approximate location of the proposed structure provided by Applicant – not to scale

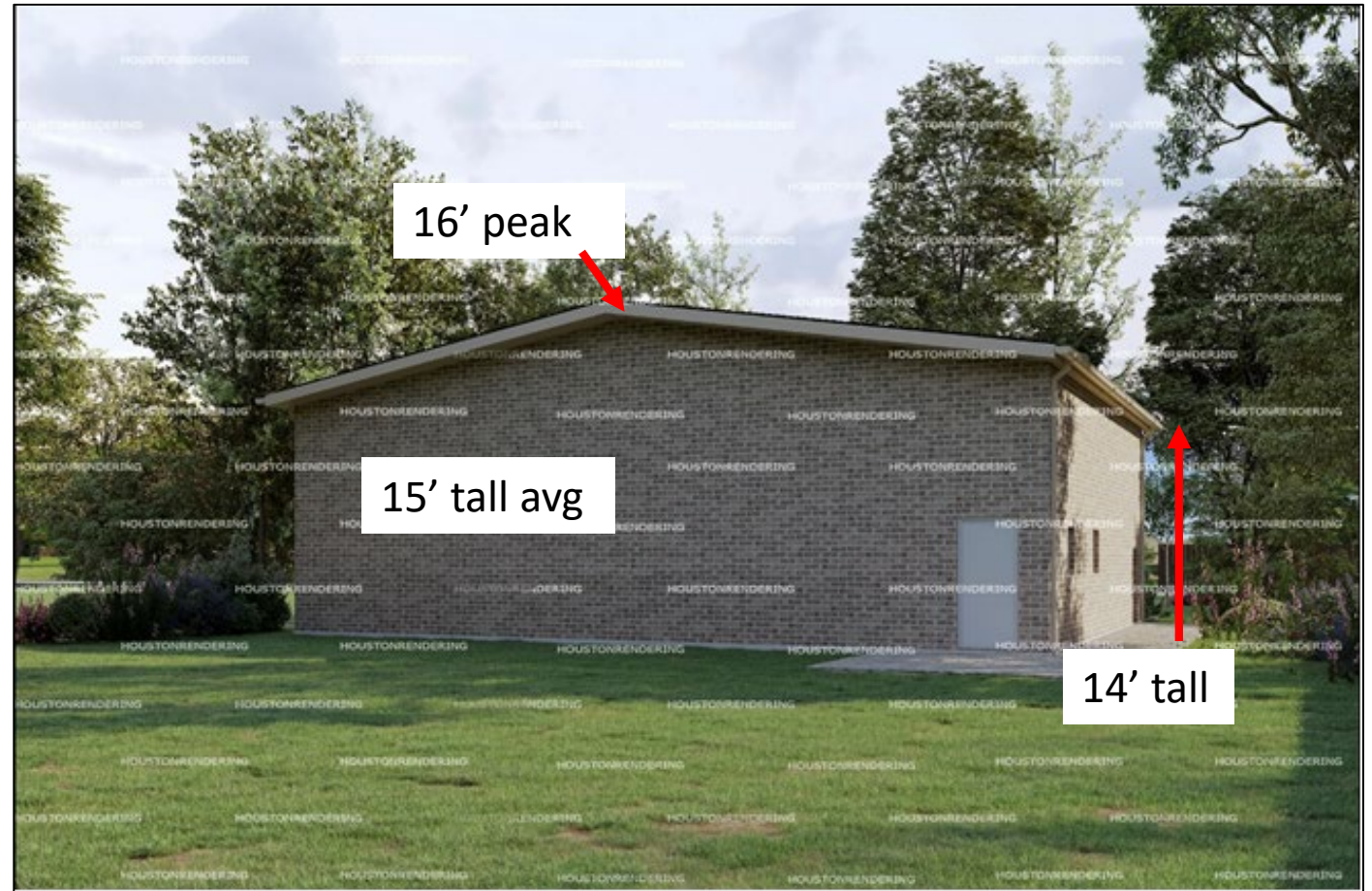


Item G-1

Materials:

The structure will be all brick with a shingled roof, similar in color to the existing home.

Initial plans called for an all-metal building with an average height of 19'. Following feedback from commissioners and residents at the May 9 P&Z Commission meeting, the Owner revised his plans for building materials and height.



Proposed North elevation

Item G-1

Neighborhood Photos



Item G-1

Neighborhood Photos



Drainage Easement/Sidewalk

Front view of 1517 Willis Lane



Subject Property

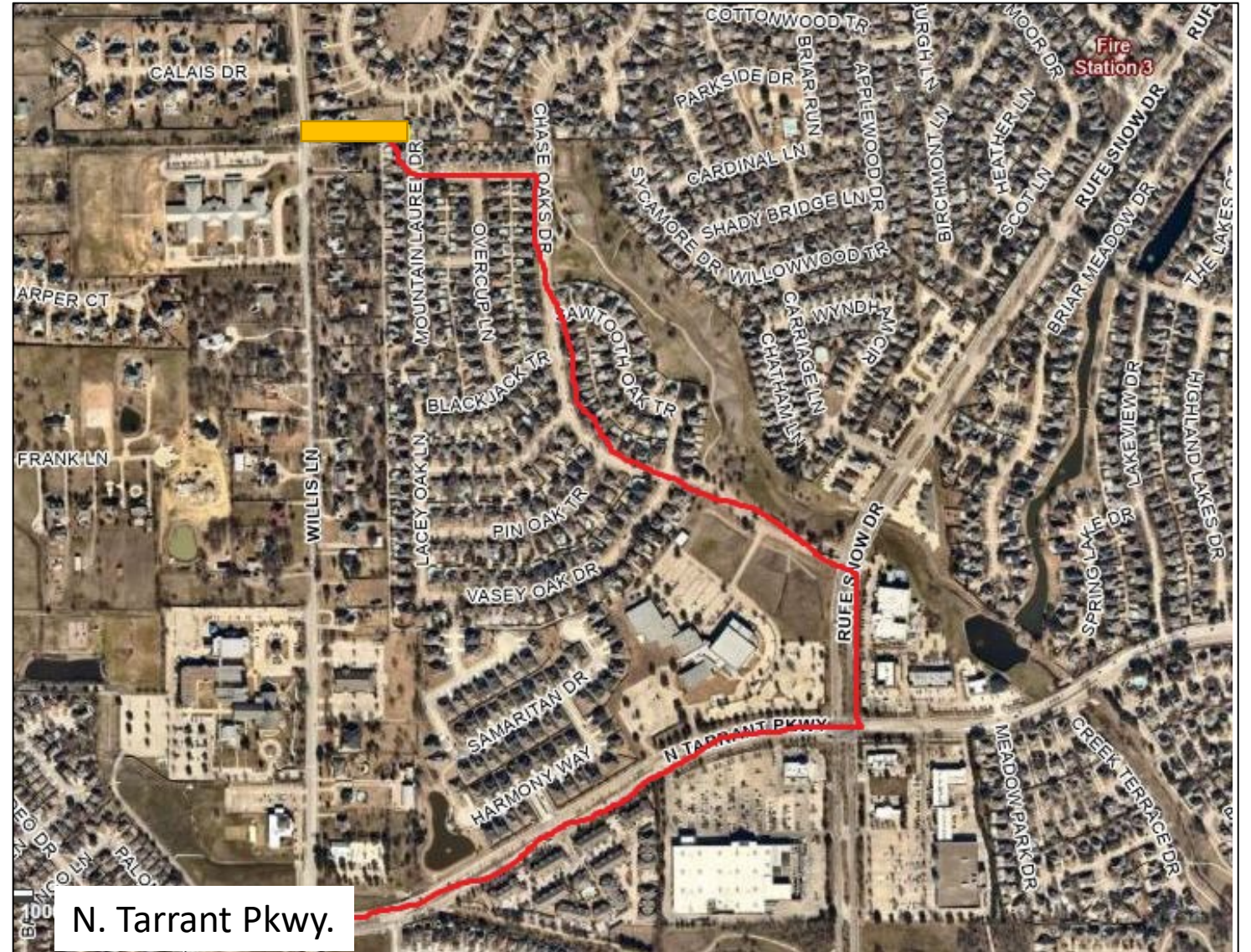
View from property line of 401 Shumard



Item G-1

Lot Access

It is not possible to access the backyard of 1517 Willis Lane from the street due to the shape of the lot. The Owner proposes to access the backyard by way of an existing gate along the public alley, as shown on the map.

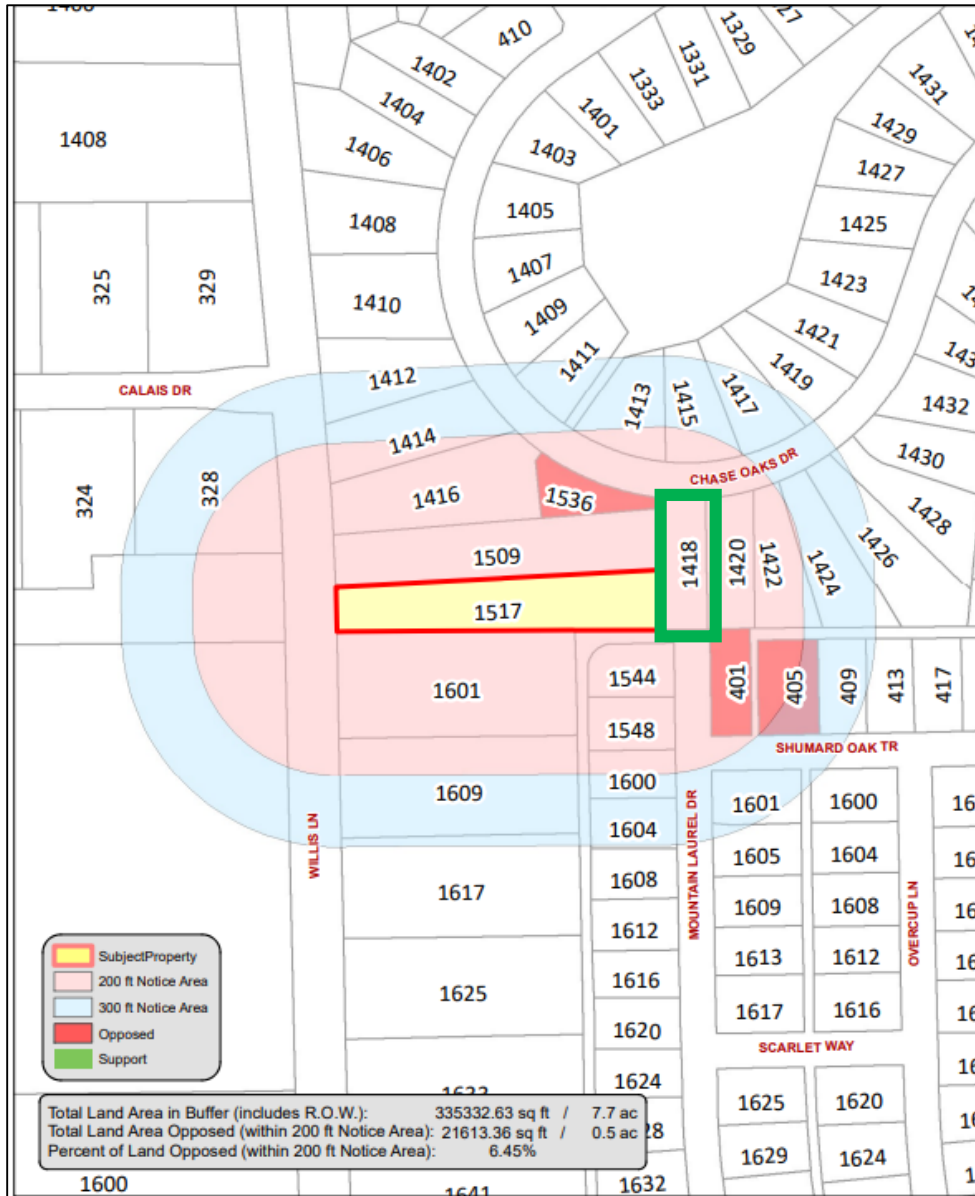


Neighborhood Concerns

Neighbors at the May 9 P&Z meeting brought up concerns that the property Owner's entry/exit from the backyard would be close to an existing drainage flume/sidewalk that children use to travel to and from Willis Lane Elementary School.



Item G-1



- On April 27, 2023, the City mailed 37 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 four letters of opposition: two from neighbors within the 200' buffer, a letter from the Willis Coves HOA to the north and a letter from the Chase Oaks HOA to the southeast.
- One neighbor at 1909 Willis Lane spoke in favor of the project at the May 9 P&Z meeting. City Council in June 2022 approved a structure of similar size on his lot.

Item G-1

Planning & Zoning Commission Recommendation:

At the May 9, 2023 Planning and Zoning Commission meeting, Commissioners recommended approval of the SUP requests by vote of 4-1 with the following conditions:

1. That materials on the exterior of the garage are similar to the materials used on the house.
2. That landscaping and trees be added such that the appearance of the garage is similar to a house.
3. That the average height of the structure be limited to 15'.

Item G-1

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.

Item G-1

SUP Requests:

1. To construct an approximately 3,000 square-foot (50'x60') accessory structure, in excess of the 750 square feet permitted in the SF-12 zoning district.
1. To construct an accessory structure that exceeds 50% of the square footage of the existing home (3,120 square feet).

Item G-1

The City Council has the following options when considering a Specific Use Permit (SUP) request:

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



Questions?
Amber Washington
817-743-4130