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Public Hearing: Consider an Ordinance for a Specific Use Permit (SUP) of a proposed 1,872 square-foot accessory structure on a 1.94-acre-lot on the east side of Castleman Court, approximately 466 feet northeast from the intersection of Johnson Road and Castleman Court, being Moreland Manor Addition, Block 1, Tract 3, Volume 371-388, Pages 679-680, at 608 Castleman Court (Account # 01812688) zoned (SF-36) Single Family Residential – 36,000 square-foot minimum, Peter & Jennifer Phoenix, owner/applicant. (SUP-19-0006).

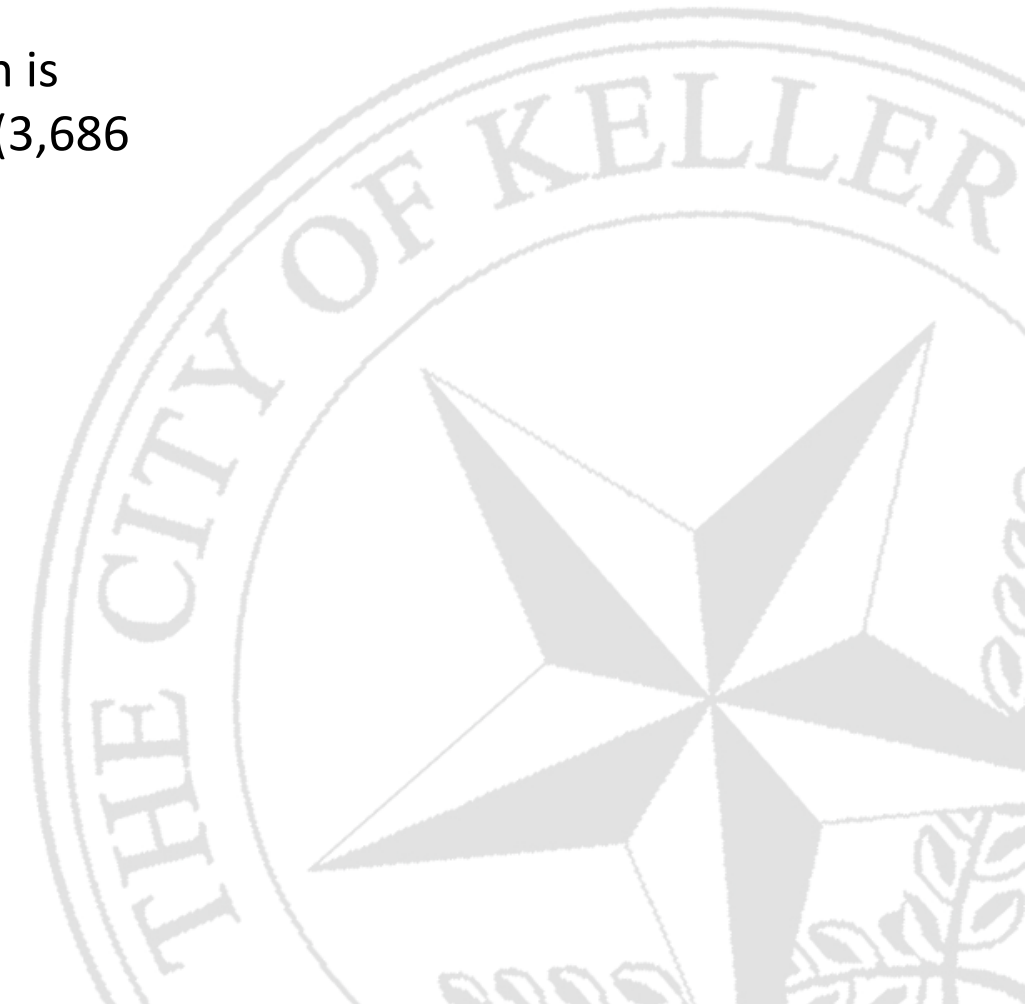
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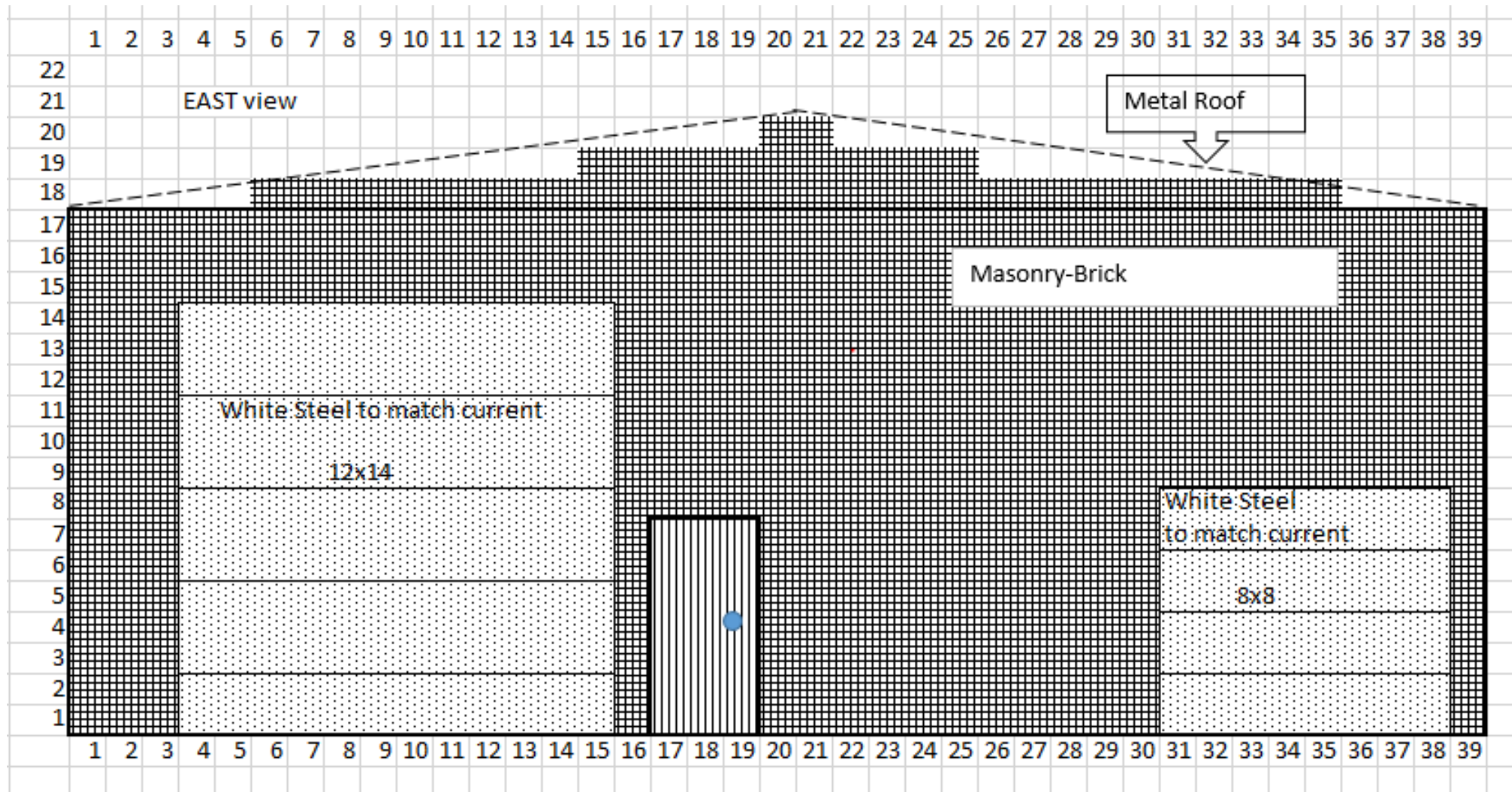
Background

The Owner proposes to build a 1,872 SF accessory structure , which is greater than 1200 SF and greater than 50% of the main structure (3,686 SF) with an average height of 18.75 feet, exceeding the 15-foot maximum permitted.

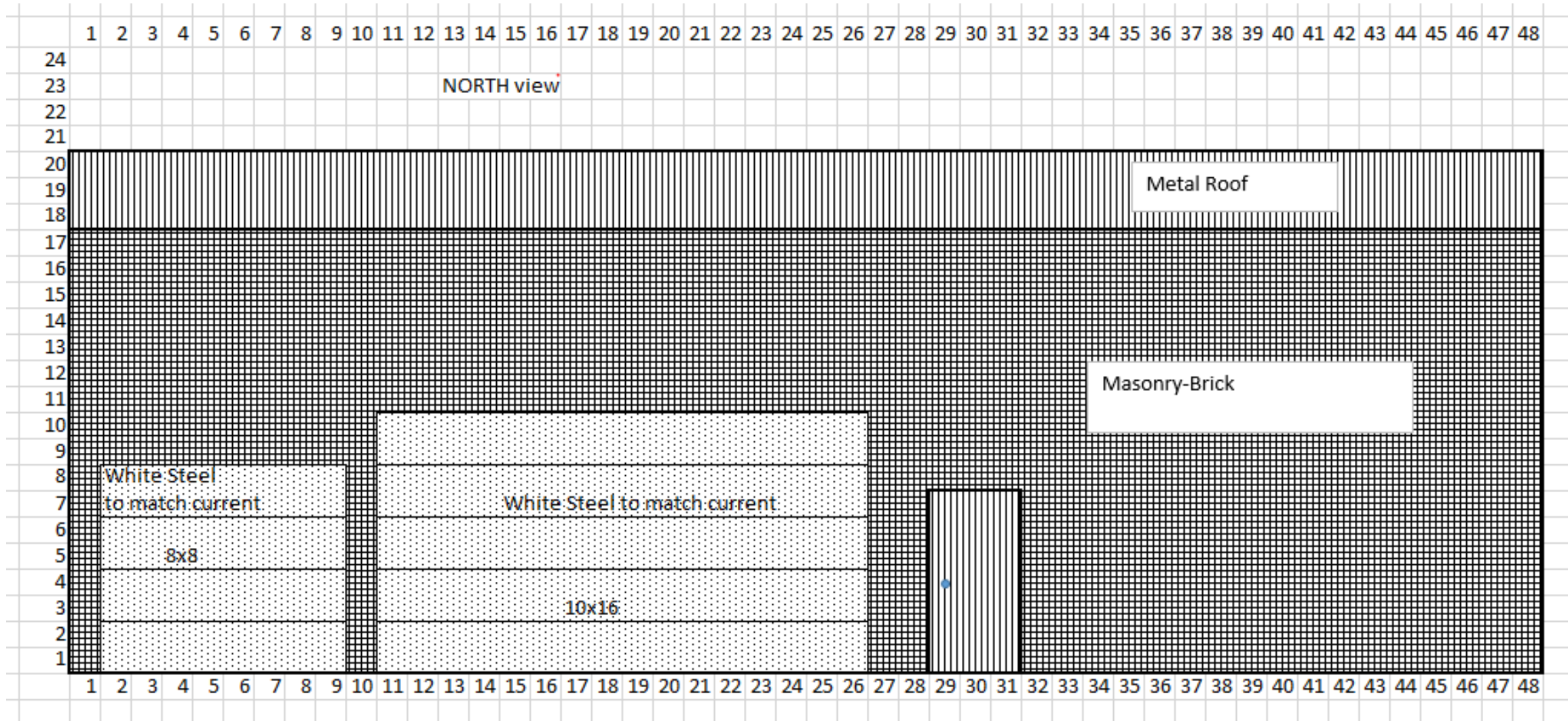
The Owner is requesting two variances; a metal roof which does not match the asphalt shingles of the primary structure, and two 168-square foot front-facing garage doors which exceed the 144-square foot requirements. An additional front-facing garage door of 80 square-foot, brings the total to 416 SF.



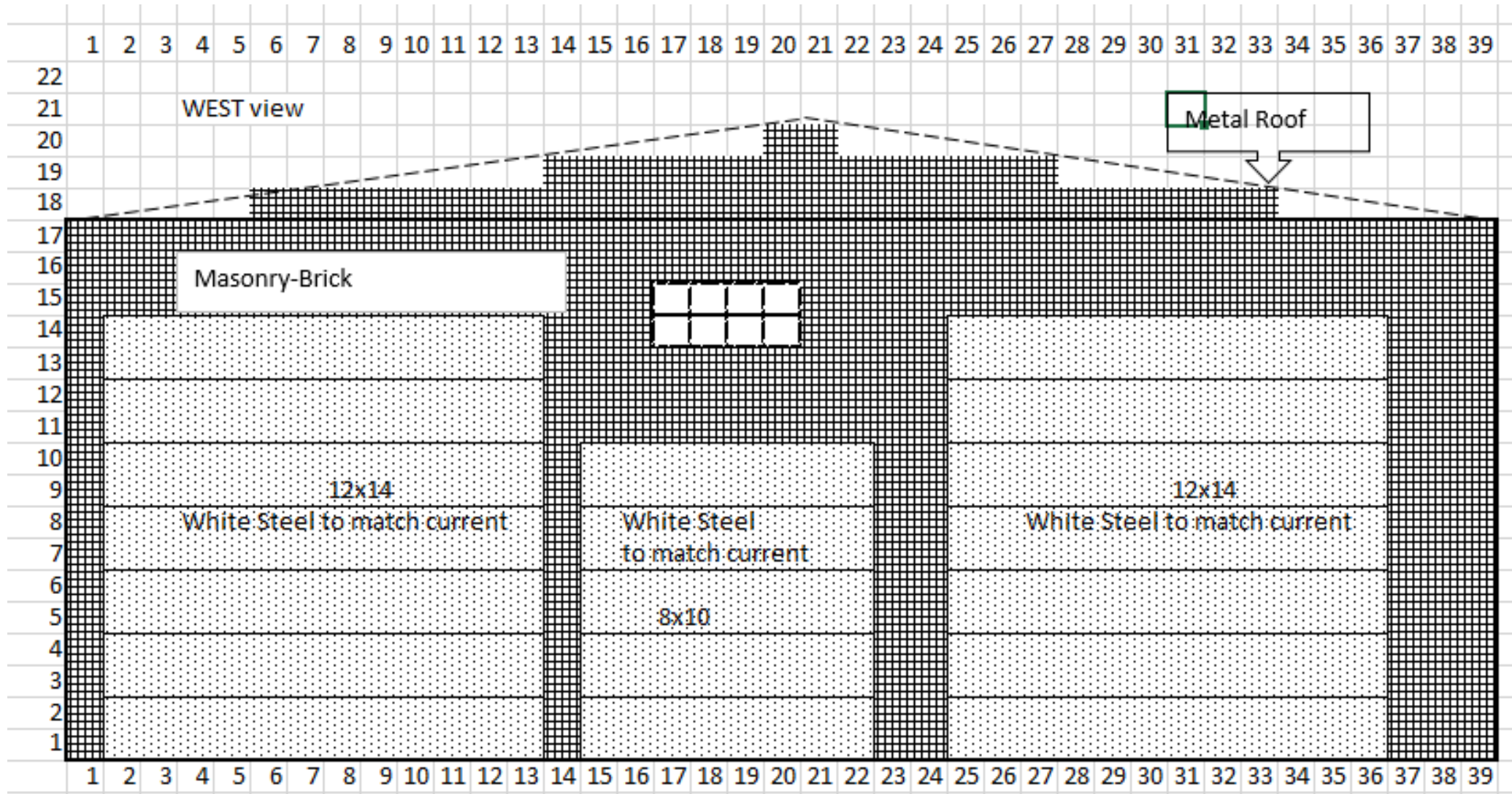
Elevations



Elevations



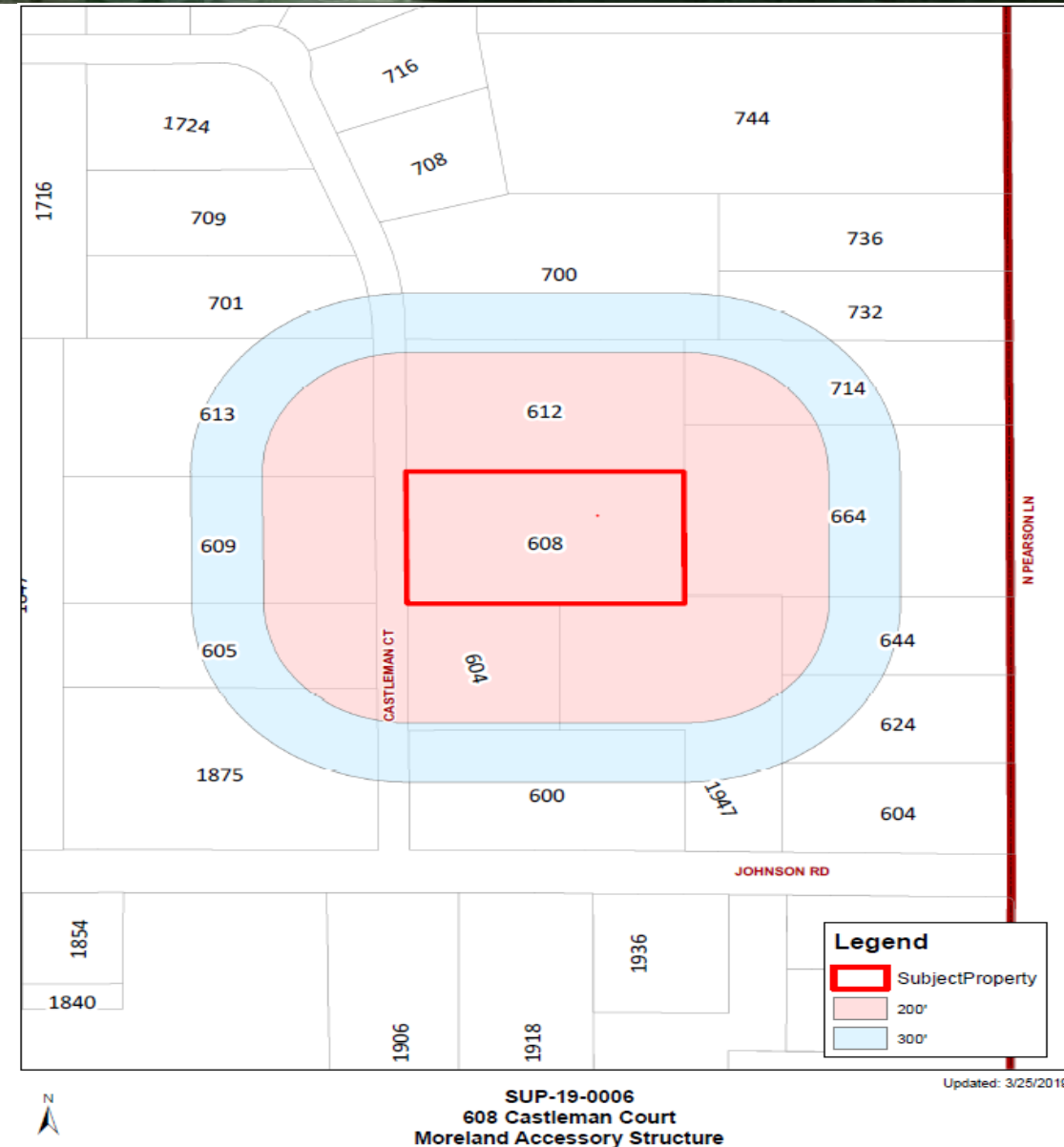
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On March 29, 2019, the City mailed out sixteen (16) letters of notifications for a Public Hearing to property owners within (300') of the subject property and posted a public hearing sign.

As of April 8, 2019, the Owner has received eight letters of support from surrounding neighbors. One letter of support was outside the (200') buffer. The City has received no verbal or written opposition.



Staff Analysis

The proposed structure, with the exception of the roof, would be constructed of the same material as the main structure (brick). The structure would exceed the maximum size permitted for an accessory structure (1872 square feet instead of 1200 or less). Furthermore, the Owner proposes three overhead, street-facing doors; these are only permitted by right for structures located behind the main structure and then only 144 square feet of door space.

The Owner has received signatures of support from surrounding neighbors in the area.

Commission Decision

On April 8, 2019, the Planning and Zoning Commission recommended approval by a unanimous vote.

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Section 8.04 (B.2.a) of the UDC states that when considering an SUP request, City Council shall consider the following factors:

- The use is harmonious and compatible with surrounding existing uses or proposed uses;
- The activities requested by the applicant are normally associated with the permitted uses in the base district;
- The nature of the use is reasonable and appropriate in the immediate area;
- Any negative impact on the surrounding area has been mitigated; and that any additional conditions specified ensure that the intent of the district purposes are being upheld.

City Council Options

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

- Approve.
- Approve with modifications or conditions.
- Table the agenda item to a specific date with clarification of intent and purpose.
- Deny.