

Item I-1

PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit (SUP) for an approximately 260 square-foot carport, on .9 acre, approximately 170 feet southeast from the intersection of Ottinger Road and Treehouse Lane South, legally described as Lot 26, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1506 Treehouse Lane South. Brian Modrzejewski, Applicant/Owner. (SUP-23-0012)



Zoned: SF-36

Item I-1 Aerial Map



Item I-1 Zoning Map



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Background:

The Applicant requests a Specific Use Permit (SUP) to construct a 260-square-foot carport at the rear of his home.

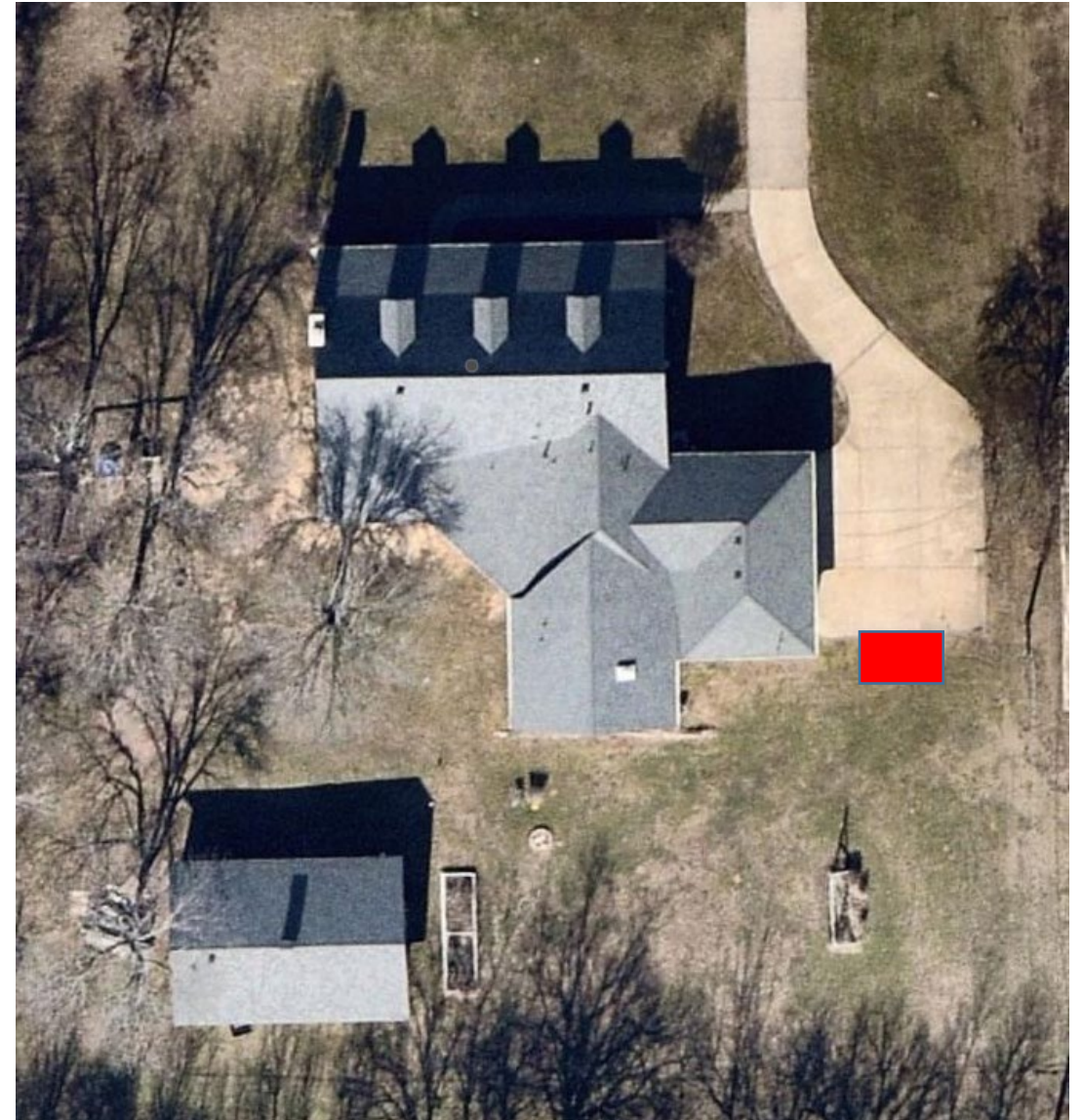


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Site Design:

There is one 648-square-foot storage building on the property, which will remain.

The carport will be 12' tall, 15' wide, and 17' deep, with gravel used for the parking area.



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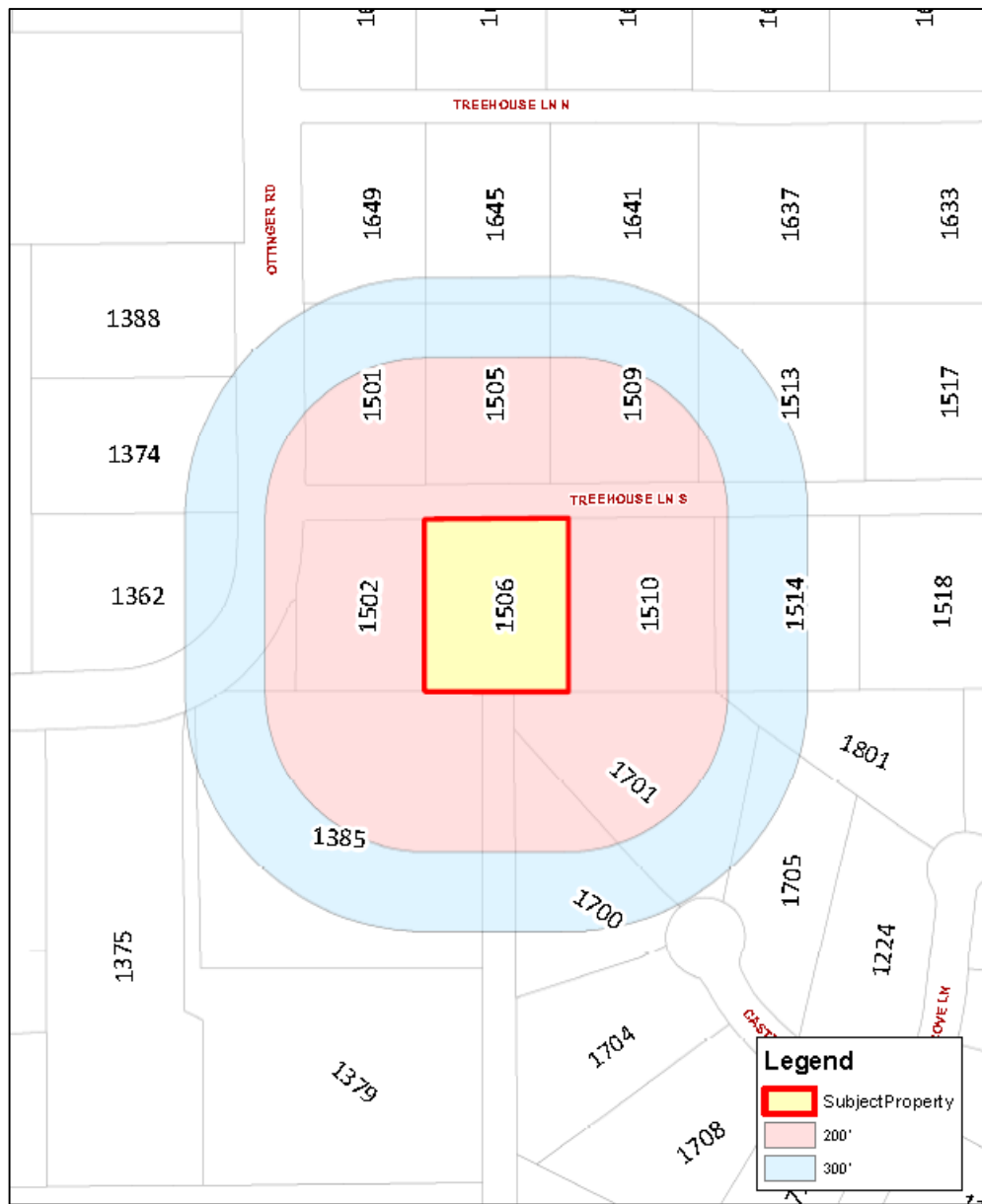
Materials:

The carport will be constructed of wooden beams and rafters stained grey to complement the home. The roof will have shingles like those on the home.



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- On April 13, 2023 the City mailed 16 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- The Applicant provided a letter of support from the adjacent neighbor to the east.
- Staff has not received any feedback from the public.



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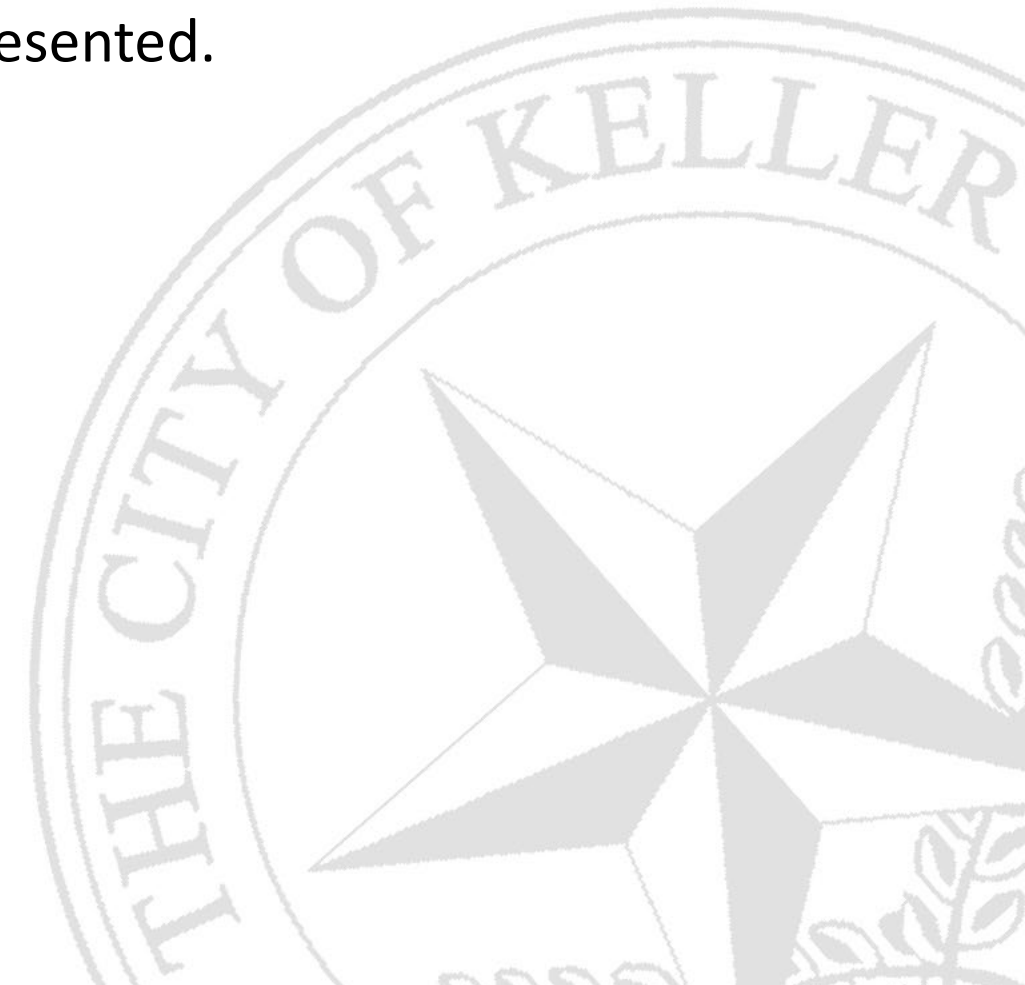
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 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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Planning and Zoning Commission Recommendation:

At the April 25, 2023 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the SUP as presented.



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SUP Requests:

1. To construct an approximately 260 square-foot carport in the SF-36 zoning district.

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