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MEMO

Date: June 29, 2016
Re: Planning Commission/Board of Adjustment Report
From: Ben Oleson, Zoning Administrator

Dear Mayor and City Council,

The Planning Commission/Board of Adjustment held its rescheduled regular June meeting on June 27, 2016. There was one public hearing for a conditional use permit. The Planning Commission/Board of Adjustment has made a recommendation for approval regarding the application.

AGENDA ITEM #1

Application: Conditional use permit to allow for 1,632 sq ft of combined accessory building floor area on a property zoned R-3 Multiple-Family Residential District (max. 1,400 sq ft allowed).

Applicant: Richard and Sharon Hogan

Background Information:

- Proposal:** The applicant is proposing to construct a 24' x 30' detached storage building toward the rear of their 100' x 247' lot (0.56 acres). The lot already contains an additional 24' x 30' detached garage located about 10 feet from the dwelling on the front side of the property and a 12' x 16' shed in the middle of the property. The proposed storage building would be toward the rear of the lot and would not have a driveway constructed to it.

The total proposed square footage of detached accessory building would be 1,632 sq ft. The maximum allowed, without a conditional use permit, on a residential-zoned property is 1,400 sq ft. of combined floor area.

- Location:**
 - o Partial Legal Description: Part of SE4 of NW4, Section 17, Township 40, Range 32.
Property Address: 1010 6th Street SE. Parcel number(s): 48.6411.000.
- Property Owner:** Richard L. and Sharon K. Hogan

Planning Commission Recommendation: The Planning Commission is recommending approval of the requested conditional use as requested with the following conditions of approval and findings of fact:

1. No conditions of approval.

Findings of Fact: The following findings of fact are presented by the Board of Adjustment in relation to their recommendation for approval:

1) **Current Zoning:**

- a) Subject Property: Multiple-Family Residential District (R-3)
- b) Surrounding Properties: Multiple-Family Residential District (R-3) to the north, west and south. One- and Two-Family Residential District (R-2) and US Highway 10 to the east.

2) **Current Land Use:**

- a) Subject Property: Single-Family residential
- b) Surrounding Properties: Primarily residential. The Lions Club park/baseball fields are nearby to the west.

3) **Lot size:** Approx. 0.56 acres (100' x 247')

4) **Sewer/Water:** The property is connected to City sewer/water.

5) **Natural Features:**

- i) Floodplain: The property is not within an identified floodplain.
- ii) Bluff/Steep Slopes: There are no steep slopes on the property.
- iii) Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

6) The lot size is relatively large for a city lot and the proposed accessory building coverage will not be excessive. The lot on which the shed would sit is about 2.75 times the minimum lot size required for the R-3 zoning district (approx. 27,400 sq ft compared to 9,000 sq ft minimum) and 1.67 times the minimum width (100 ft compared to 60 feet minimum). The combined floor area proposed would be approx. 1.2 times the 1,400 sq ft allowed by ordinance without a conditional use permit.

7) Impervious coverage on the lot will remain well below the 75% maximum allowed for residentially zoned lots (see City Code Section 11.03.E.5).

The Planning Commission also discussed issues relating to developing regulations regarding “small cell towers” and related equipment. They have directed Staff to prepare draft amendments to the City Code for review by the Planning Commission – likely at the August meeting. A public hearing would be required prior to any adoption of new regulations.

If you have any questions, please feel free to contact me. I can be reached by phone at (888) 439-9793 or by email at oleson@hometownplanning.com.