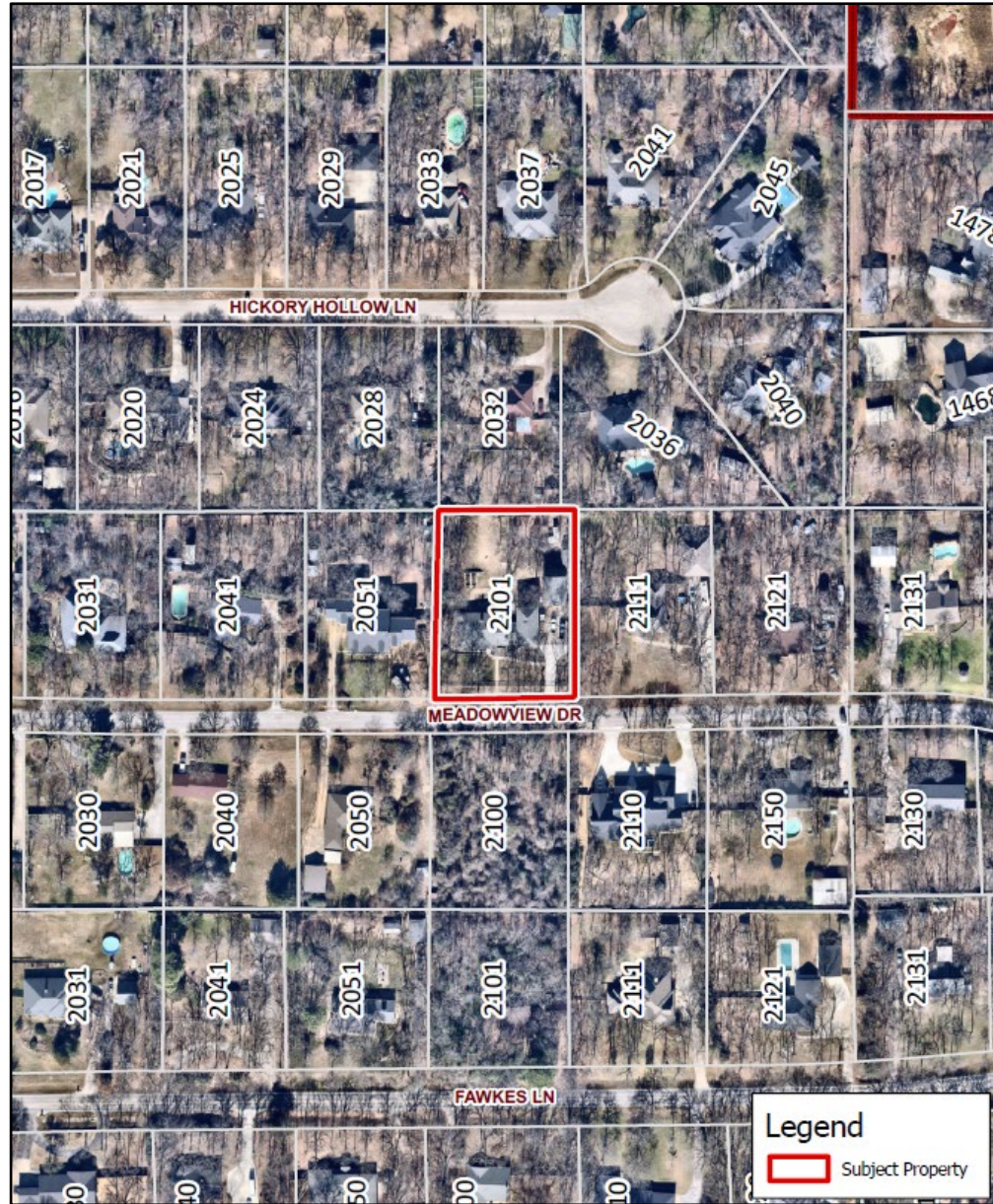


Item H-1

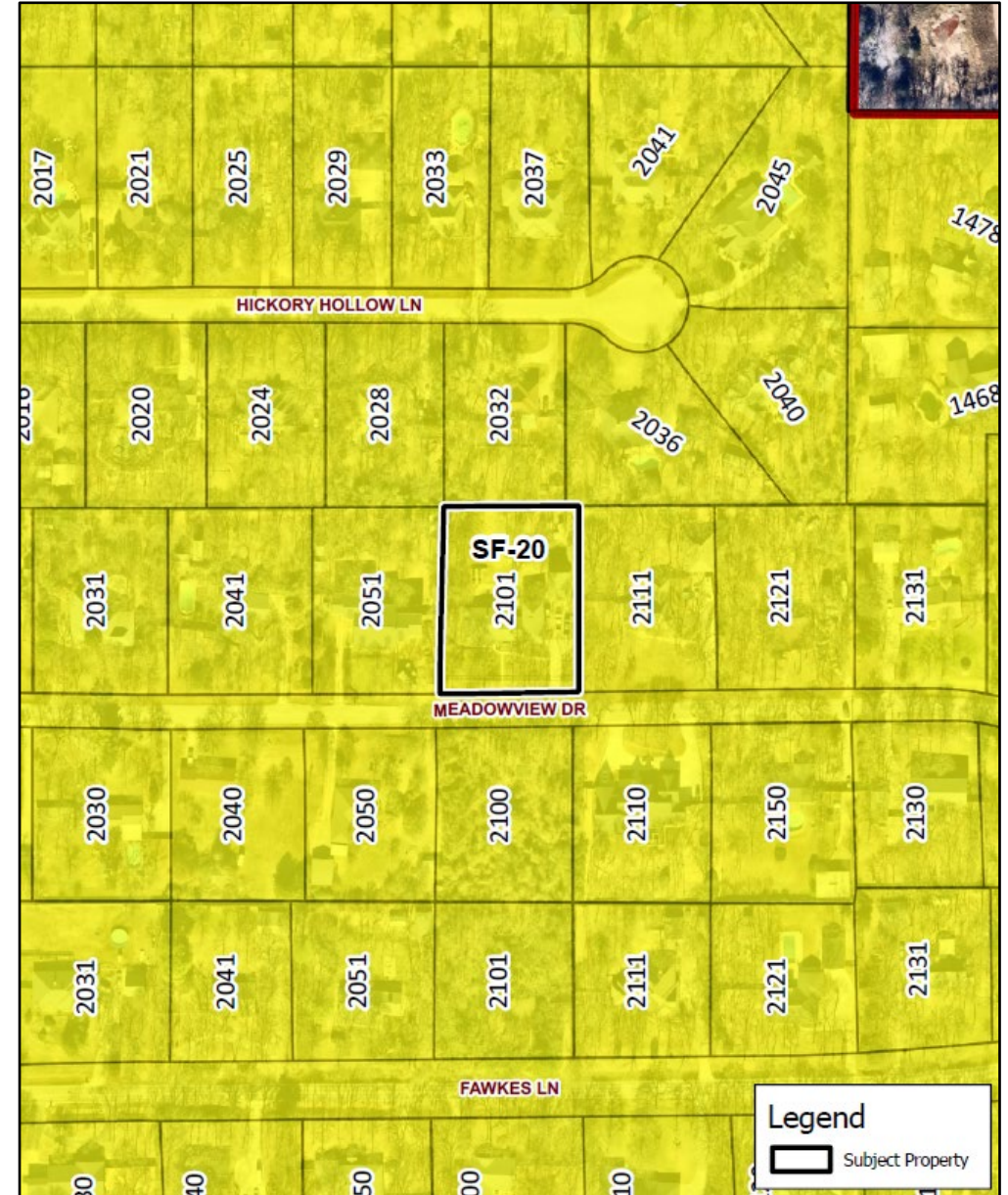
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with a variance, for an existing 768 square-foot detached garage with an approximate average height of 18 feet, located on 0.81 acres, on the north side of Meadowview Drive, approximately 1,058 feet northeast of the intersection of North Pearson Lane and Meadowview Drive, legally described as Lot 1, Block A of the Agape Acres subdivision, zoned Single-Family 20,000 square-foot lot size or greater (SF-20) and addressed 2101 Meadowview Drive. David and Kayla Andriese, Applicant/Owner. (SUP-2604-0010)

Item H-1

Aerial Map



Zoning Map



Zoned:
SF-20

Item H-1

Background:

The Applicant requests a SUP to be allowed to retain a 768-square-foot detached garage with an average height of 18 feet.

The detached garage is to be used for storage, lawn equipment, and the property owner's personal vehicles.

The Applicant is also requesting a variance to allow for more than two accessory structures on their property.



Item H-1

Background:

The detached garage was partially constructed without an approved building permit. The basic timeline is as follows:

- February 2025: Applicant submitted a building permit for the detached garage (RDA-2502-0022). However, the submittal was incomplete.
- May 2025: A code case was opened for a structure being built without a permit (CODE-2505-0249) and a Stop Work Order was issued.
- June - August 2025: Staff had conversations with the building contractor about the missing paperwork for the building permit.
- August 2025: Missing documents were received, and the building permit was sent for staff review.
- August 2025 - January 2026: Multiple rounds of review and revision requests were conducted in which staff requested clarification of building height and for an engineered grading plan.
- February 2026: Applicant was informed that the building would require SUP approval for the average height of the building to exceed 15 feet.
- March 2026: An additional Stop Work Order was issued.
- April 2026: SUP application was submitted.

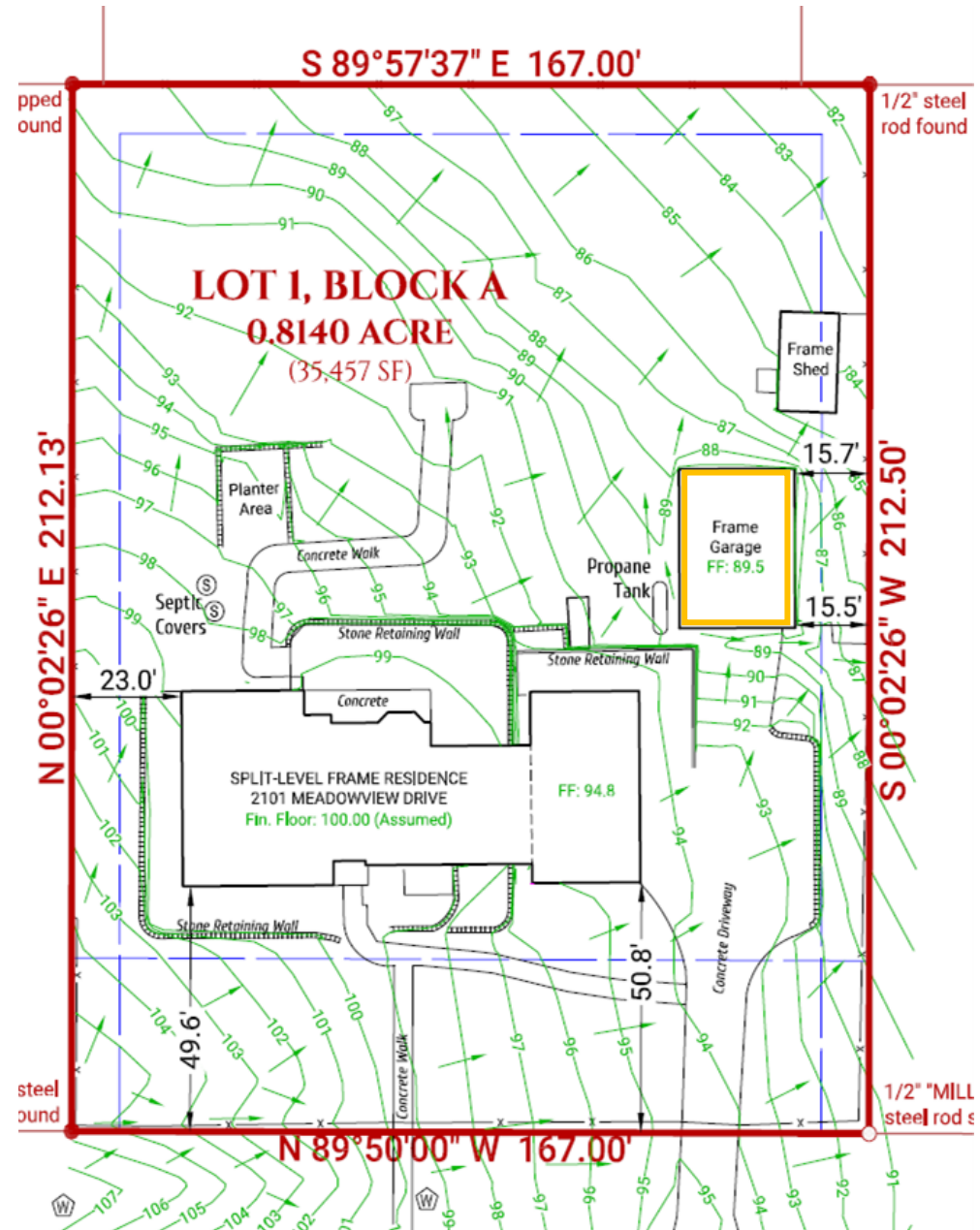
Item H-1

Site Design:

The proposed site plan shows the structure is located behind the existing home and will conform to the setback requirements of the SF-20 zoning district.

The structure is located approximately 108 feet from the front, 15 feet from the east side property line, and 18 feet from the rear property line.

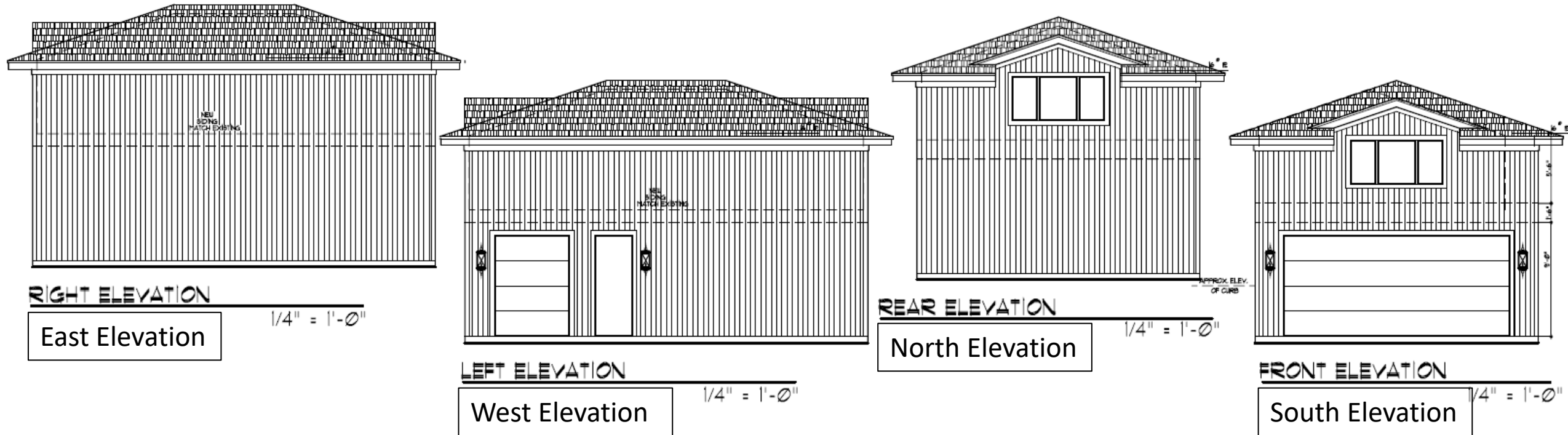
 Detached garage (not to scale)



Item H-1

Elevations:

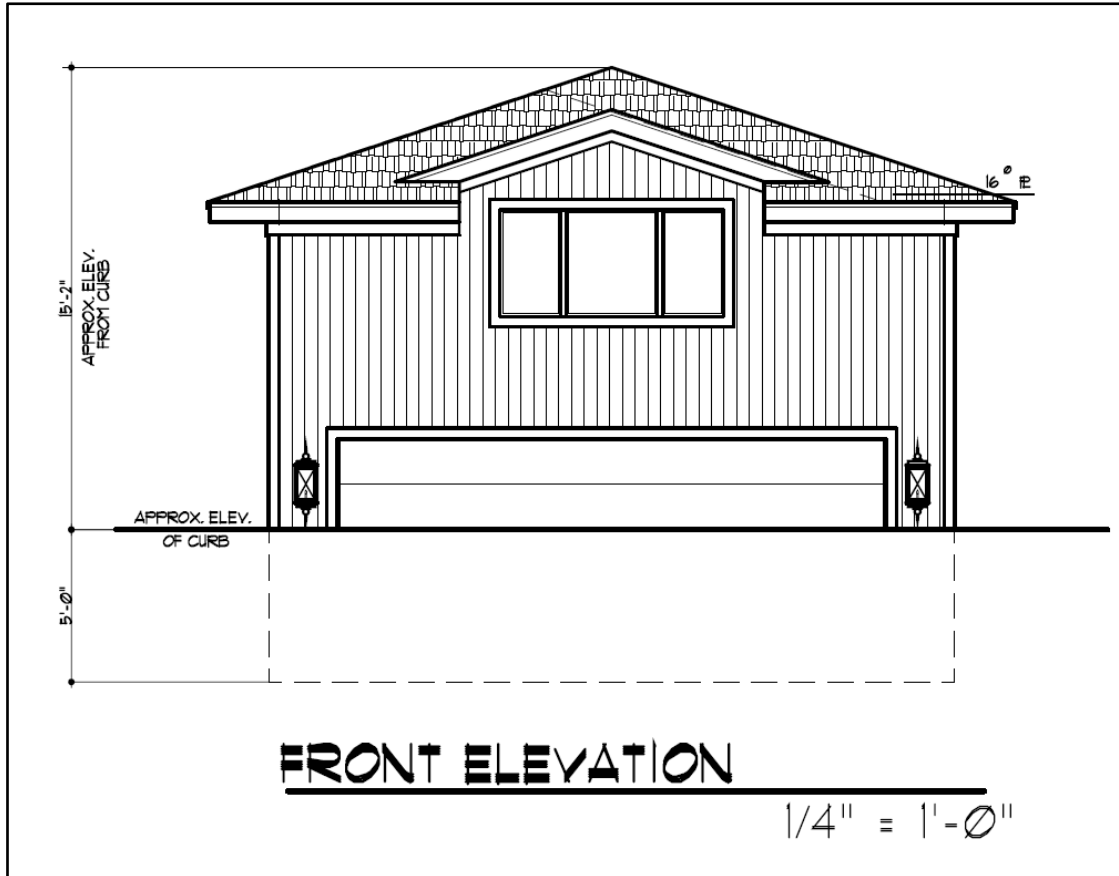
The detached garage was designed to match the materials of the main home on the property and is constructed of white siding and a shingle roof.



Item H-1

Height:

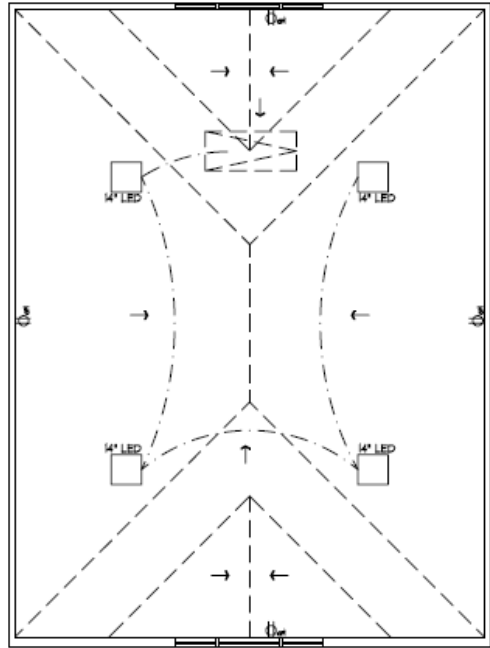
Building height is calculated from the lowest point of the building to the average of the highest and lowest points of the roof. The average height of the structure is approximately 18 feet, measured from the average of the base plate and the peak (20 feet 2 inches) of the roof.



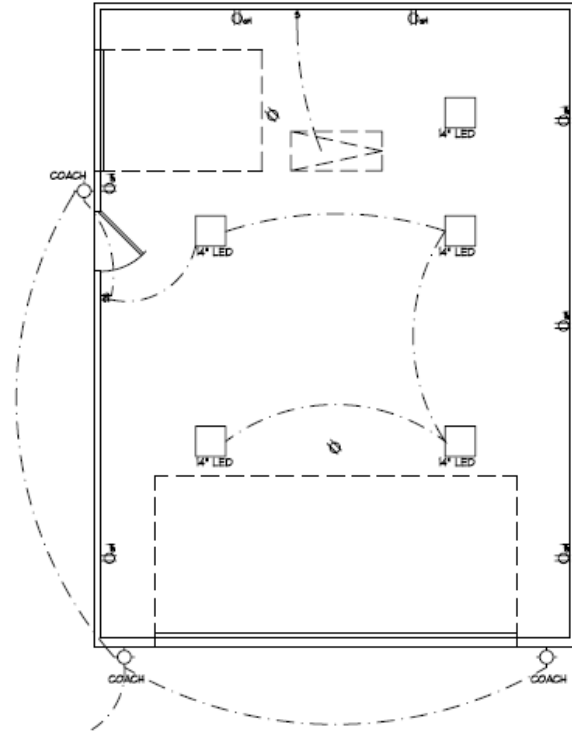
Item H-1

Floor Plan:

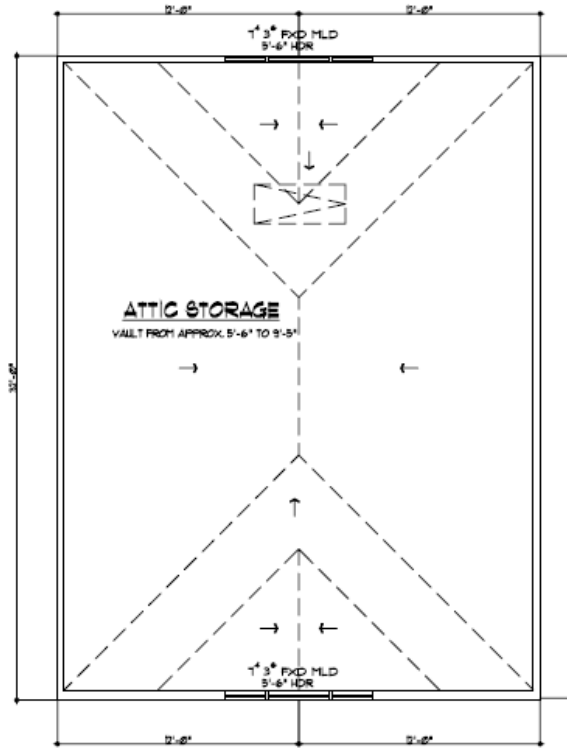
The detached garage is to be used for storage, lawn equipment, and the property owner's personal vehicles. Attic space within the structure is intended solely for additional storage.



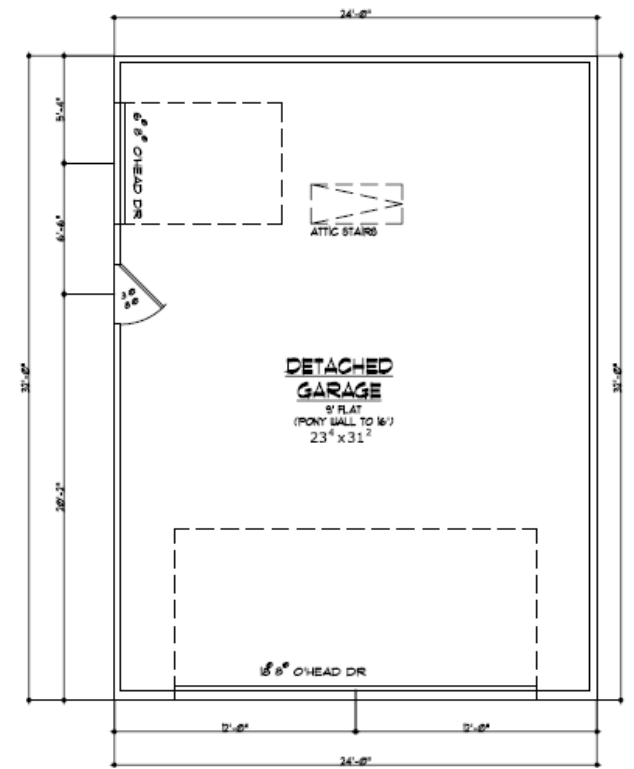
ATTIC PLAN
ELECTRICAL 1/4" = 1'-0"



FLOOR PLAN
ELECTRICAL 1/4" = 1'-0"



ATTIC PLAN 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"

Item H-1

Existing Structures:

There are two other accessory structures on the lot:

- An approximately 240-square-foot shed
- An approximately 130-square-foot covered chicken coop

The Applicant is requesting a variance to allow for more than 2 accessory structures on the lot.

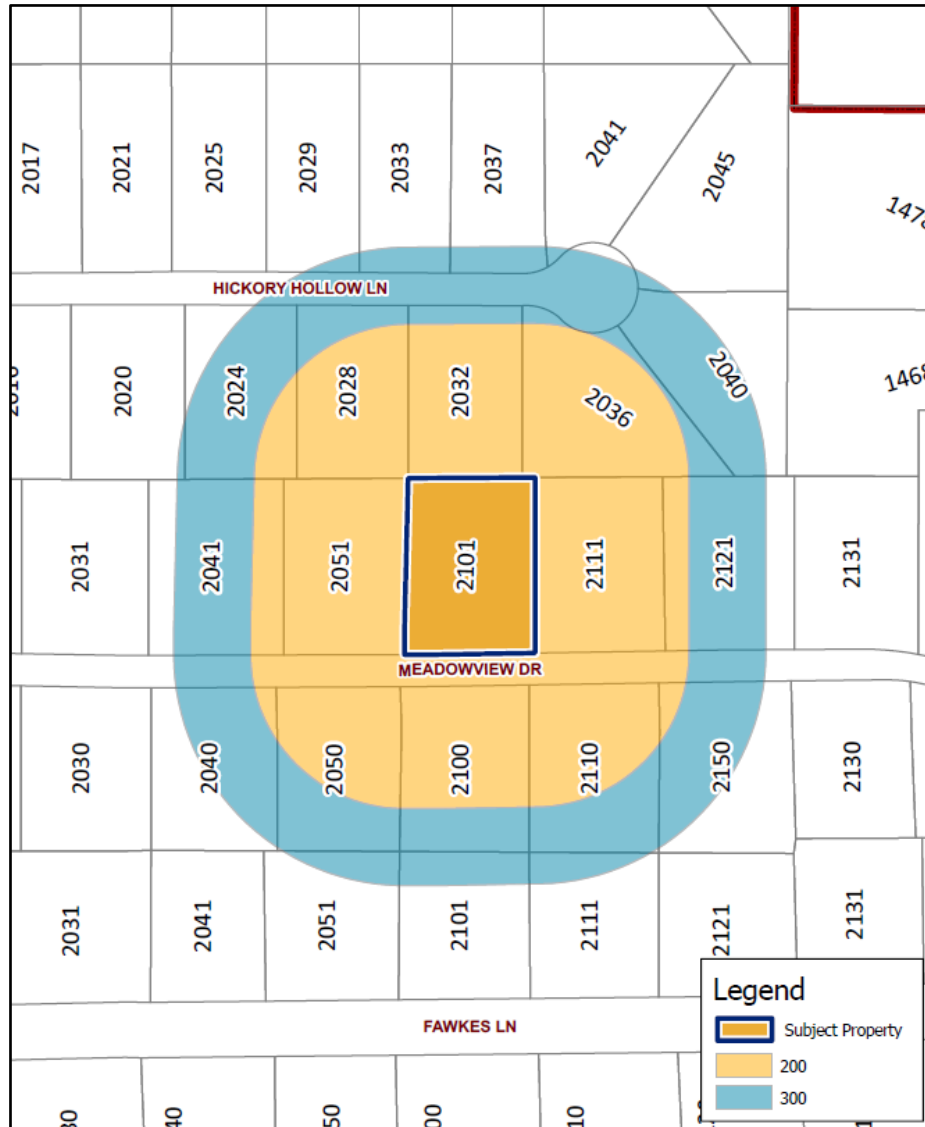
The combined square footage of all accessory structures on the lot is less than 50% of the square footage of the main structure (2,855 square feet).



Item H-1

On April 30, the City mailed 24 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.

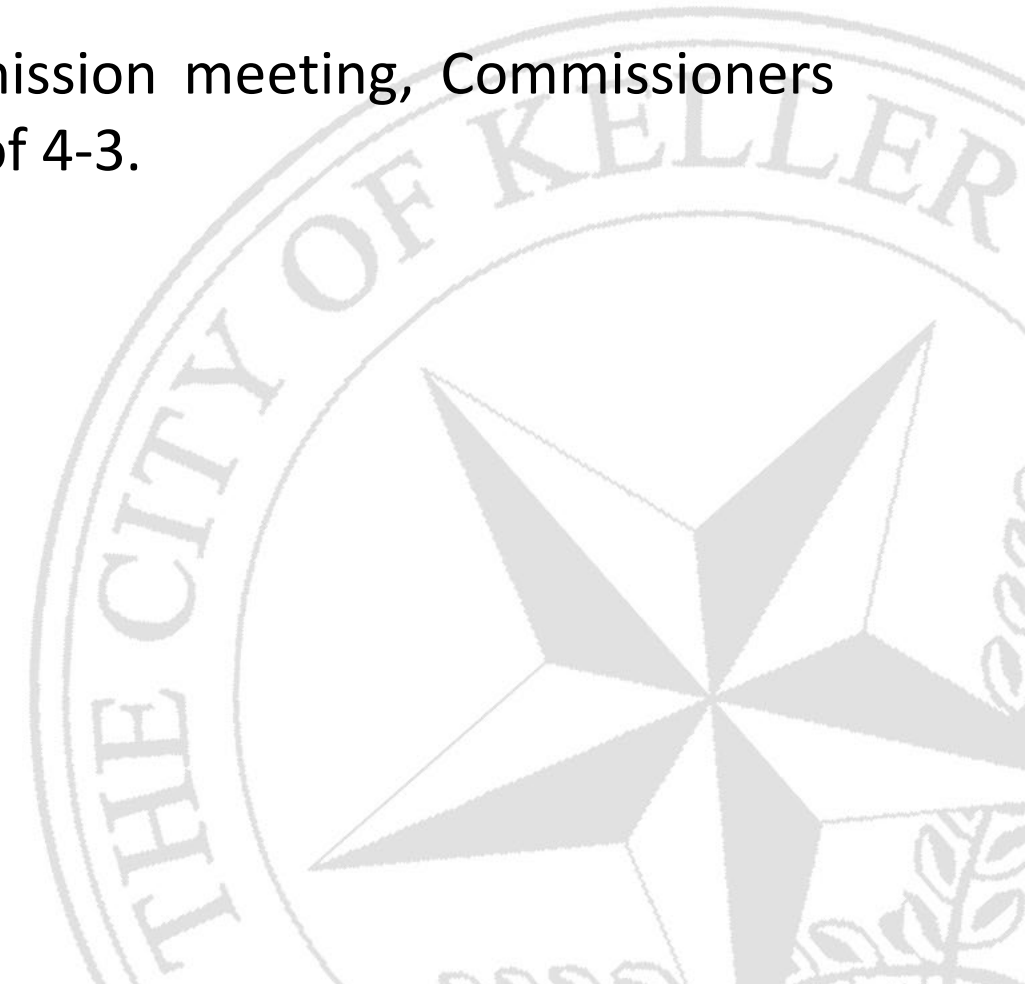
Staff has received no public feedback in response to this request.



Item H-1

Planning and Zoning Commission Recommendation:

At the May 12, 2026, Planning and Zoning Commission meeting, Commissioners recommended denial of the SUP request by a vote of 4-3.



Item H-1

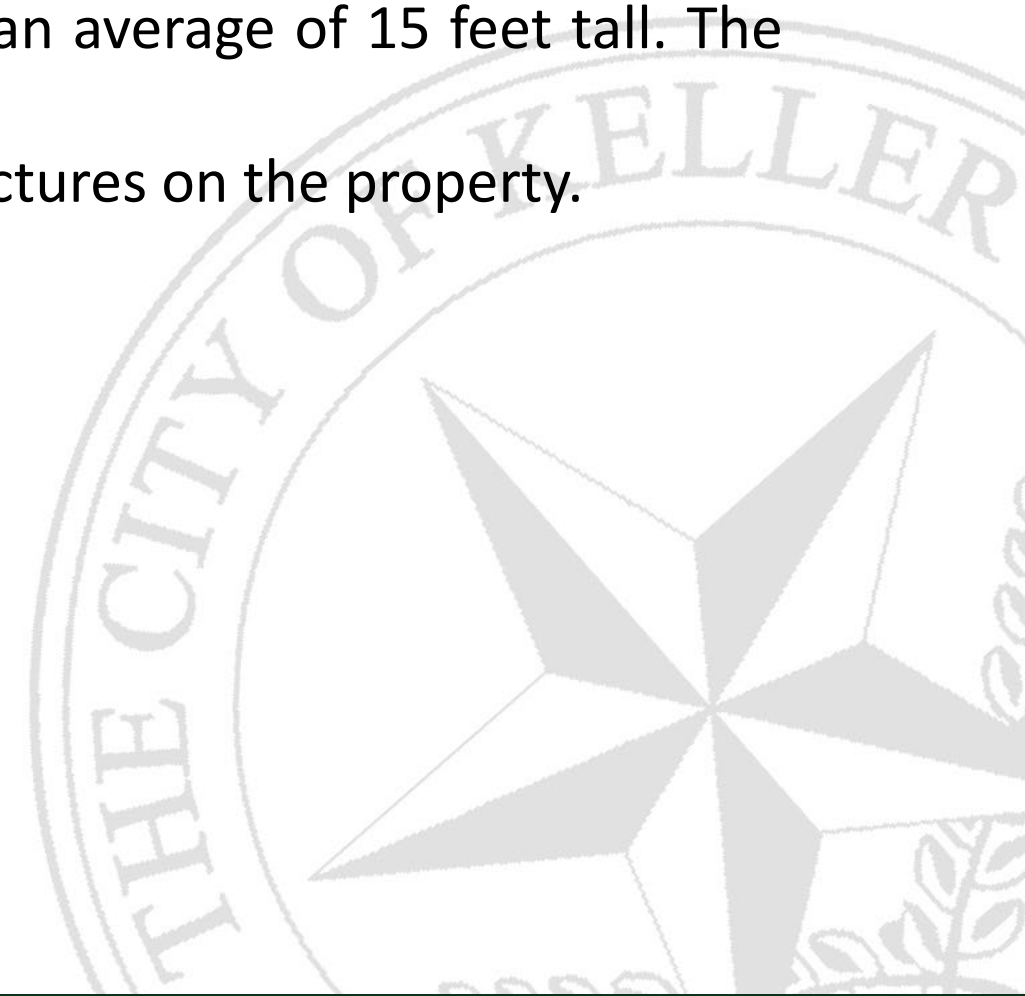
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

- 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-1

Request:

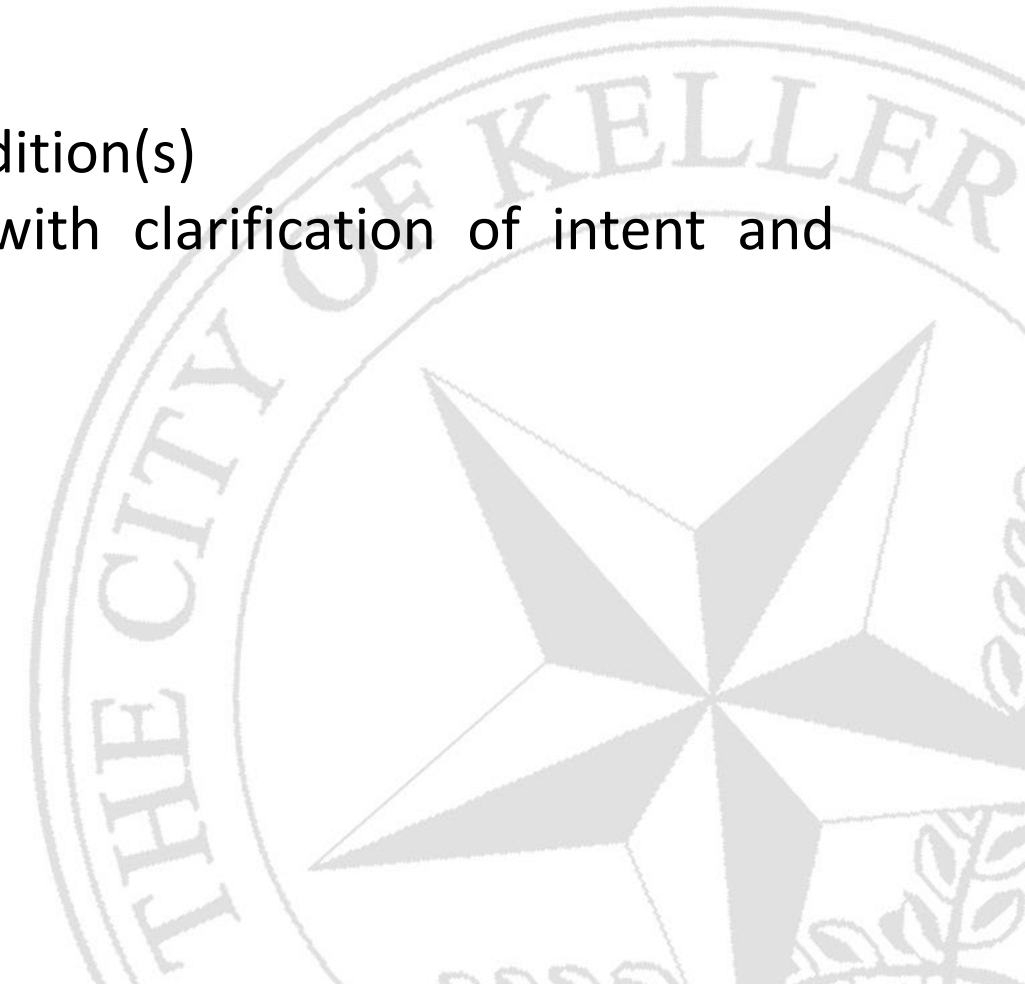
1. An SUP for the height of the structure to exceed an average of 15 feet tall. The proposed average height is 18 feet.
2. A variance to allow for more than 2 accessory structures on the property.



Item H-1

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?
Alexis Zimmerman
817-743-4130