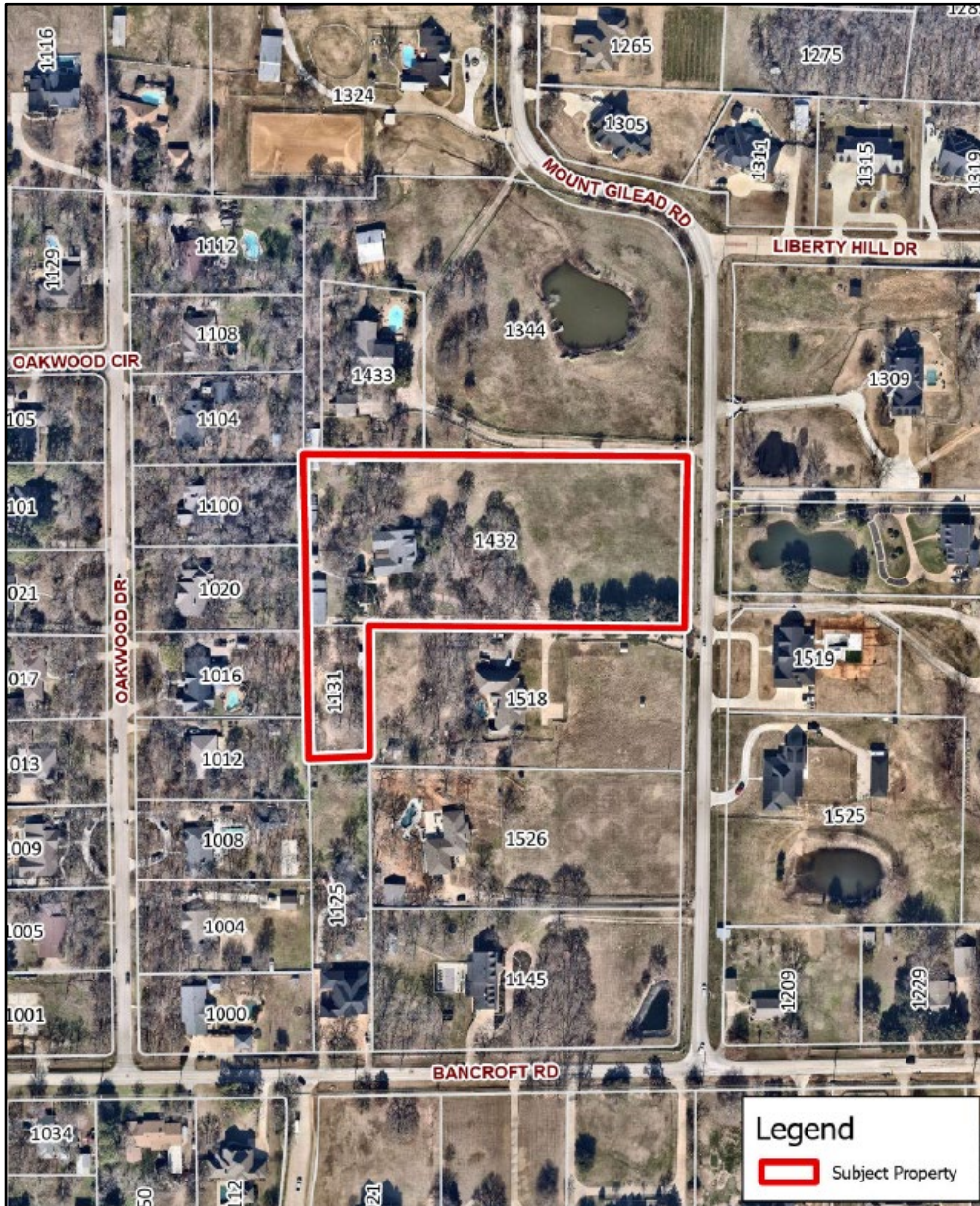


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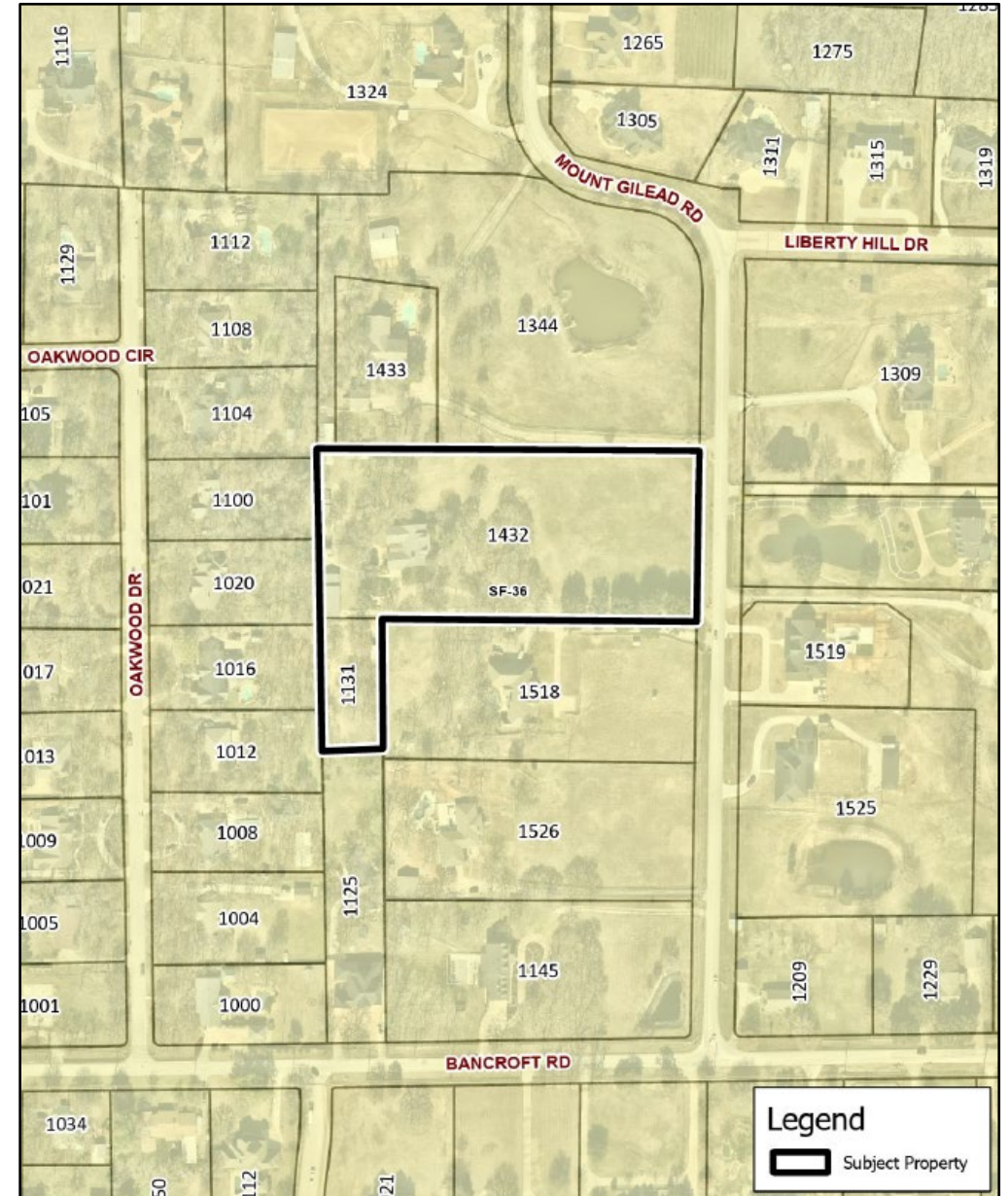
PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) with variances, for an approximately 3,000 square-foot garage, on approximately 4.54 acres, on the west side of Mount Gilead Road, approximately 700 feet north from the Bancroft Road and Mount Gilead Road intersection, legally described as Tract 11C and 11D, Abstract 141 of the Daniel Barcroft Survey, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1131 Bancroft Road and 1432 Mount Gilead Road. Gary Grundman, Owner/Applicant. (SUP-2502-0010)

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Aerial Map



Zoning Map



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Background:

The property was annexed in 1983 and has never been platted.

The Applicant is requesting an SUP for a 3,000-square-foot detached garage to store their hobby vehicles.

There are two SUP triggers for this proposed structure:

1. An SUP for an accessory structure that exceeds 1,200 SF 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 2 variances with this SUP request:

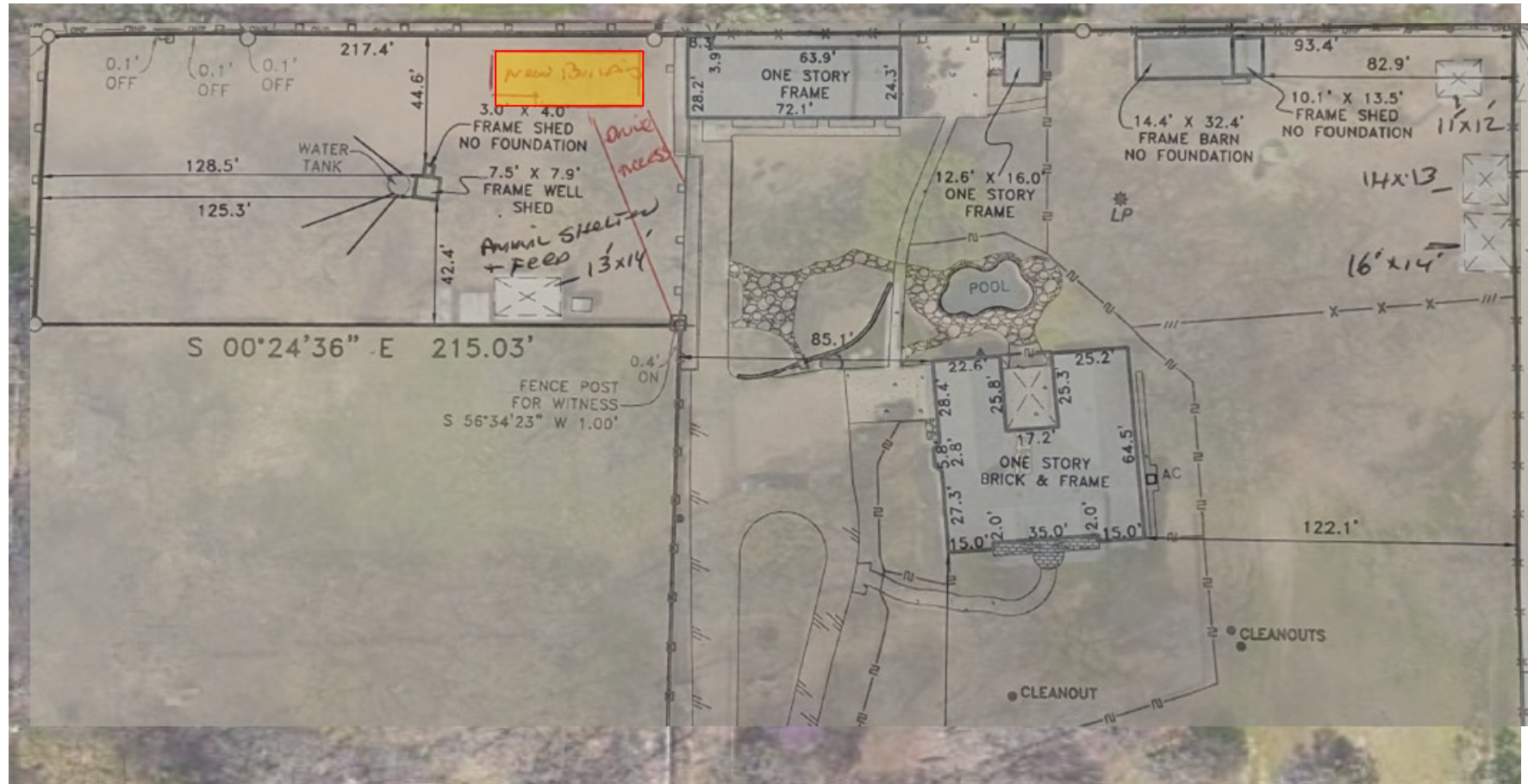
1. To allow for more than 2 accessory structures on the property
2. To encroach the rear setback



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Site Plan

The proposed site plan calls for the structure to sit southwest of the existing home, on the lot currently designated 1131 Bancroft Road. The structure will be located approximately 5 feet east of the west property line, which will encroach the rear setback by 10 feet.



Approx. location

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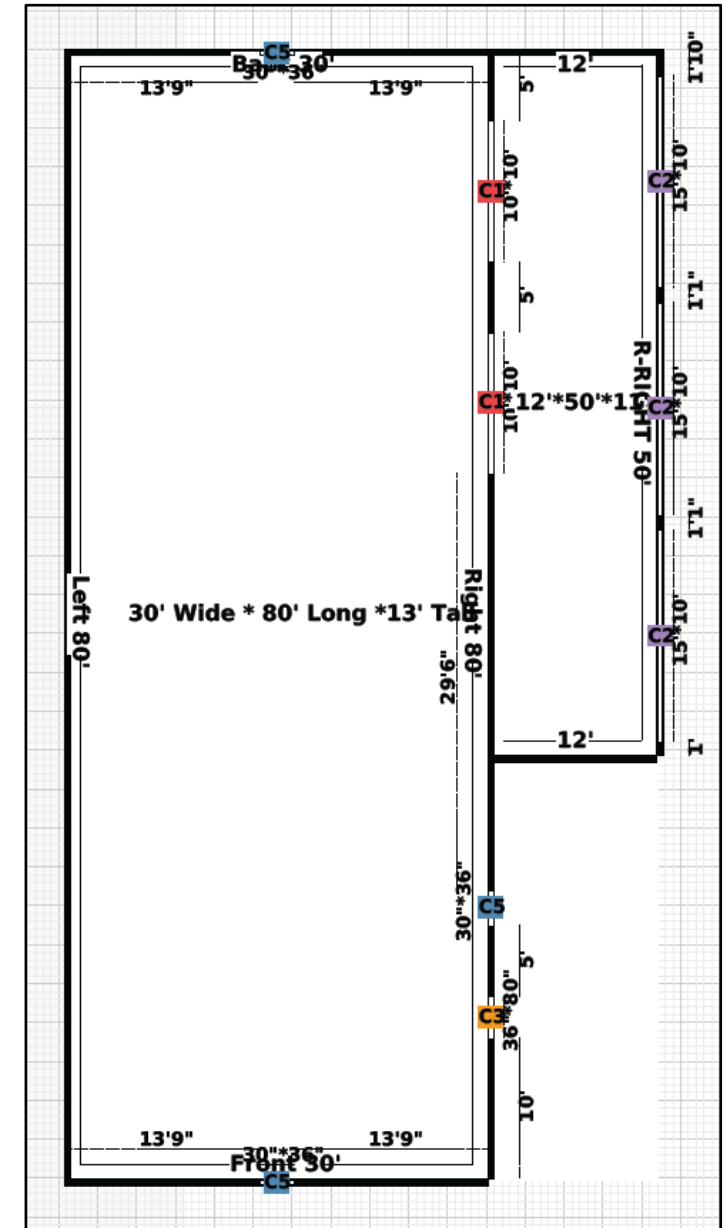
Site Design:

UDC Section 8.04 (2)(g)(2) restricts the maximum square footage of a detached accessory building in SF-36 to 1,200 square feet unless approved by an SUP. The Applicant is requesting a 3,000-square-foot structure.

- Proposed garage: 2,400 square feet
- Proposed Covered Patio: 600 square feet

The UDC also 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.

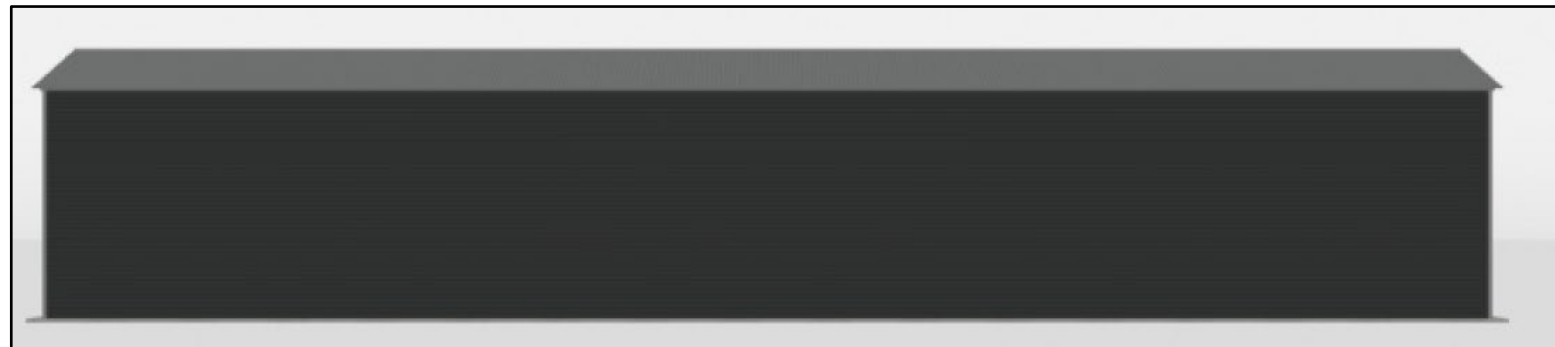
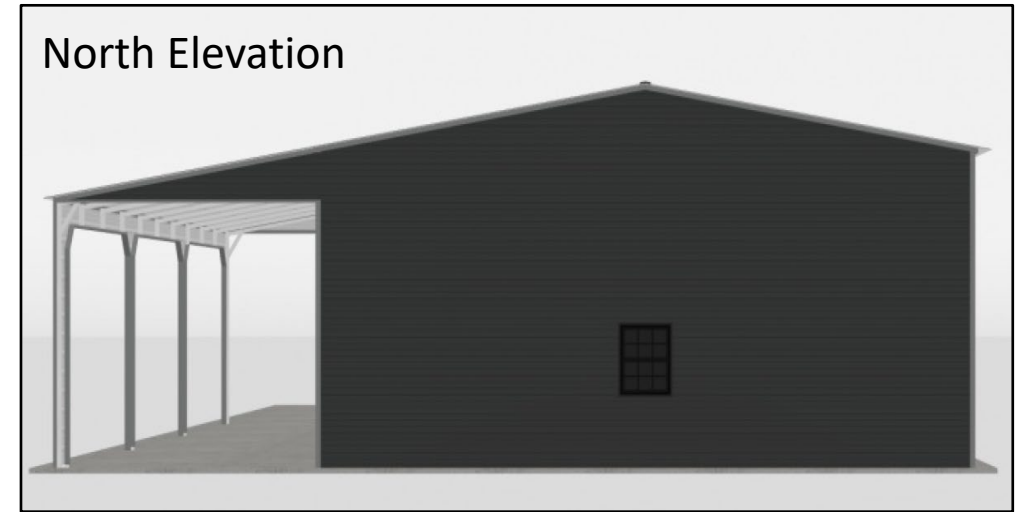
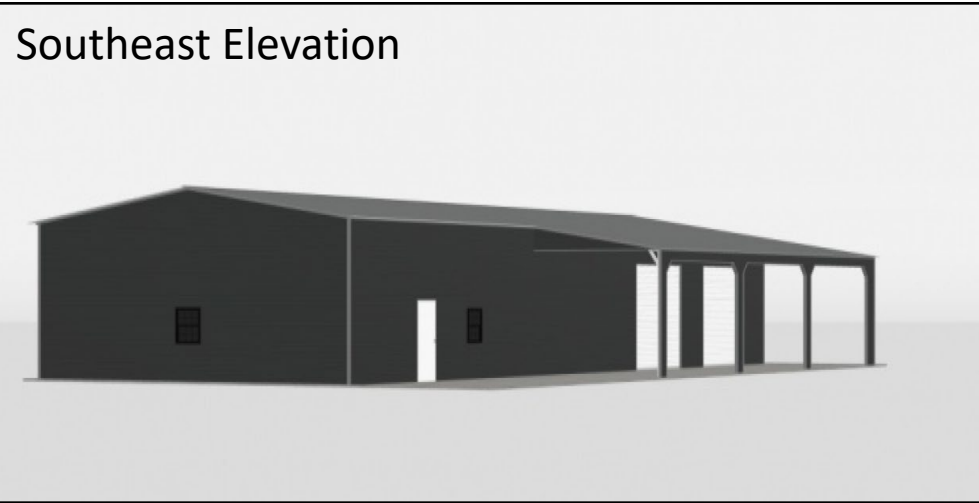
The square footage of the proposed garage is more than 50% of the main structure.



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Elevations

The proposed structure will be composed of metal. Two garage doors will be located on the eastern elevation for vehicular access, along with a covered patio. The average height of the structure will be 13 feet at roof ridge, which will meet the UDC maximum average height allowed by right.



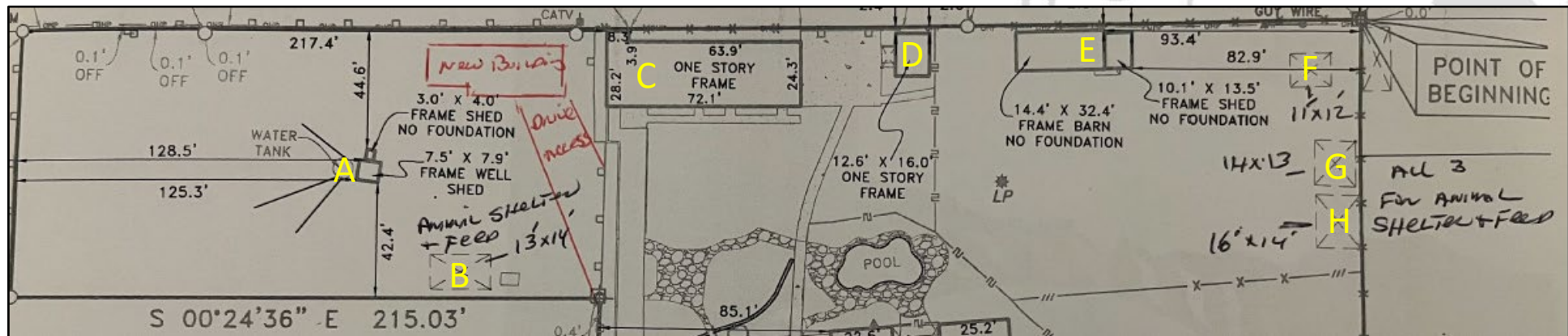
West Elevation

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Existing structures

Variance Requested:

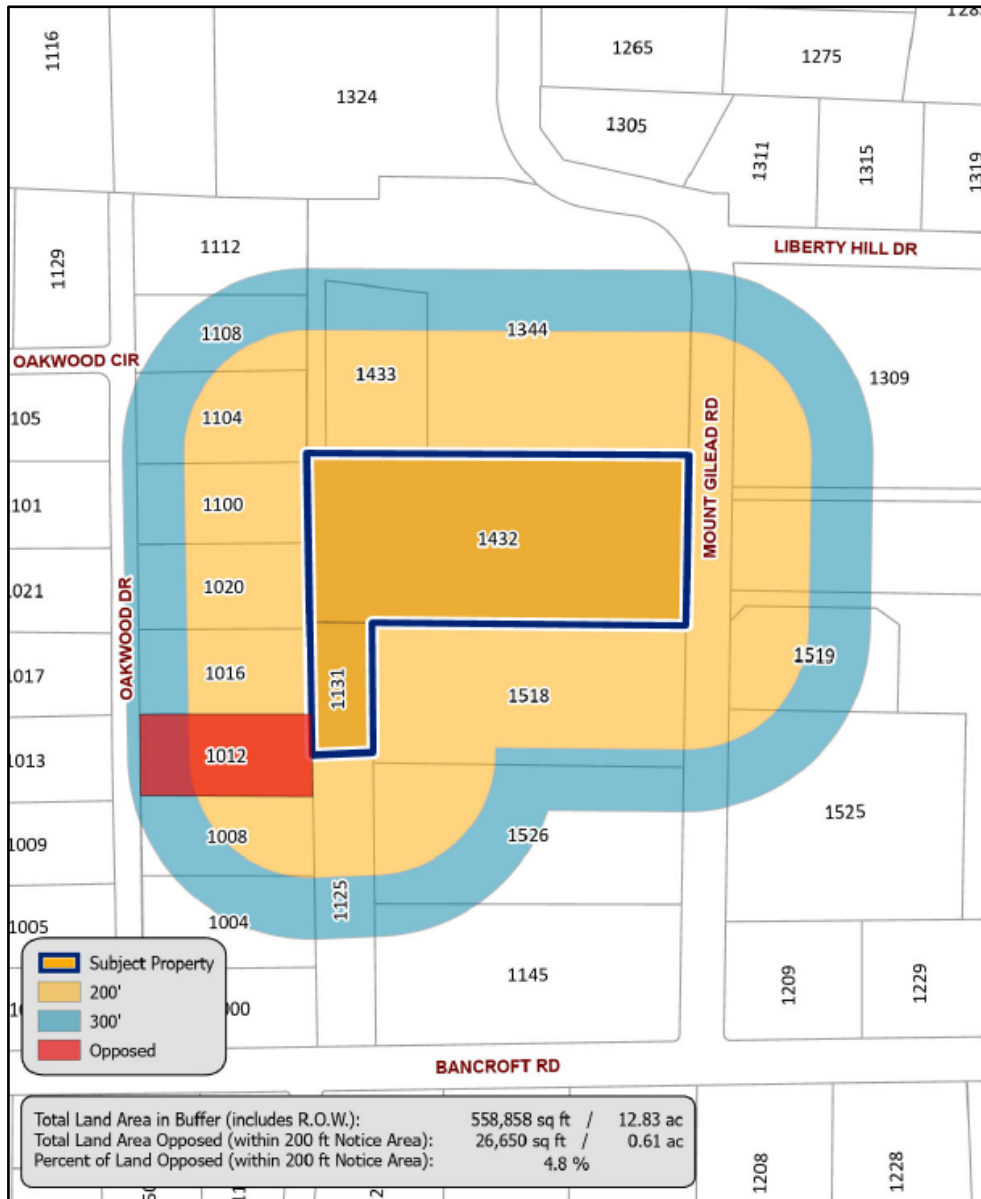
1. To allow for nine detached structures on the property:
 - A. Well shed (8x8 and 3x4 = 76 square-feet)
 - B. Animal shelter and feed shed (13x14 = 182 square feet)
 - C. Accessory Dwelling Unit (72x28 = 2,016 square feet)
 - D. Shed (12x16 = 192 square-feet)
 - E. Barn with attached shed (14x32 and 10x13 = 578 square-feet)
 - F. Animal care structure 1 (11x12 = 132 square-feet)
 - G. Animal care structure 2 (14x13 = 182 square-feet)
 - H. Animal care structure 3 (16x14 = 224 square-feet)
 - I. Proposed detached garage



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On March 27, the City mailed 19 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.

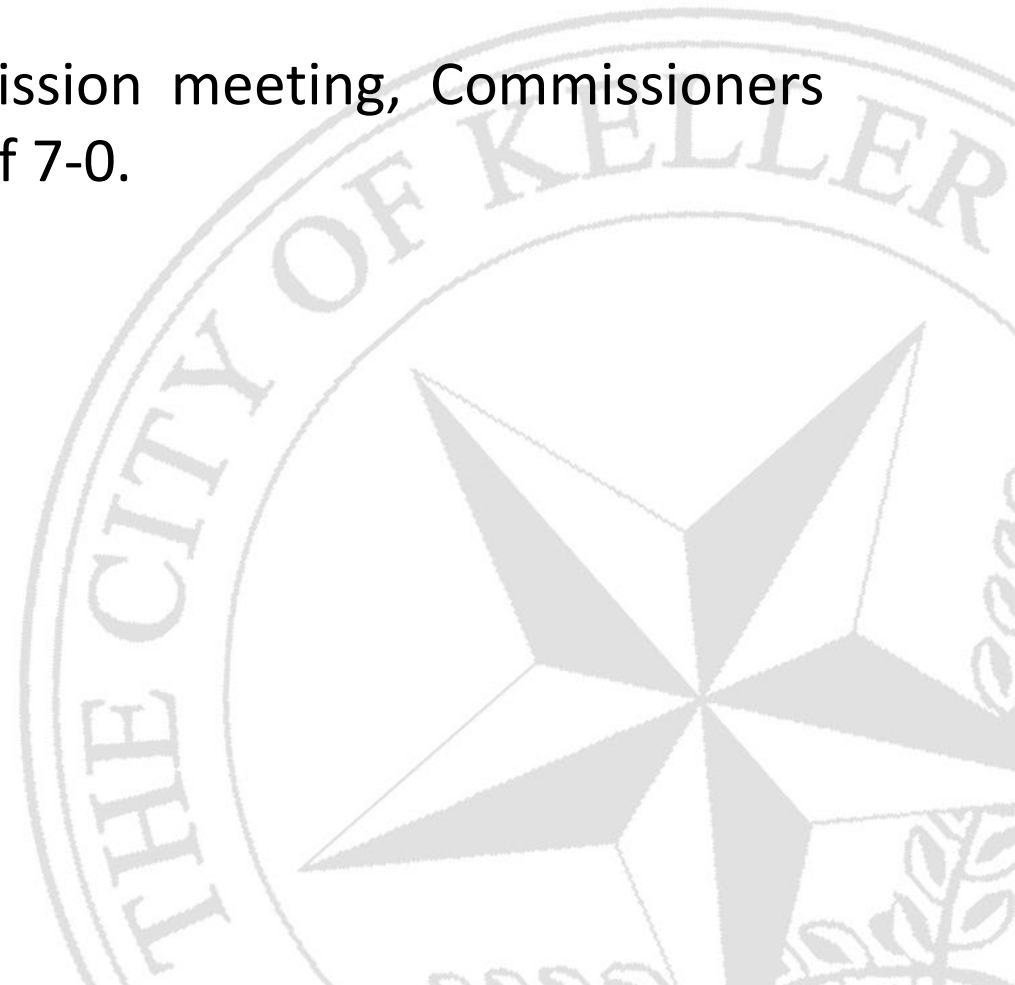
Staff has received one letter of opposition in response to this request.



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Planning and Zoning Commission Recommendation:

At the April 8, 2025, Planning and Zoning Commission meeting, Commissioners recommended denial of the SUP request by a vote of 7-0.



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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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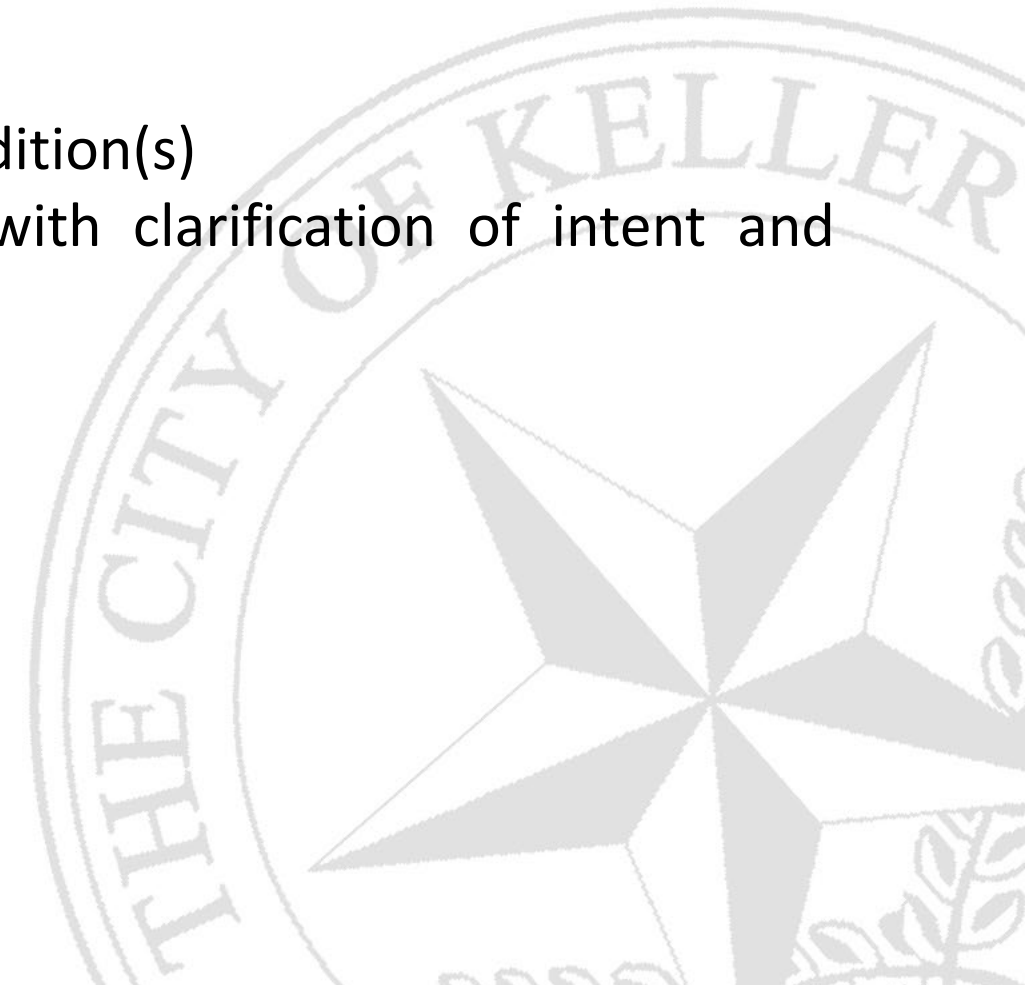
Request:

A Specific Use Permit (SUP) to construct a 3,000-square-foot detached garage in the SF-36 zoning district, with two variances to allow for nine accessory structures on the lot and for the proposed structure to encroach the rear setback by 10 feet.

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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?
Alexis Russell
817-743-4130

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