



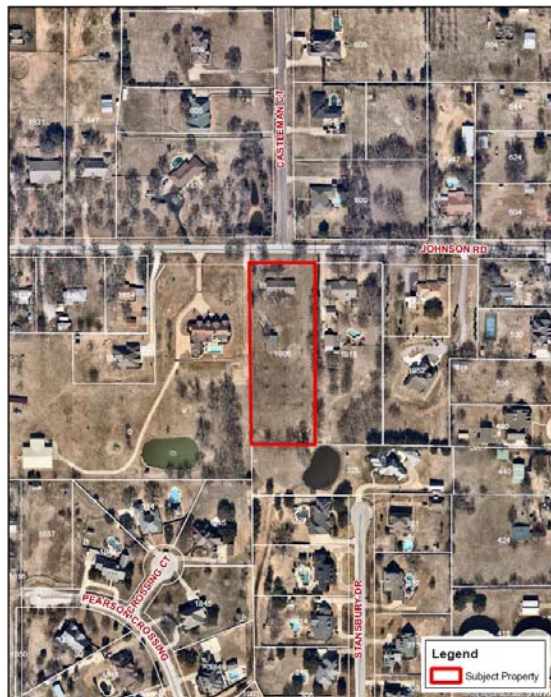
Monday, May 15, 2018
City Council Meeting

Item I-1

Public Hearing: Consider an ordinance for a Specific Use Permit (SUP) of an accessory building, proposed to be a 1,490 square-foot accessory building and workshop, with a variance to the building material, on an approximately 2.21-acre tract of land, located on the south side of Johnson Road, approximately two hundred thirty one feet (231') south of Johnson Road and approximately eight hundred and eighty seven feet (887') west of Pearson Lane North, being Abstract 1153, Tract 1L02, John Martin Survey, at 1906 Johnson Road, and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Tom and Kelly Miller, owners/applicants. (SUP-18-0011).

I-1 Maps

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Aerial Map



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Zoning Map



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Exterior Colors
Red w/ white trim

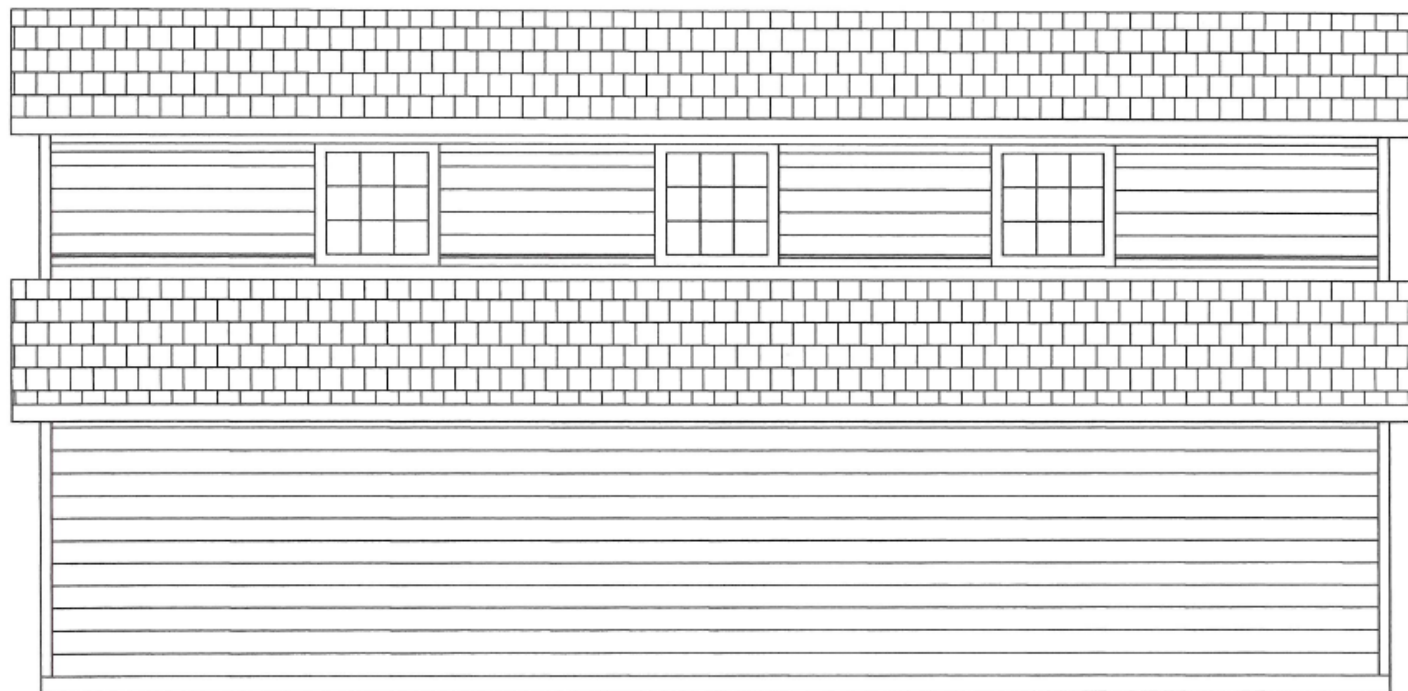


NEW BARN REAR ELEVATION



NEW BARN FRONT ELEVATION

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NEW BARN RIGHT SIDE ELEVATION

I-1 Analysis

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

1. The use is harmonious and compatible with the surrounding existing uses and 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.

I-1 Professional Opinion

Staff is in **support** for use of the proposed two story, 1,490 square-foot accessory building. The requested size of the building can be approved by SUP. Upon review of the plans, the building will be located in the same area on the property which would not require any tree removal.

Staff is not concerned about the impact of the height of the building to neighboring properties, due to the applicant's amount of acreage. The proposed new accessory building will mimic the low density, agricultural nature of the area and the dimensions of the proposed new building will be similar to the existing accessory building.

Staff forwards this Specific Use Permit for City Council's consideration as presented with the following conditions:

1. The SUP request for the 1,490 square-foot accessory building exceeding fifty percent (50%) of the main structure is to be considered.
2. The SUP request for the 16.3 average building height to be considered.
3. The variance request to allow the building materials to be constructed of solid wood instead of being complimentary to the main structure, constructed of brick, or stone, or similar material.

I-1 Planning and Zoning Action

On April 23, 2018, the Planning and Zoning Commission voted 7-0 to approve the SUP as submitted with the one variance, requesting to allow the building materials to be constructed of solid wood instead of being complimentary to the main structure.

I-1 City Council Action

City Council has the following options when considering an SUP with variances

- 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