

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** December 11, 2023

SUBJECT: ZC23-0083, Ordinance No. 3827, Public hearing and consideration of a request from Monument Solar LLC for a special use permit for a ground mounted solar array at 6708 Little Ranch Road, being 3.67 acres described as Lots 1 and 2, Block 5, Morgan Meadows.

PRESENTER: Clayton Comstock, Planning Director

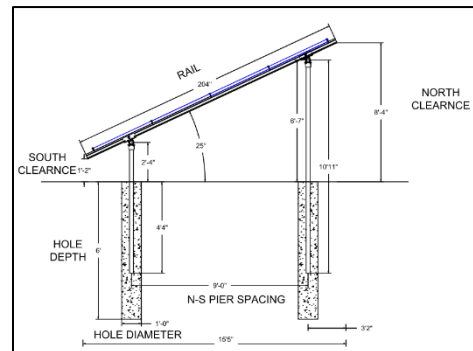
SUMMARY:

On behalf of Donna Reynolds, Monument Solar LLC is requesting a special use permit for a ground mounted solar array on 3.67 acres located at 6708 Little Ranch Road.

GENERAL DESCRIPTION:

The property is located at the northeast corner of Chapman Drive and Little Ranch Road. The site is across the street from Richfield Park. The property consists of two residential lots and has 400 feet of frontage on both Little Ranch Road and Chapman Drive. The applicant proposes to construct a ground mounted solar array in the rear yard of the northern lot near the north property line.

Exhibits for the proposed special use permit are attached. Planned improvements to the property include a ground mounted solar array and associated equipment. The solar array covers approximately 1,040 square feet and is 8.25 feet tall at its highest point. The solar array has setbacks of 229 feet from the west property line on Little Ranch Road, 377 feet from the south property line on Chapman Drive, 79 feet from the east (rear) property line, and 10 feet from the north (side) property line.



The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council. The SUP standards address land use, landscaping, site improvements, and operational standards for the business.

Ground mounted solar arrays are subject to the general standards and requirements for permanent accessory buildings and structures, as described in [Section 118-718\(c\)](#) of the zoning ordinance. For lots greater than 40,000 square feet in area, the zoning ordinance

allows for consideration of a special use permit for varying from specific development standards, as described in the table below.

DEVELOPMENT STANDARD	PROPOSED CONSTRUCTION
<u>Maximum number of buildings allowed</u> One permanent accessory building per lot	Three buildings - existing agricultural building (740 SF) - existing permanent accessory building (574 SF) - proposed ground mounted solar array (1,040 SF)
<u>Maximum floor area</u> 2.5% of the lot area for lots greater than 20,000 square feet	- Maximum permitted building area: 2,000 SF (2.5%) - Proposed total building area: 2,354 SF (2.9%)
<u>Screening</u> An opaque screening fence required to screen system from adjacent properties	Waiver of providing screening from Little Ranch Road, Chapman Drive, and east property line

Maximum number of buildings. The zoning ordinance limits a residential property to one permanent accessory building, which generally are buildings or structures 200 square feet or larger in area. The solar panel system standards consider ground mounted solar arrays permanent accessory buildings. There are two existing permanent accessory buildings on the property. All the buildings are located on the northern lot.

Maximum floor area. For lots greater than 20,000 square feet in area, the zoning ordinance caps the maximum floor area of the building at 2.5% of the lot area. The northern lot is 80,000 square feet in area, which caps the size of a building at 2,000 square feet. The two existing buildings total 1,314 square feet, and the addition of the ground mounted solar array would increase the total floor area to 2,354 square feet (2.9%).

Screening. Ground mounted solar arrays are required to be screened from adjacent properties with an opaque fence. The fences facing Little Ranch Road and Chapman Drive are pipe and wire mesh type of fencing and do not provide the required screening. A fence or screening shrubs must be installed on the west, south, and east sides of the solar array to provide the required screening. Shrubs must be an evergreen species and a minimum 7-10 gallon size. The shrubs must be planted approximately eight feet apart so that within three years a solid hedgerow at least seven feet in height is established.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

Transitional densities and lot sizes of 13,000 square feet or more may be appropriate when adjacent to Major Collector roadways and existing conventional suburban residential neighborhoods. New development should be sensitive to the surrounding context in scale and form and be designed to reflect a contiguous and seamless growth



pattern that avoids fragmented and disconnected development. The Vision2030 Transportation Plan defines Major Collector roadways.

CURRENT ZONING: The property is currently zoned R-1-S (Special Single-Family). The R-1-S district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of one unit per acre in a quasi-rural setting. The R-1-S district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S (Special Single-Family)	Residential Estate	Single-family residence
WEST	R-1-S (Special Single-Family)	Residential Estate	Single-family residence
SOUTH	R-3 Single-Family Residential	Parks/Open Space	Richfield Park
EAST	R-2 Single-Family Residential	Low Density Residential	Single-family residences (Brittany Park Estates)

PLAT STATUS: The property is platted as Lots 1 and 2, Block 5, Morgan Meadows.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the November 16, 2023, meeting and voted 6-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3827.