



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** November 7, 2024
SUBJECT: ZC24-0111 Public hearing and consideration of a request from Matthew Roach for a special use permit for a permanent accessory building on a new lot to be addressed 8611 Timber Drive, being 2.04 acres described as Lot 3R2, Holder Smithfield Estates.
PRESENTER: Clayton Comstock, Managing Director of Development Services

SUMMARY:

Matthew and Brittany Roach are requesting a special use permit for a permanent accessory building on 2.04 acres on a new lot to be addressed 8611 Timber Drive.

GENERAL DESCRIPTION:

Timber Drive is located on the east side of Davis Boulevard between Thornbridge Drive and Shadywood Lane. The property under consideration is a vacant 2.04-acre (88,818-square-foot) lot located on the north side of the street where Timber Drive turns to a north-south direction. The lot is located behind an existing single-family residence at 8609 Timber Drive. A plat for the property was recently recorded that created a 15,855-square-foot lot for an existing house at 8609 Timber Drive and the 88,818-square-foot vacant lot at 8811 Timber Drive. The applicants own both lots and reside in the existing house.

The owner intends to construct a new house and other improvements on the vacant property. As part of the development plans, the owner proposes to construct a permanent accessory building (detached garage). This type of building is permitted by right on the property. However, the proposed building exceeds the maximum allowed size, wall height, and overall height. As a result, the owner is requesting a special use permit for the building to address proposed modifications of these standards. A description of the request is attached, as well as a plot plan and elevations for the proposed structure.

Permanent accessory building

The proposed building would be located near the southeast corner of the lot. The building is intended to be used for the parking of a recreational vehicle, hobby car storage, workshop, and personal storage. The applicant is requesting a maximum building size of 3,600 square feet, with a provision to allow construction of a smaller building.

The accessory building standards do not permit the size of the building to exceed the living area of the primary house. Since the new house is not constructed yet, this standard would require that living area of the house be at least 3,600 square feet. The plot plan



exhibit indicates the size and general location of the proposed house, which is currently planned as 3,831 square feet of living area.

The 3,600-square-foot building would measure 60 feet in width and 60 feet in depth. The building is 26 feet tall, with a wall height of 16 feet and 4:12 roof pitch. The exterior walls are finished with metal siding. The building provides a 30-foot rear building line on the east and 14-foot side building line on the south. In addition to an existing evergreen tree behind the building, the applicant would add two evergreen shade trees or large shrubs to provide screening of the building from the adjacent lots.

The building site would be connected to the main driveway for the house and would include paved areas around the structure up to 40 feet in front and 14 feet on the south side. A plot plan and building elevation drawings are attached.

[Section 118-718\(c\)](#) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. 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. The applicant is requesting modifications to the design standards described in the table below.

DEVELOPMENT STANDARD	PROPOSED BUILDING
<u>Maximum floor area</u> o 2,220 square feet (2.5% of lot area)	o 3,600 square feet enclosed area (4.1% of lot area)
<u>Maximum height</u> 25 feet (buildings over 500 SF)	o 26 feet overall height
<u>Maximum wall height</u> 12 feet (buildings over 500 SF)	o 16 feet wall height

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is zoned R-1 (Single-Family Residential). The R-1 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 2.9 units per acre. The zoning was approved by City Council on June 27, 2022 (Ordinance 3744).



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	O-1 (Office)	Office Commercial	Vacant property
	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
SOUTH	R-3 (Single-Family Residential)	Low Density Residential	Single-family residence
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 3R2, Holder Smithfield Estates.

CITY COUNCIL: The City Council will consider this request at the November 11, 2024, meeting following a recommendation by the Planning and Zoning Commission.

DRC RECOMMENDATION. Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve ZC24-0111.