

Item H-5

PUBLIC HEARING: Consider an ordinance approving two Specific Use Permits (SUPs) to allow the Applicant to expand the existing 578 square-foot detached garage by approximately 1,187 square-feet (1,765 total square-feet) situated on a .84-acre tract of land, located on the west side of Westminster, approximately 465 feet northwest from the intersection of Westminster Trail and Wimpole Court, legally described as Lot 18, Block 2 Windsor Forest Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 1613 Westminster Trail. Dan Thompson, Owner; Lane Darracq, Applicant. (SUP-21-0020)

Item H-5 Zoning Map



Zoned: SF-36

Item H-5 Aerial View



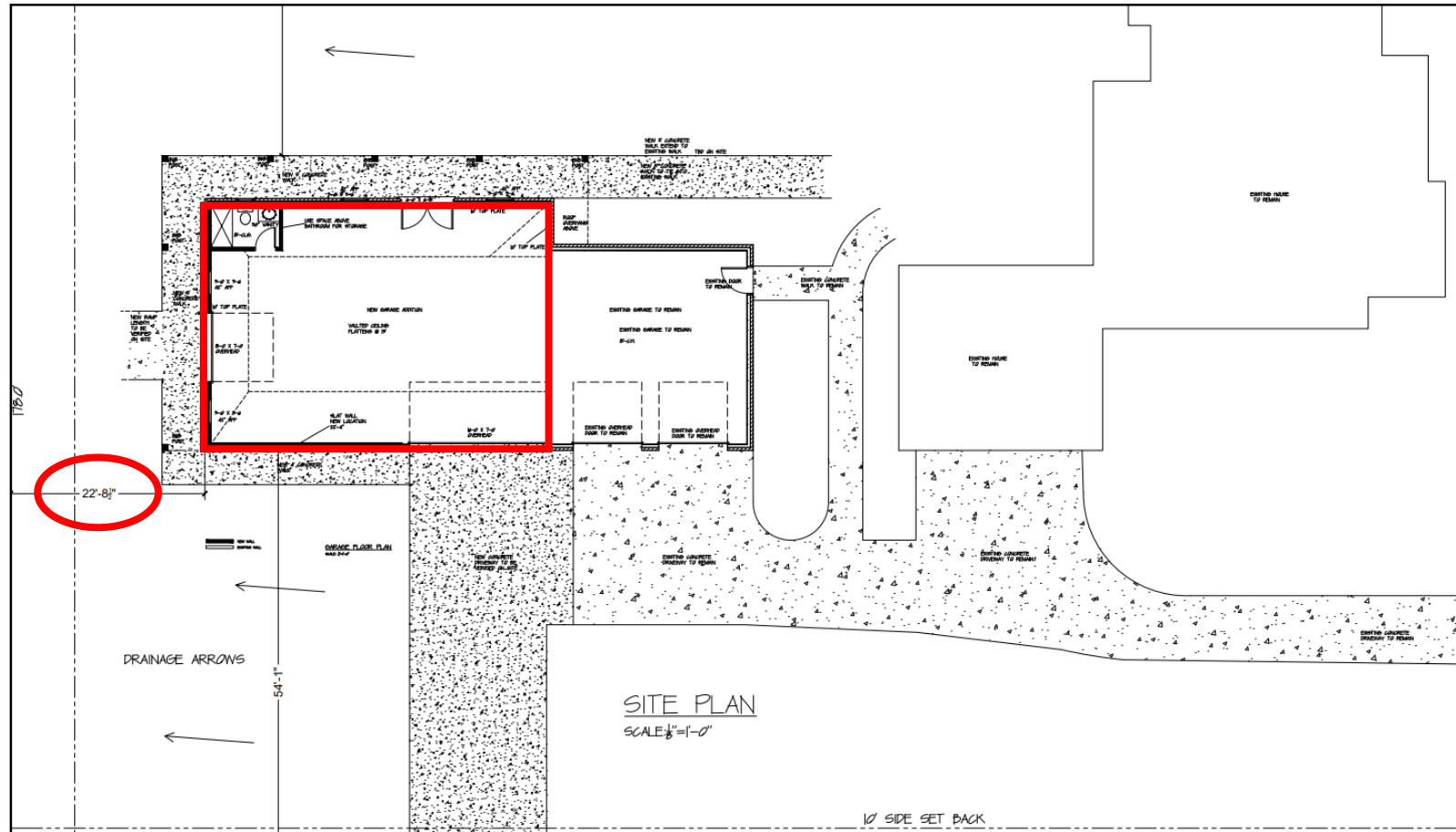
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The Applicant is proposing to expand the existing 578-square-foot detached garage by an approximately 1,187 square feet (1,765 sf total). The main use for the expansion would be for storage and working on the owner's antique cars.

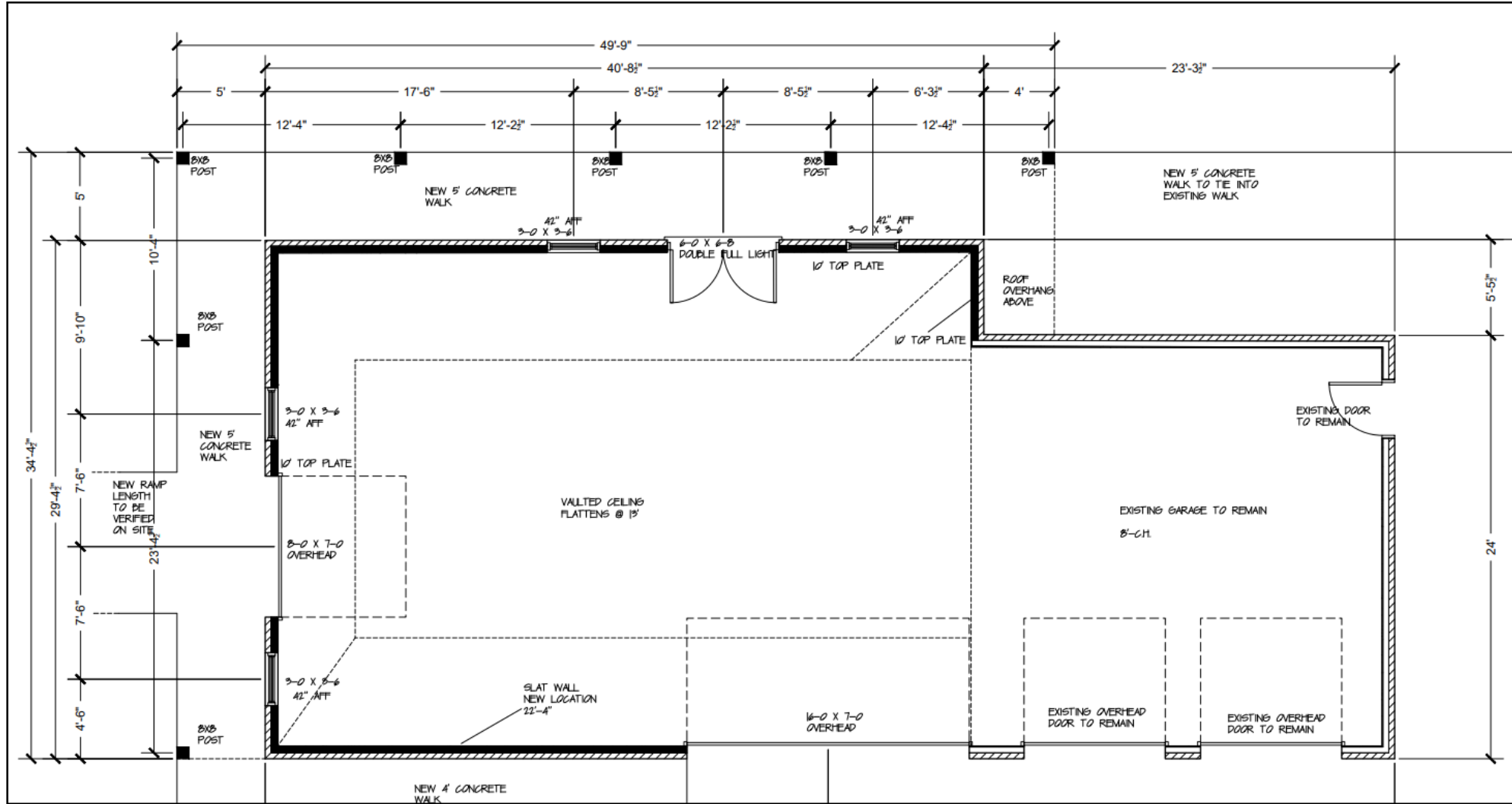
SUP Requests:

1. An SUP 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. (Main Structure is 2,642 square feet.)

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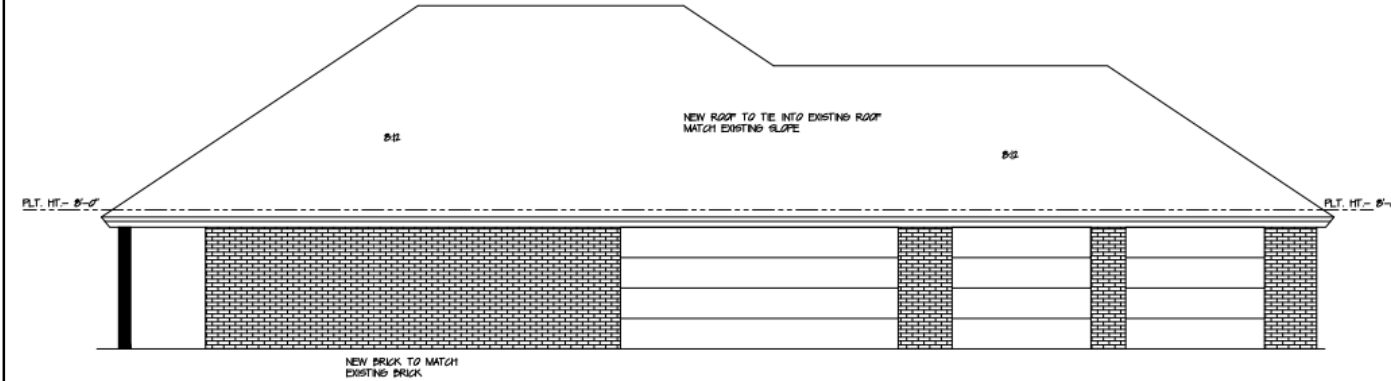


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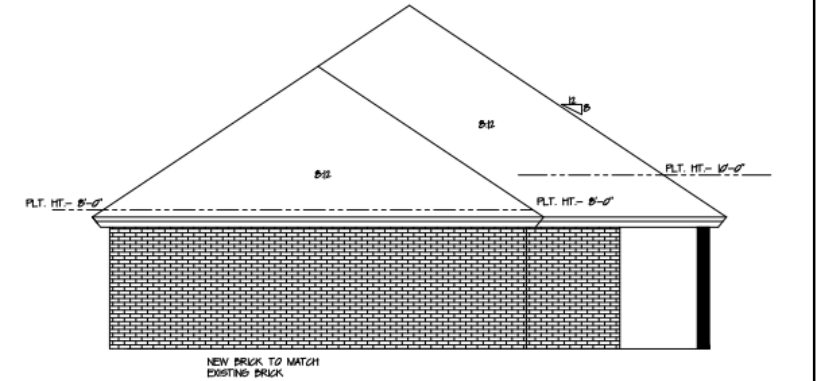


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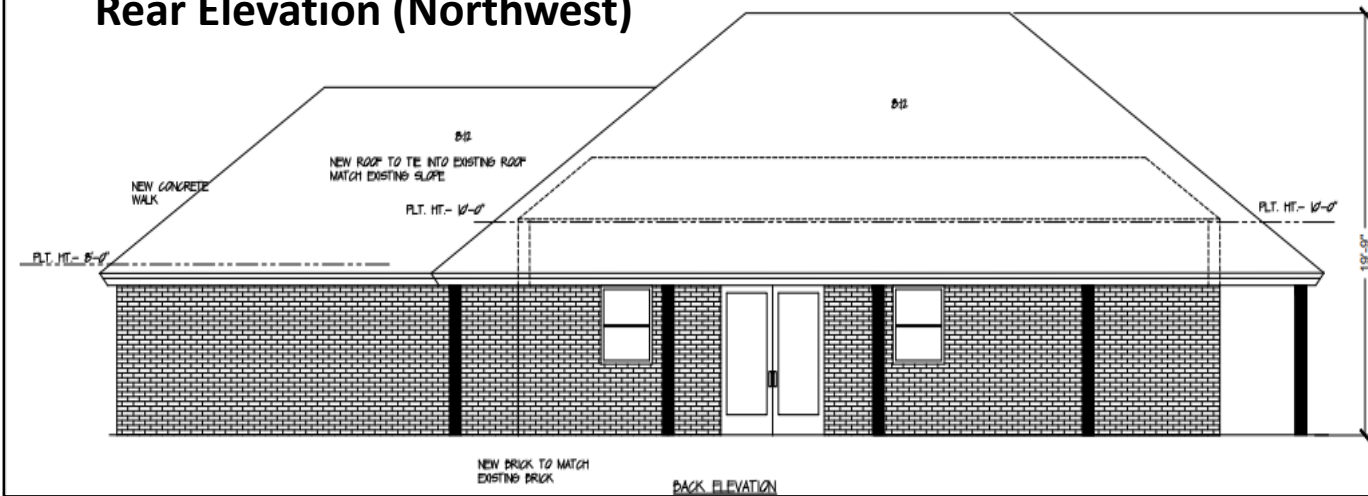
Front Elevation (Northeast)



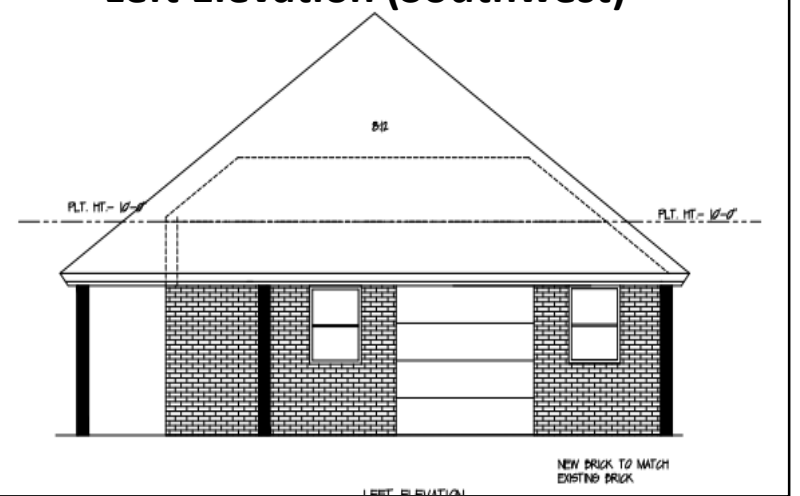
Right Elevation (Southeast)



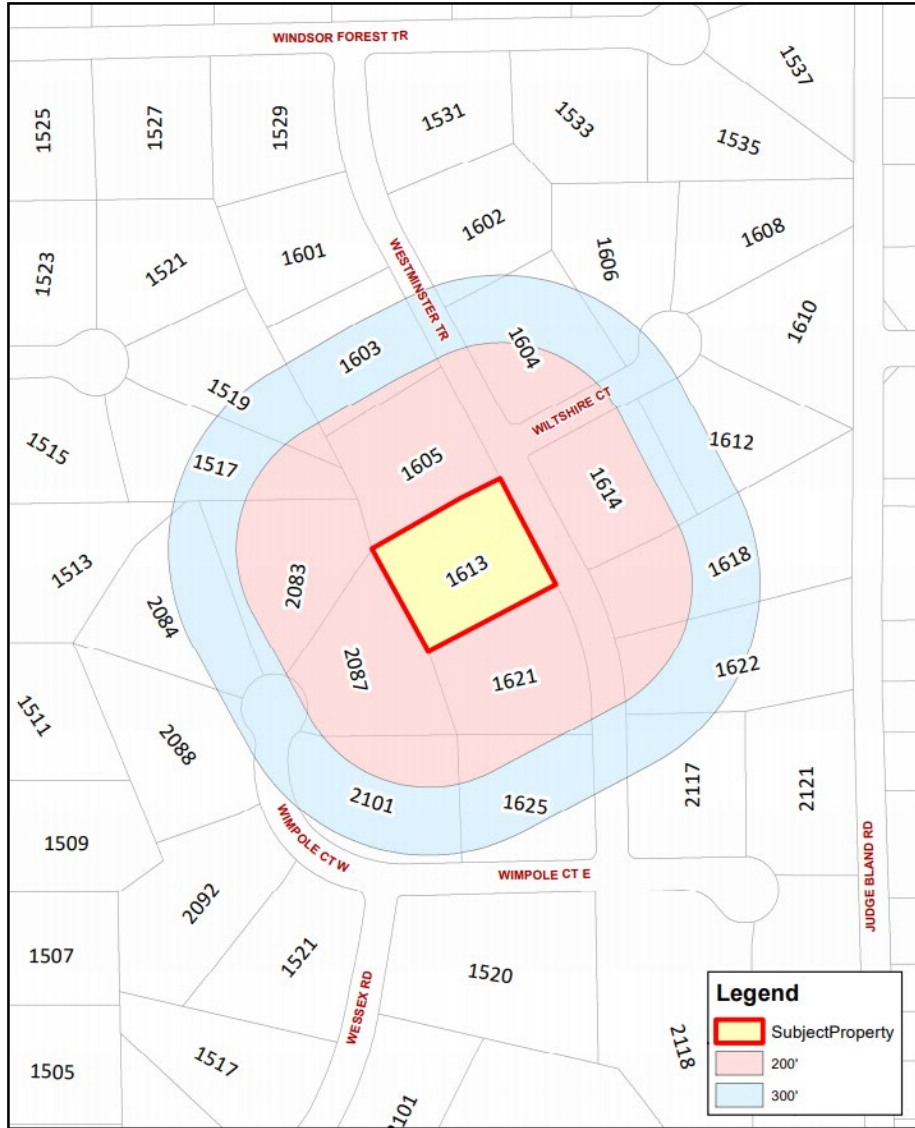
Rear Elevation (Northwest)



Left Elevation (Southwest)



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- On June 11, 2021, the city mailed out 21 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.
- As of today, staff has received approximately a dozen inquiries (primarily phone calls). However, they did not express opposition or support.

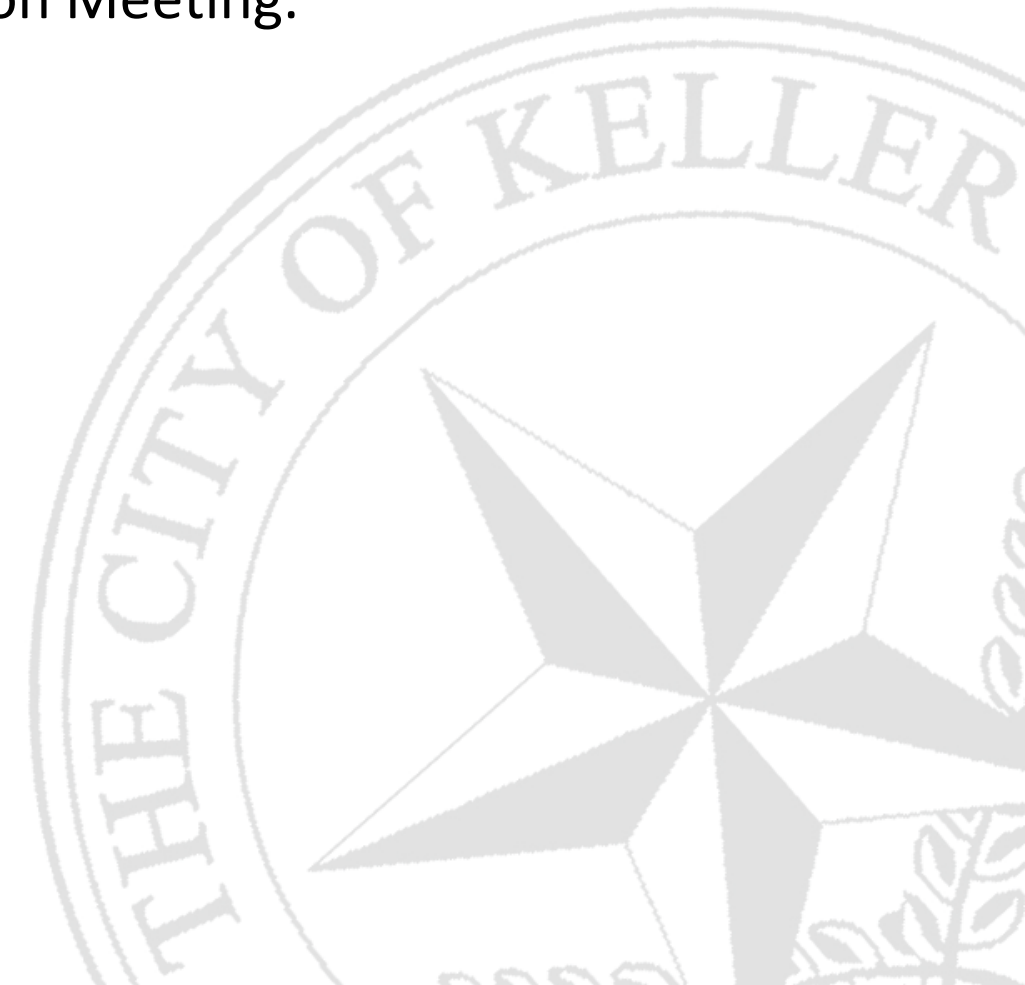
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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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.

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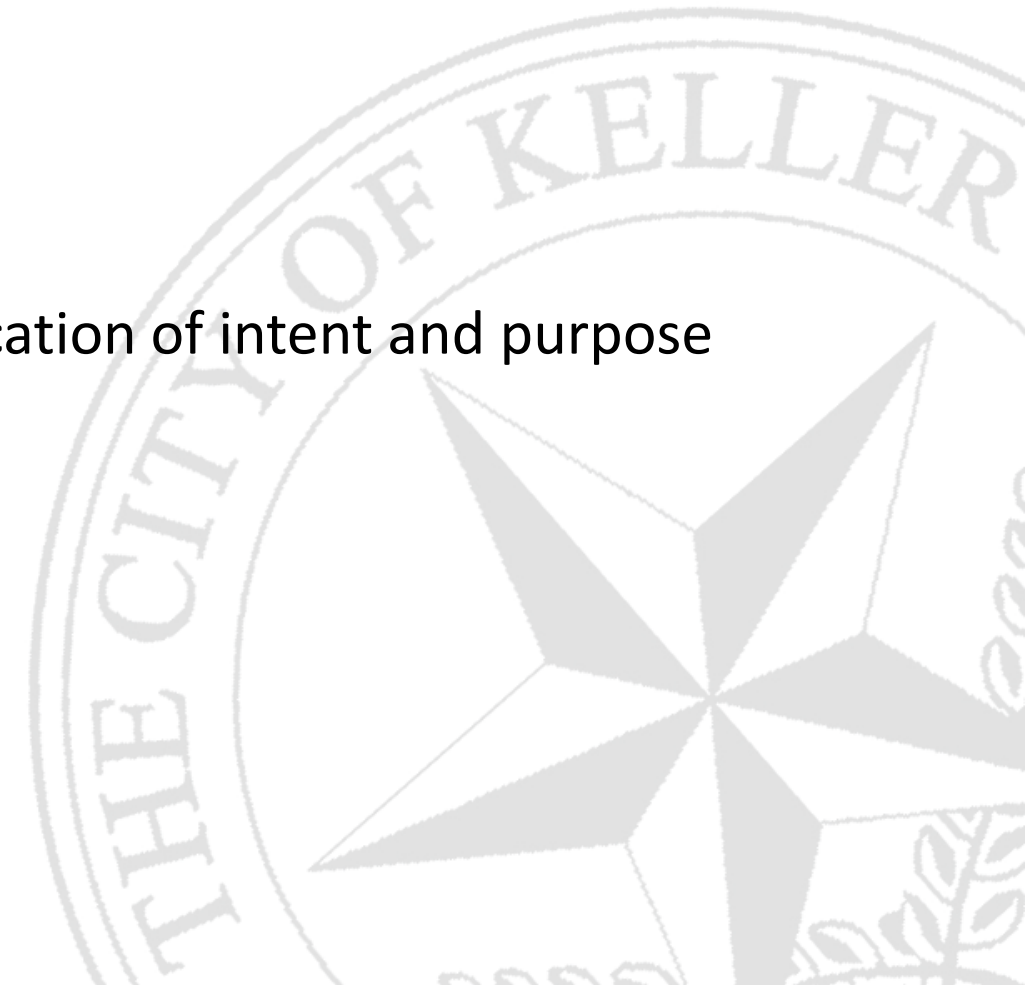
The Planning and Zoning Commission unanimously recommended approval at the June 22, 2021, Planning and Zoning Commission Meeting.



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The City Council has the following options when considering a Specific Use Permit:

- 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?
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