

Item H-1

PUBLIC HEARING: Consider approving an ordinance to amend a Specific Use Permit (SUP) to allow the applicant to expand the existing 1,997 square-foot barn by approximately 1,327 square-feet (3,324 total square-feet) situated on a 2.30-acre tract of land, located on the south side of Bancroft Road, approximately 1500 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block A Leidy Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 640 Bancroft Road. Ken Slough, Owner/Applicant. (SUP-21-0019)

Item H-1 Zoning Map



Zoned: SF-36

Item H-1 Aerial View



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- City Council unanimously approved a Specific Use Permit for a 1,997-square-foot barn on Oct. 17, 2017.
- The expansion of the current barn is to be utilized for additional livestock. According to the Applicant, the number of livestock at this time of the year is five show lambs. There will be additional livestock in the fall (approximately 8-10 pigs). There will be no production or breeding of animals at this property.
- The property owner, a veterinarian, will not be using the barn for his business. The barn and livestock will support his children in their FFA and 4H endeavors.

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The Applicant is now proposing to expand the 1,997-square-foot structure by approximately 1,327 square feet (3,324 sf total).

There are two proposed amendments required to the current SUP:

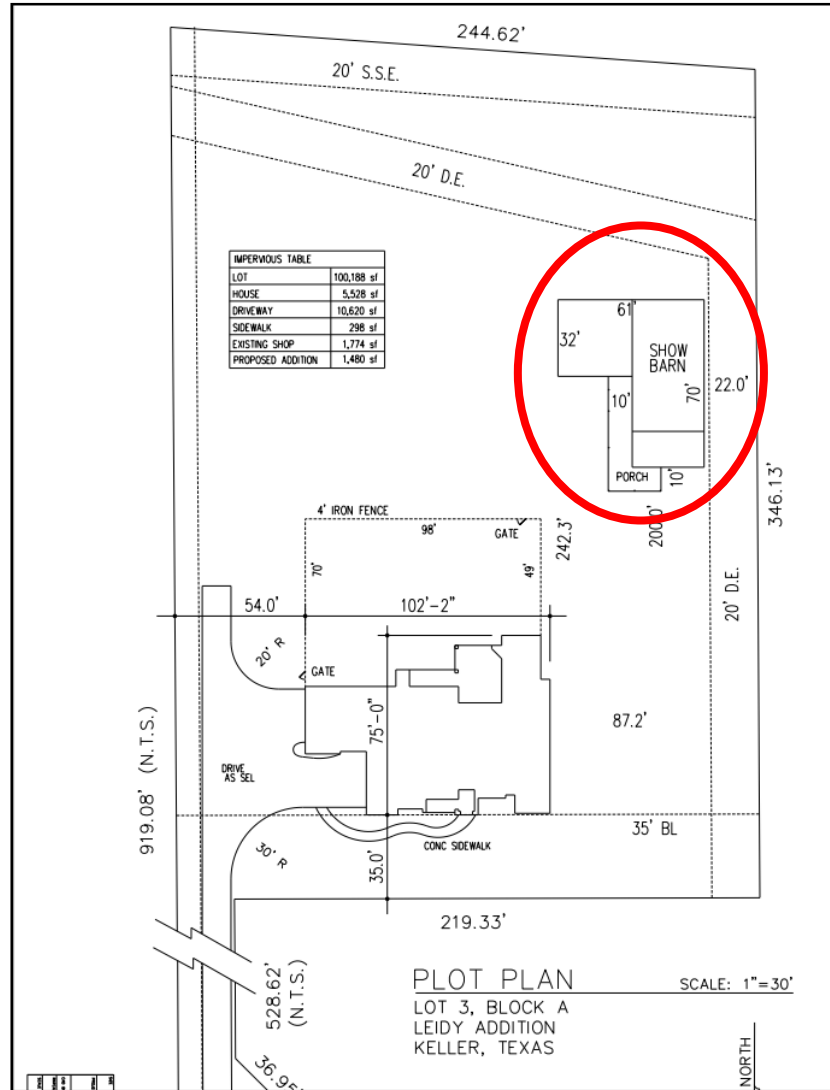
1. An amendment to the square footage of the barn allowed from 1,997 square feet to 3,324 square feet.
2. An amendment to allow the structure to exceed 50% of the main structure. (Main structure is 6,120 square feet; this would be 54% of the existing structure).

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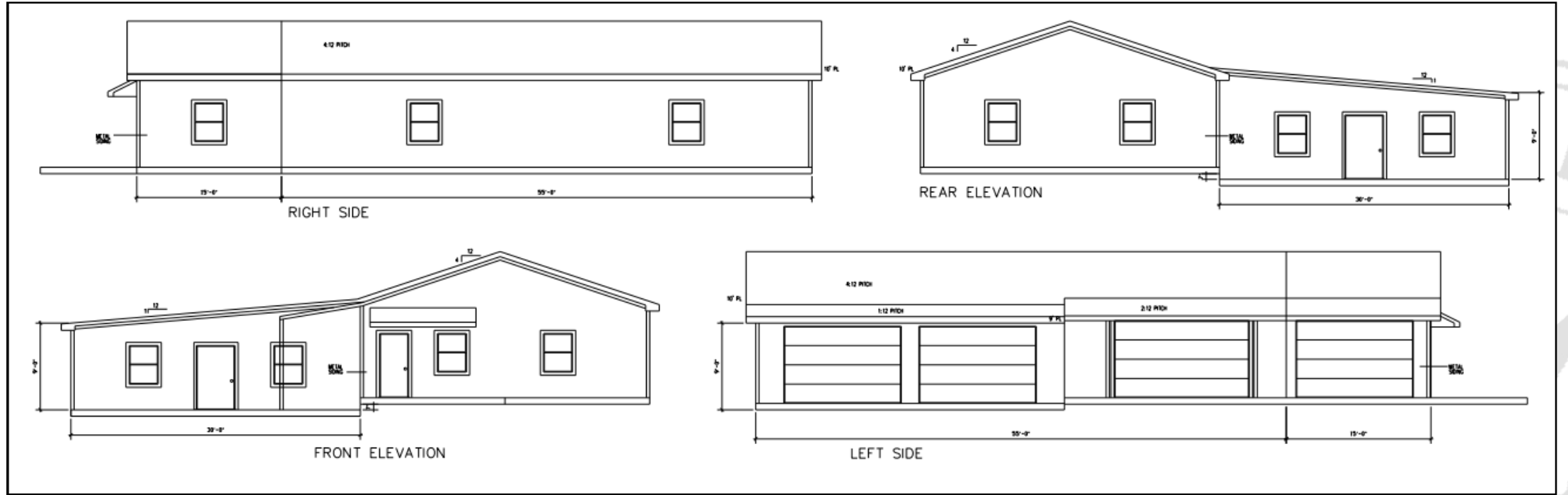


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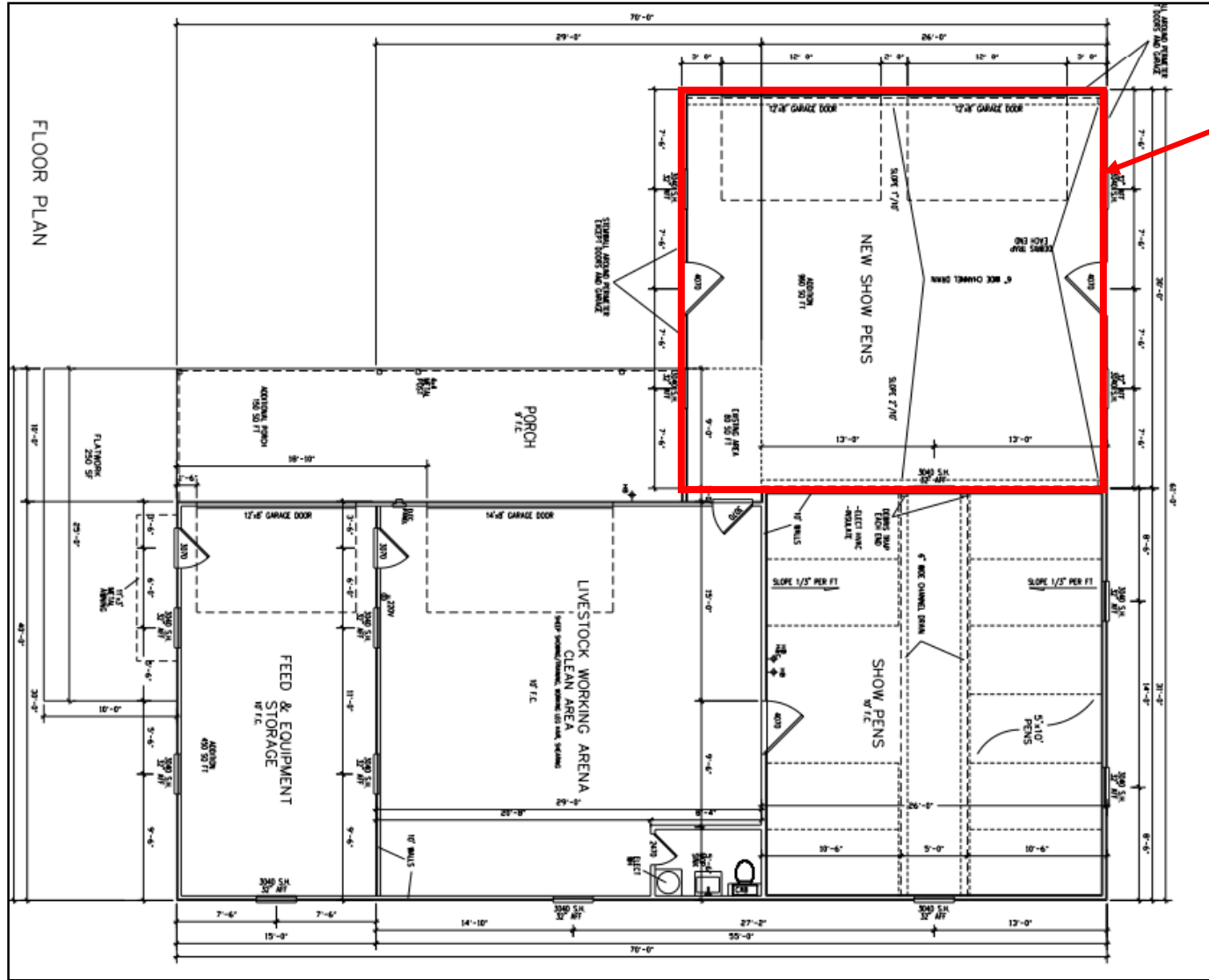
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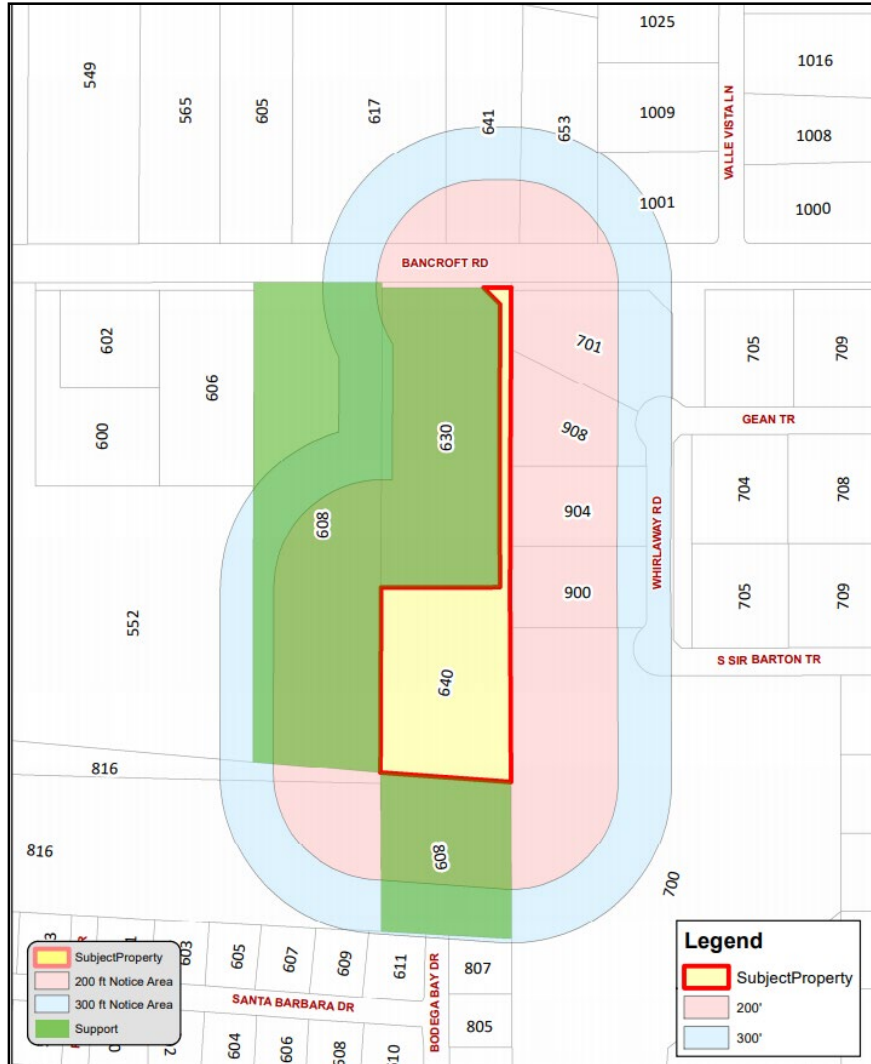
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New Show Pens



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- On May 14, 2021, the city mailed out 18 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 three letters of support and two emails expressing concern.

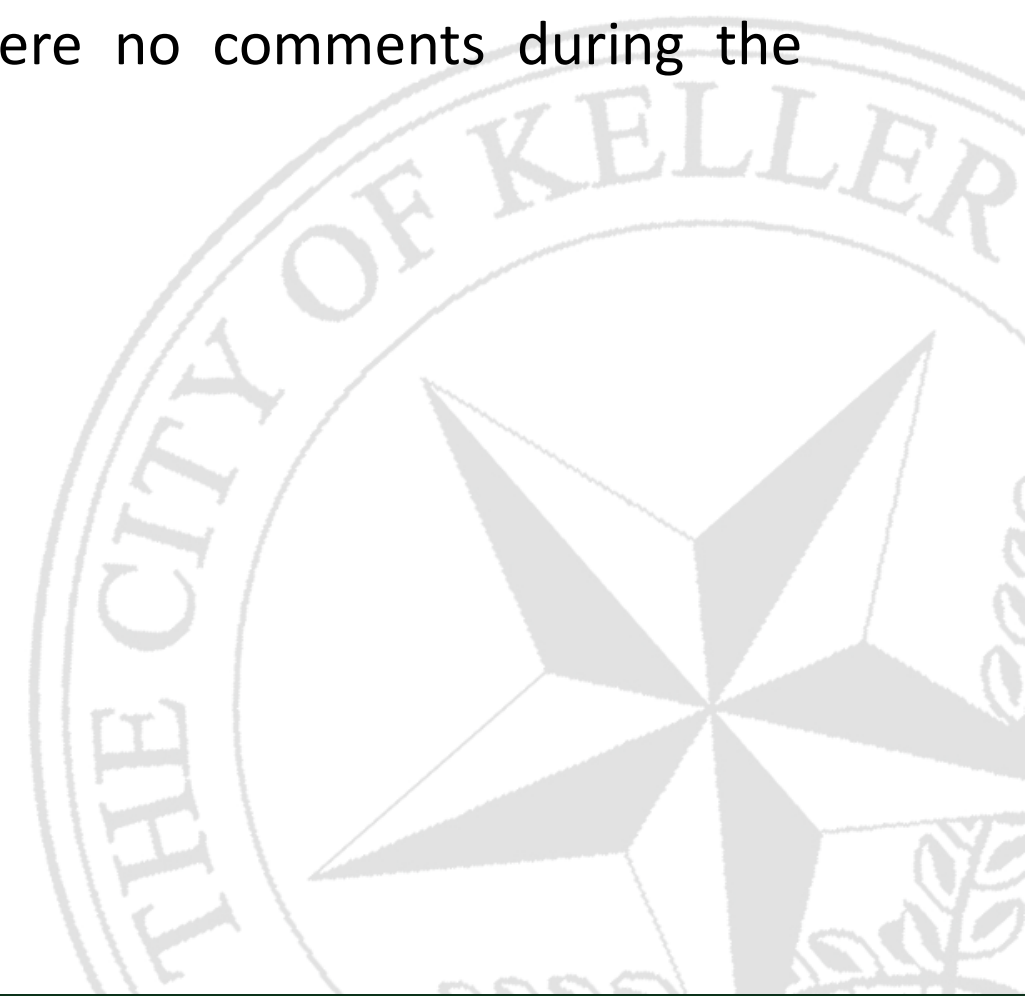
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Section 8.02 (F) (2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

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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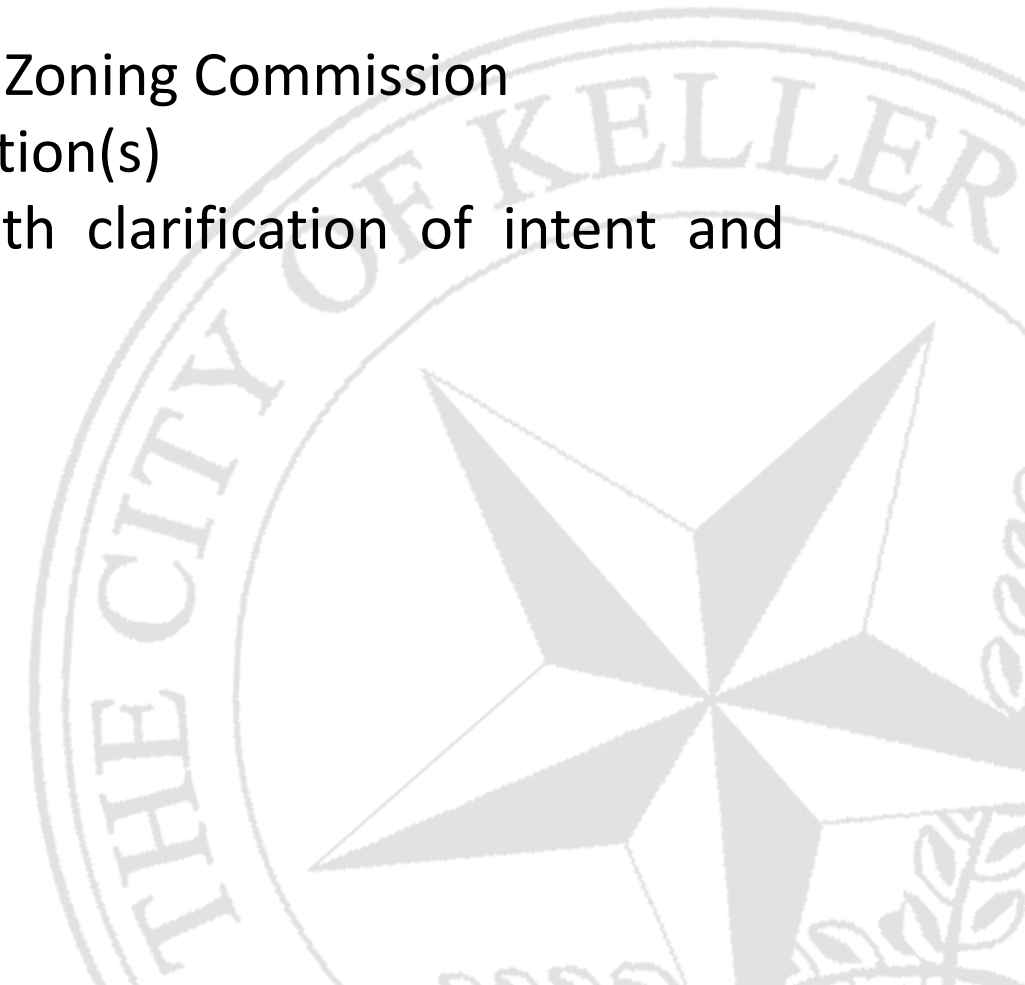
On May 25, 2021, the Planning and Zoning Commission unanimously recommended approval of the item. There were no comments during the public hearing.



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

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





Questions?
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