

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** December 6, 2018

**SUBJECT:** SUP 2018-09 Public hearing and consideration of a request from Robert D. Winkler, Jr. for a Special Use Permit for a metal accessory building at 6725 Meadow Road, being 1.33 acres described as Lot 3, Block 4, Morgan Meadows Subdivision. (CONTINUED FROM THE NOVEMBER 15, 2018, PLANNING AND ZONING COMMISSION MEETING)

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Robert Winkler is requesting a special use permit to authorize the construction of a metal accessory building on 1.33 acres located on the west side of Meadow Road, between Chapman Drive and North Forty Road.

### **GENERAL DESCRIPTION:**

The property under consideration is located on the west side of Meadow Road between Chapman Drive and North Forty Road. The lot is 1.33 acres (58,000 square feet) in size, 200 feet wide, and 290 feet deep. The property is developed with a single-family residence and four accessory buildings located near the rear of the property.

The owner proposes to construct one new permanent accessory building on the property to replace the existing accessory buildings. The new building would be constructed at the location of the existing building nearest the house. The attached letter from the owner describes the request and intended uses for the building. A site plan and building plans are also attached.

### ***Permanent accessory building***

The proposed metal barn building is 875 square feet in area, being 25 feet wide and 35 feet long. The overall height of the building is 13.5 feet. The side and rear setbacks exceed the required 10 feet from the property lines. The building would include one door on the south elevation (front) and an overhead garage door on the west elevation (left side). The exterior walls of the building are proposed to be metal with a four-foot tall masonry wainscot.

[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 proposed accessory building is



compliant with all development standards except for the masonry requirements and roof pitch.

### ***Special Use Permit***

The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties.

The following are the proposed conditions of approval for this SUP application. These conditions are based on the applicant's proposed construction. These conditions may be modified by the Planning and Zoning Commission. Any other conditions recommended by the Commission will be included in the proposed ordinance considered by City Council.

1. *Permitted use.* A special use permit is authorized for one (1) permanent accessory building on the property.
2. *Permanent accessory building.* The permanent accessory building must comply with the standards described below.
  - a. The building must be located as shown on the site plan attached as Exhibit "C."
  - b. The permanent accessory building must not exceed eight hundred seventy five (875) square feet in floor area.
  - c. A wainscot constructed of brick or stone must be installed on all sides of the building. The wainscot must be a minimum of four (4) feet in height and include a masonry cap/sill. The remaining wall surfaces of each elevation may be constructed of metal.
  - d. The roof must have a minimum pitch of 3:12 on each side of the ridge.
3. *Fences.* The fencing on the property must comply with the standards below.
  - a. The privacy fence located between the house and accessory building, as indicated on the attached exhibit, must be repaired or rebuilt to comply with the standards contained in Section 118-873 of the zoning ordinance.
  - b. The privacy fences located in the front yard on the north and south sides of the property must be removed. The fences must not extend into the area between the front property line and the corners of the house.
4. *Parking of vehicles.* In the event the building is used as a detached garage for the parking of vehicles, a concrete driveway must be constructed that connects the building to the street.
5. *Removal of existing buildings.* The four existing accessory buildings, as indicated on the attached exhibit, must be removed through the appropriate permitting process within 90 days of final inspection of the new building.



### ***DRC recommendation***

The Development Review Committee's recommendation for denial of the special use permit application is based on the following.

1. In December 2017, City Council approved revisions to the city's accessory building standards based on an analysis of special use permits approved since 2008. The revisions modified building design standards in order to provide greater flexibility for accessory buildings on estate and acreage lots and to reduce the number of special use permit applications for these types of structure.
2. The permanent accessory building does not satisfy the exterior wall material or roof pitch requirements. The zoning ordinance requires at least 85% of the exterior wall surface area of each elevation of the building to have a masonry exterior of brick, natural stone, cultured stone, or ceramic block. The roof must have a minimum pitch of 4:12 on each side of the ridge.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides areas for traditional low-density single-family detached dwelling units.

The Strategic Plan Committee reviewed the residential estate lot areas during its discussions on the future land use plan. While the future land use plan recommendations have not yet been ratified by the Committee or adopted by City Council, it is anticipated that this area would be recommended for a new "Residential Estate" designation, acknowledging the unique character of the area. Final recommendations are planned for consideration by City Council in 2019.

**CURRENT ZONING:** The property is currently zoned R-1-S Special Single-Family. The R-1-S zoning district is intended to provide areas for very low-density development of single-family detached dwelling units that 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	Low Density Residential	Single family residence
WEST	R-1-S Special Single-Family	Low Density Residential	Single family residence
SOUTH	R-1-S Special Single-Family R-1 Single-Family Residential	Low Density Residential	Vacant property
EAST	R-1-S Special Single-Family	Low Density Residential	Single family residence

**PLAT STATUS:** The property is currently platted as Lot 3, Block 4, Morgan Meadows Subdivision.



**CITY COUNCIL:** The City Council will consider this request at the December 10, 2018, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Deny SUP 2018-09 as presented, or approve with conditions that address the proposed variances.