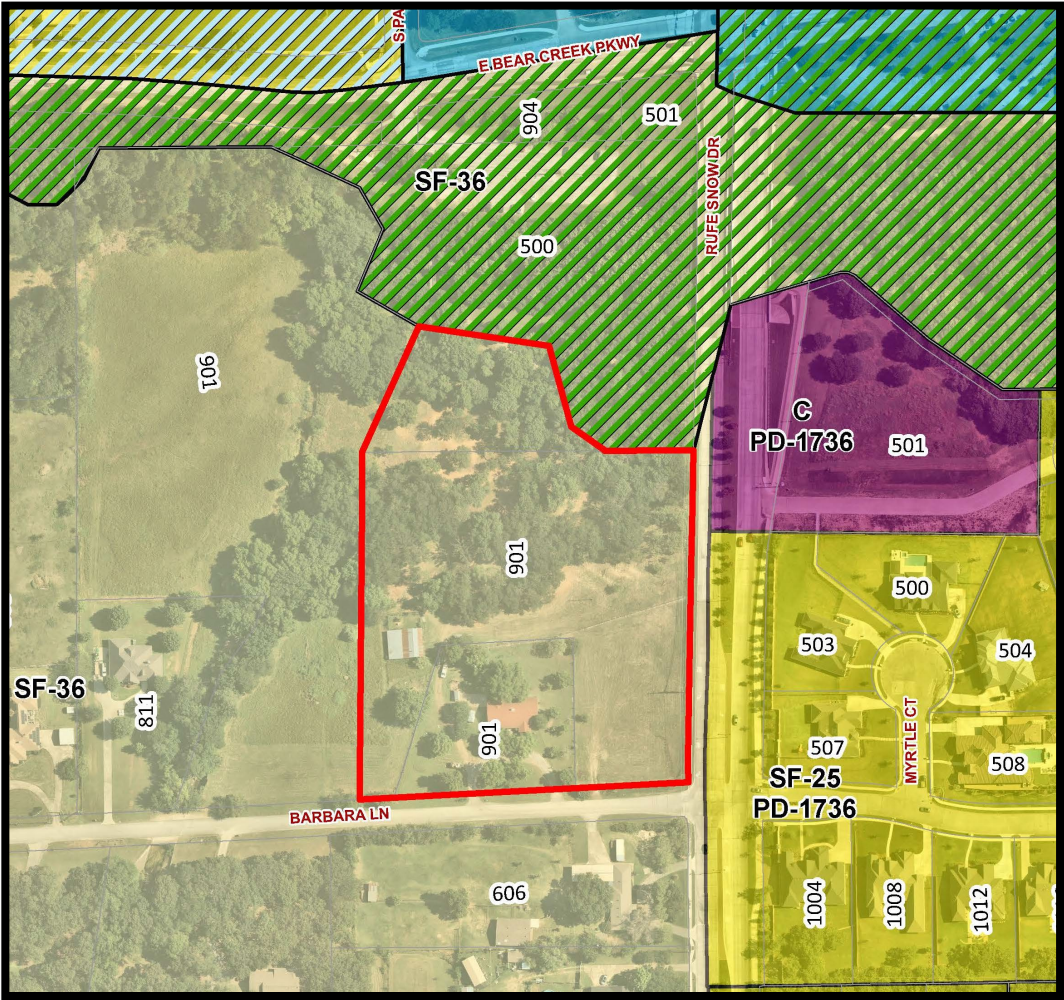


Item H-2

PUBLIC HEARING: Consider an ordinance approving three Specific Use Permits (SUPs) to allow the property owner to reside in the existing 2,466 square-foot home for the purpose of living and overseeing construction of a permanent residence, and to construct a 2,000 square-foot accessory structure, lots legally described as a portion of Tract 1D01, 1C and 1C01 of the William H Slaughter Survey, being approximately 5.69-acres, located at the northwest corner of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 901 Barbara Lane. Sean Alibrando, Applicant/Owner. (SUP-21-0033)

Item H-2 Zoning Map



**Zoned:
SF-36**

Item H-2 Aerial View



Item H-2

Request:

The applicant is requesting three Specific Use Permits (SUPs) to allow the use of a 2,000 square-foot accessory structure, accessory structure to exceed 50% of the existing 2,466 square-foot main structure, and to reside in the existing main structure while a main structure is being constructed in the SF-36 zoning district.

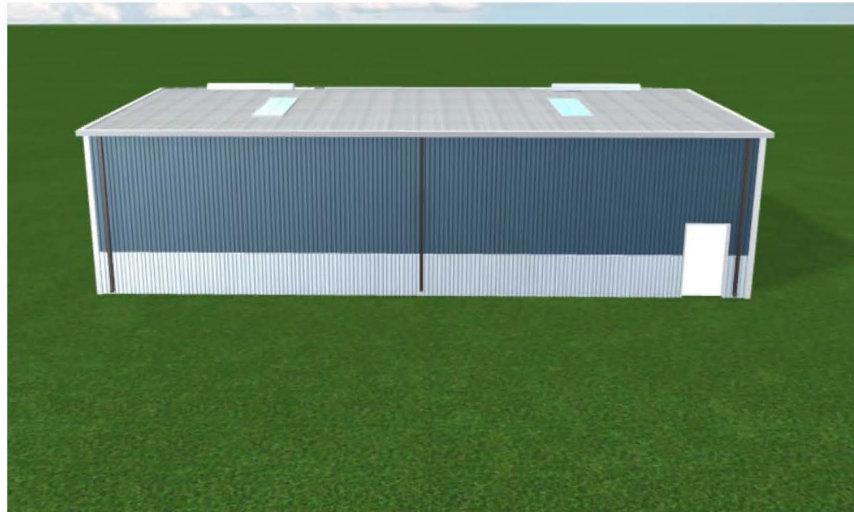
Background

The applicant is proposing this structure to be utilized for agricultural purposes such as supplies and shelter for animals (llamas, goats, and chickens), tractor, and tractor attachments. The applicant is also proposing to reside in the existing 2,466 square-foot main structure while a new main structure (approximately 6,000 square-feet) is being constructed. The applicant also is requesting six months to demolish the existing main structure after building final approval for the new main structure.

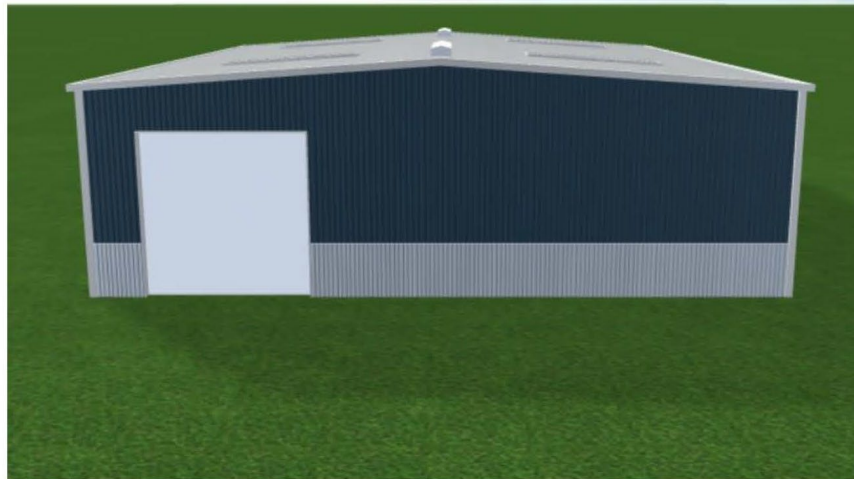


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North and South Elevation of Barn



East and West Elevation of Barn



Building Size: 2,000 SF accessory structure

An SUP is required for accessory structures greater than 1,200 square-feet.

Building Exterior:

The UDC permits the use of exposed metal exterior walls and finishes for barns and agricultural structures in the SF-36 zoning district. The applicant proposes the building to be 100% metal (steel). (MEETS)

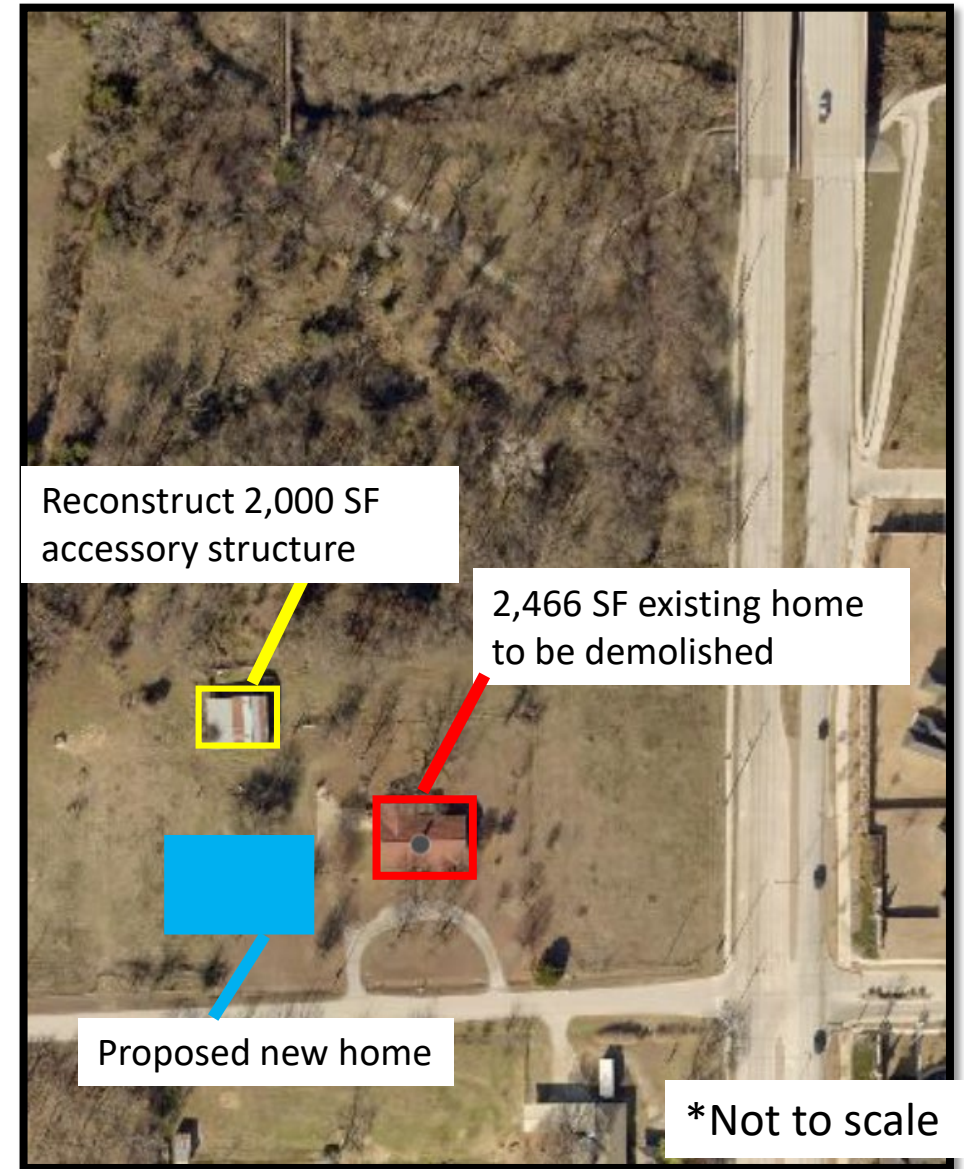
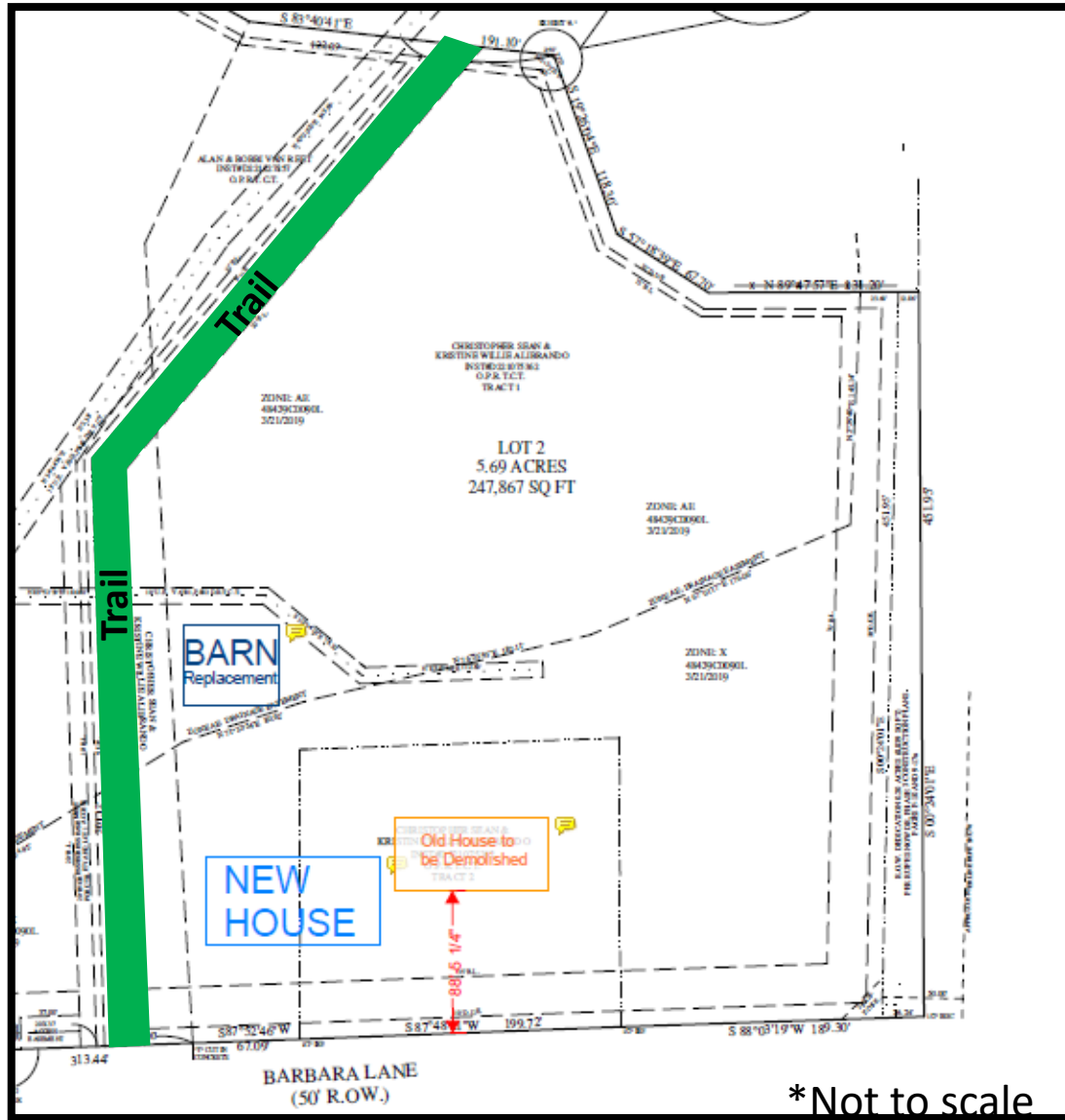
Building Height:

The applicant is proposing to keep the structure at an average of 15 feet in height. (MEETS)

Setback Regulations:

The accessory structure will meet all the setback requirements. (MEETS)

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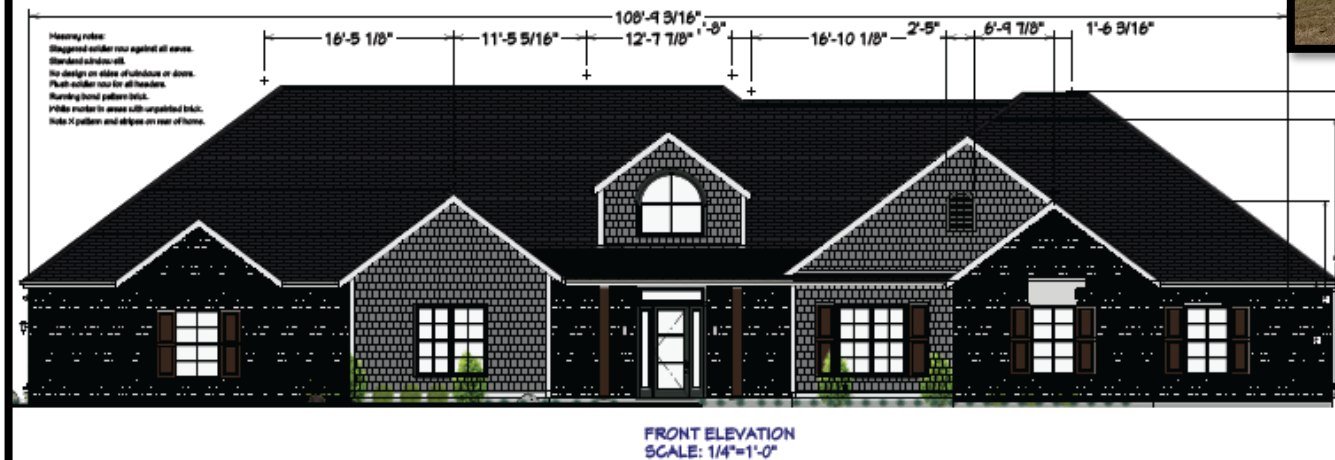


Item H-2

The applicant is requesting to reside in the existing home (2,466 square-feet) while the new home (~6,000 square-feet) is being constructed. The applicant also requests to utilize the existing home for an additional six months after building final approval for the new home.



Proposed new home rendering



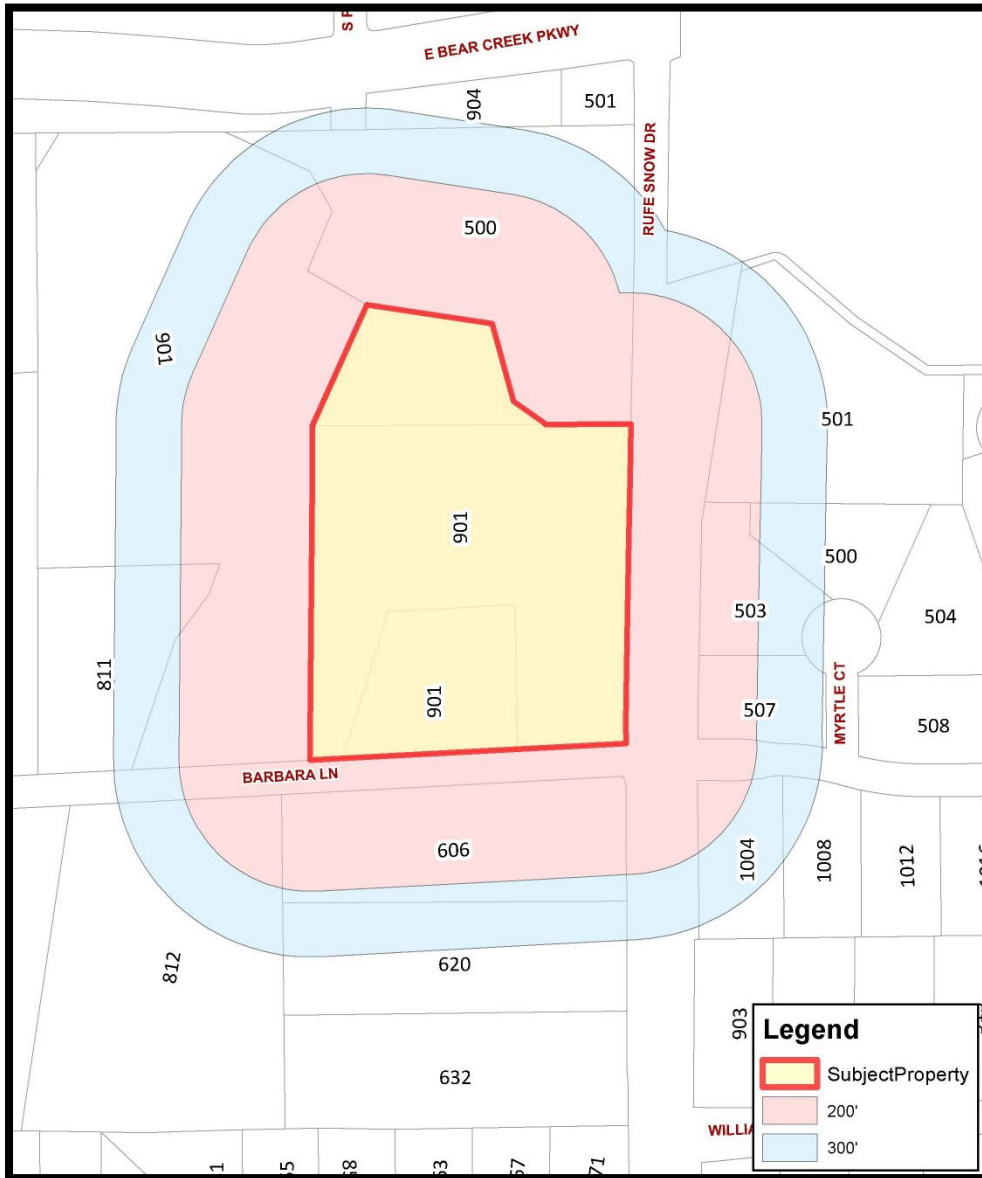


Item H-2

SUP Requests:

1. An SUP for a 2,000 square-foot accessory structure to be utilized for agricultural purposes to exceed 1,200 square-feet, in the SF-36 zoning district.
2. An SUP for all accessory buildings combined to exceed 50% of the main structure. The existing main structure is 2,466 square-feet. There are no other accessory structures, so the proposed accessory structure would equates to 81.1% of the main structure. (When the new home replaces the existing home, it will be less than 50% and meet code.)
3. An SUP to reside in the 2,466 square-foot existing home while a new home is being constructed. The Applicant proposes to remove the 2,466 square-foot home six months after the building final of the new home.

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- On September 30, 2021, the City mailed out 11 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 also posted on the site on September 30, 2021.
- As of today, Staff has not received any responses from the public.



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On October 12, 2021, the Planning and Zoning Commission unanimously recommended approval of the SUPs with the following conditions:

1. The SUP (to reside in the existing residence while the main structure is being constructed) shall expire within 18 months of the approval date from City Council.
2. The applicant shall demolish the existing home within 90-days of receiving building final approval for the new main structure.

The Commission noted the proposed accessory structure was consistent with the other neighborhood accessory structures. The applicant was present. No person spoke in favor or opposition.



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Section 8.02 (F)(2)(a) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and 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 H-2

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

- 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?

Patricia Sinel, AICP, CFM

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