

STAFF REPORT

Case Number: 17-SU-06
Request: Specific Use Permit
Address: 3116 Spur Trail
Lot Size: 1.056 acres
Petitioner: Robert Terkuile

Existing Conditions:

The subject property is a 46,000 square foot residential lot located on Spur Trail. The property is located in the One Family Residential zoning district (R-1) which is comprised of single-family homes. To the north and south are additional, comparable residential lots and existing residential uses. To the west, the property is bordered by Webb Chapel Road. The existing one-story, single family residential home is comprised of approximately 2,750 square feet. The primary building material for the residence is masonry. (See Location and Aerial Map).

The applicant is requesting a Specific Use Permit to build a detached accessory building, approximately 448 square feet, located in the rear yard on the southwestern portion of the lot. The Comprehensive Zoning Ordinance dictates that any residential accessory building that is larger than 120 square feet requires a Specific Use Permit.

Site Design:

The accessory building will be setback 6 feet from the rear (south) property line and 6 feet from the side (west) property line. The proposed accessory building is located within the fenced backyard and anticipated to be used as a workshop or storage building. The proposed accessory building is located approximately 70-75 feet from the house. The structure will be 15 feet at its highest point. (See Site Plan).

The accessory building has two components, a closed structure and an open (on three sides) structure. (See Floor Plan).

The largest building will be closed on all four sides with two doors. The proposed dimensions are approximately 20'x14' for a total of 280 square feet. One door is the standard metal entry door on the north façade. The additional door is a metal, style roll-up door (10'x8') on the eastern façade. The building will consist of primarily brick material to match the main structure. The building will be on the required concrete foundation. (See Elevations and Details).

The roof will be metal in order to support the proposed solar bottle bulb lighting. The use of the solar bulbs is in lieu of electricity. (See Solar Bottle Bulb).

The proposed smaller structure will be open on three sides and attached to the larger building. The dimensions are approximately 12'x14' for a total of 168 square feet. The roof consists of a wood frame pergola cover to provide shading with crushed rock/concrete flooring.

The new, storage building will replace the old, metal shed that is currently located on the property. (See Site Photographs).

There are no additional improvements associated with this Specific Use Permit request.

Public Response:

Twelve (12) notification letters were mailed to the surrounding property owners on April 13, 2017. One zoning notification sign was placed on the site that day after. As of April 20th, three (3) written letters in favor of this SUP request have been received by the city.