



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 14, 2025
SUBJECT: ZC25-0130, Ordinance No. 3901, Public hearing and consideration of a request from Susan Holden for a special use permit for a permanent accessory building at 8033 Valley Drive, being 1.89 acres described as Lot 1, Block 1, Holden Valley Ranch Addition.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Susan and Kevin Holden are requesting a special use permit for a permanent accessory building on 1.89 acres at 8033 Valley Drive.

GENERAL DESCRIPTION:

The property under consideration is a 1.89-acre tract located on the west side of Valley Drive, between Bursey Road and Continental Trail. The property has 237 feet of frontage on Valley Drive and is approximately 460 feet deep. There is a house and three existing accessory buildings on the lot.

The owner intends to construct a 2,480-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size and other standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.

Permanent accessory building

The building is intended to be used as a stable area for horses and storage areas for hay, feed, tack, and other property equipment. A personal workshop is also part of the building. There are covered awning areas on either side of the enclosed portion of the structure. The building would be located near the middle of the lot and replace the three existing accessory buildings on the property.

The building is 2,480 square feet in size, measuring 40 feet in width and 60 feet in depth. It includes 1,200 square feet of enclosed area with 640 square feet of covered area on either side. The building is 20 feet tall, with a wall height of 16 feet and 3:12 roof pitch. The exterior walls and roof are finished with metal siding. Renderings of the building are shown below.



FRONT



LEFT



REAR



RIGHT

[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
<p><u>Maximum floor area</u></p> <ul style="list-style-type: none"> ○ 2,060 square feet (2.5% of lot area) ○ Cannot exceed size of primary residence 	<ul style="list-style-type: none"> ○ 2,480 square feet enclosed area (3.0% of lot area) ○ Exceeds size of primary residence by 433 square feet
<p><u>Maximum wall height</u></p> <ul style="list-style-type: none"> ○ 12 feet (buildings over 500 SF) 	<ul style="list-style-type: none"> ○ 16 feet wall height
<p><u>Roof pitch</u></p> <ul style="list-style-type: none"> ○ 4:12 on each side of the ridge 	<ul style="list-style-type: none"> ○ 3:12 on each side of the ridge
<p><u>Concrete driveway</u></p> <ul style="list-style-type: none"> ○ Required if building used for parking of vehicles 	<ul style="list-style-type: none"> ○ Concrete driveway not proposed

While the building is not intended for the parking of vehicles, vehicle and trailer access to the building would be necessary due to the intended use of the building. The applicant is requesting a waiver of the concrete driveway connection to the building for the health and safety of the horses kept on the property. Justification for this request is included in the application information, including letters from veterinary and equine professionals.



VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of 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.

CURRENT ZONING: The property is zoned RE-1 (Residential Estate). This 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 district is specifically planned to allow for the keeping of livestock in a residential setting. The zoning was approved by City Council on December 9, 2024 (Ordinance 3880).

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	AG (Agricultural)	Residential Estate	Single-family residences
WEST	AG (Agricultural)	Residential Estate	Single-family residences
SOUTH	RE-1 (Residential Estate)	Residential Estate	Single-family residences
EAST	AG (Agricultural)	Residential Estate	Single-family residences

PLAT STATUS: The property is platted as Lot 1, Block 1, Holden Valley Ranch Addition. The plat was approved in December 2024.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the April 3, 2025, meeting and voted 7-0 to recommend approval.

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 Ordinance No. 3901.