

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

April 24, 2025

5:30 PM

1. CALL TO ORDER & ROLL CALL

James Barnaby
Steve Fellers
Lawrence Fischetti
Debbra LaForge
Scott Leason
Brad Long
Austin Letts
Norman Wilks

2. APPROVAL OF MINUTES

1 - 3/27/25 MINUTES

3. NEW BUSINESS

ITEM NO. 1 - SUP ACCESSORY STRUCTURE-720 OAK ST

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

5. STAFF ITEMS

6. ADJOURNMENT

EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES-DRAFT

March 27, 2025

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Letts called the meeting to order at 5:30 pm.

Members Present

James Barnaby
Steve Fellers
L J Fischetti
Debbra LaForge
Scott Leason
Austin Letts
Brad Long
Norman Wilks

Staff Present

Scott Rickard
Sam Cooper
Tabitha Sharp
Kevin Wishart
Brad Meyer

Others Present

Roger Cutsinger
Ryan Miller
Dan & Julie Jones
Kellie Nesmith
Steve Neal
Mike Roosevelt
Victoria Cecchini
John Grange

2. APPROVAL OF MINUTES 1/23/25

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 25-01-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 1257 SW HWY 77 (AGRICULTURAL RESIDENTIAL DISTRICT TO I-1 (LIGHT INDUSTRIAL DISTRICT)).

A. Presentation of Request

The applicant, Ryan Miller, has submitted a request to rezone the property at 1257 SW Hwy 77 from A-R (Agricultural-Residential District) to I-1 (Light Industrial District). The current owner, Brickley Enterprises, is in the process of selling the property to Mr. Miller, who proposes to use the land for outdoor storage of RVs and boats.

Historically, the property has been used for industrial purposes, including as an oil field service company and a mechanic shop, indicating that the requested zoning aligns with previous land uses.

A Letter of Map Amendment (LOMA) has been secured for a portion of the site, officially removing it from the floodplain, reducing regulatory constraints on its use.

This property is located within the City's Extraterritorial Jurisdiction (ETJ) along US-77/US-54, meaning that while the City of El Dorado maintains zoning authority, all building code compliance and enforcement will be handled by Butler County. On February 4th, Butler County reviewed the case and voted to approve the zoning change.

The applicant, Ryan Miller, stated that in the first year, he plans to provide 80 parking spots for trailers ranging from 20 feet to 50 feet in length. In the second year, he will add hail covers. He also stated that everything stored will be licensed & insured.

Commissioner Long inquired if the soil has been tested. Mr. Miller stated that he has an environmental stipulation, which prohibits him from growing anything in the soil. Mr. Rickard commented that the City has a copy of that document.

Mr. Miller also commented that he plans to use the current drive entrances and will add Wi-Fi keypad gates.

Commissioner Fellers inquired about the process to receive a LOMA. Mr. Miller stated it starts with a survey. Mr. Rickard stated that flood maps are generated through aerial analysis, and surveyors are hired to verify the elevations. The information is then submitted to FEMA for approval.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers stated that this is a great project. Commissioner Fischetti inquired whether I-1 allows for multiple uses and living areas. Mr. Rickard said it does not allow living quarters.

D. Motion

Commissioner Leason moved to approve the rezoning of 1257 SW Hwy 77 to I-1 (Light Industrial District) for the reasons stated in the staff recommendation and as heard during this public hearing, seconded by Commissioner Wilks.

The motion passed 8-0.

ITEM NO. 2 – CASE NO. 25-01-PLAT: FINAL PLAT OF NANCY GRANGE SUBDIVISION.

A. Presentation of Request

BHC has submitted a final plat for the Nancy Grange Subdivision. This plat divides one parcel into three lots. The subdivision is in Section 33, Township 25 South, Range 5 East of the Industrial Park (west side of Garcia Ct.). The property is zoned I-1 Light Industrial.

The Planning Commission reviews the final plat to ensure compliance with the City's Subdivision and Zoning Regulations and alignment with the Comprehensive Plan. Approval of the final plat will enable the development of this phase.

B. Discussion by Planning Commission

Commissioner Long inquired if the building on the north lot is included in the plat. Mr. Cutsinger stated that Mr. Grange is keeping the lot where the building is located.

C. Motion

Commissioner Long moved to approve the final plat of the Nancy Grange Subdivision as presented, seconded by Commissioner Leason

The motion passed 8-0.

ITEM NO. 3 – CASE NO. 25-01-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 202 SW MORLEY RD.

A. Presentation of Request

Daniel and Julie Jones have requested a Special Use Permit (SUP) to allow an accessory apartment on the property located at 202 SW Morley Rd. Under the El Dorado Zoning Regulations, an accessory apartment is defined as “an accessory use residential unit that is detached from a principal single-family residential unit.” The subject property is zoned R-S (Residential Suburban District), where the construction of an accessory apartment requires a Special Use Permit in compliance with Article 10 – Special Use Permits of the El Dorado Zoning Regulations.

This property falls within El Dorado's Extraterritorial Jurisdiction (ETJ), meaning that while land use regulations and zoning fall under the City's authority, Butler County retains jurisdiction over building permitting and inspections as outlined in the Interlocal Agreement between Butler County and the City of El Dorado. The City Planning Commission is responsible for zoning and land use decisions within the ETJ, while Butler County reviews and issues building permits for structures in this area.

Commissioner Letts inquired about the type of structure that will be built. Mr. Jones stated it would be a metal building with a garage and living quarters. Mrs. Jones stated it will be a 40x40 building.

Commissioner Long inquired about the height of the building. Mrs. Jones stated that they are not sure, but it will be a single-story building. Mr. Rickard noted that the county will approve the plans and that the city's role is in land use.

Commissioner Leason inquired if it would be built toward the back of the property. Mrs. Jones confirmed that it would be built in the southeast corner of the property. Mrs. Jones stated that their neighbors have large buildings, and eventually, it will only be used as a garage and workshop. Commissioner Fellers questioned whether they had spoken to the neighbors. Mrs. Jones confirmed they had.

Mr. Rickard commented that accessory apartments are a regional trend, and older neighborhoods with garage apartments are permitted as nonconforming. Mr. Rickard also stated that changing the zoning regulations would make the process easier.

Commissioner Letts inquired whether a new special use permit would be required if the structure were used solely as a garage. Mr. Rickard stated that the special use stays in place until the structure is no longer used as an apartment.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers commented that he believes this is a great project, as it is adding to the housing stock and allowing the applicants the capability to care for family members.

Commissioner Letts stated it would help with their property value. Commissioner Leason inquired about the difference in converting a garage into an apartment under the zoning regulations. Mr. Rickard said the building code, related space, the size of the lot, and if there is enough room to build a separate structure.

D. Motion

Commissioner Fellers moved to recommend approval of Case No. 25-01-SUP, a request by Daniel and Julie Jones, for a Special Use Permit to allow an accessory apartment on the property located at 202 SW Morley Rd., for reasons outlined in the staff recommendation and heard at this public hearing, seconded by Commissioner LaForge.

The motion passed 8-0.

ITEM NO. 4 – CASE NO. 25-02-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE LOTS 1, 2 AND 3 BLOCK 1 OF KB FARMS ON W TOWANDA FROM R-1 (LOW DENSITY DWELLING DISTRICT TO O-I (BUSINESS OFFICE INSTITUTIONAL DISTRICT).

A. Presentation of Request

Kellie Nesmith, acting as the agent for Sunlight Children's Advocacy Center, with Kevin Brownlee's permission, has submitted a request to rezone Lots 1, 2, and 3, Block 1 of the KB Farms Addition from R-1 (Low-Density Residential District) to O-I (Office-Institutional District).

This property was previously rezoned from I-1 (Light Industrial) to R-1 in 2023 as an idea by the property owner for additional housing. However, now the new proposed development of a child advocacy and support facility aligns more appropriately with the O-I zoning designation, which accommodates public and institutional uses.

Sunlight Children's Advocacy Center (SCAC) is a nonprofit organization dedicated to providing critical support services for children affected by abuse and neglect. Their mission includes:

- Forensic interviews for children in a safe, child-friendly environment.
- Mental health counseling and advocacy services for children and families.
- Victim advocacy, legal coordination, and case management to assist with child welfare investigations.
- Crisis intervention and emergency placement services.

Commissioner LaForge inquired about the properties around the area. Mr. Rickard listed the current business on the properties surrounding the proposed rezone.

Commissioner Fischetti inquired whether the road easement would be retained. Mr. Rickard stated that when the property was replatted, the road easement was removed, and a site plan for the proposed use has not yet been developed.

Commissioner LaForge inquired if the current location on 12th would be moving to the proposed area. Mrs. Nesmith stated that they would. Mr. Rickard commented that there is a big vision with multiple phases. Commissioner LaForge inquired whether there were any issues with residential properties being located near the property. Mr. Rickard stated that the property is compatible with O-I zoning, which is typically reserved for hospitals, schools, and properties with centralized locations.

Mrs. Nesmith commented that the turnpike and Highway 254 are very accessible for transporting children, they have outgrown their current facility, and they want to centralize both locations in El Dorado.

Commissioner Long inquired whether they felt that this location was somewhat isolated. Mrs. Nesmith commented that it is part of the property's appeal, and it will give them the opportunity to expand in the future.

Commissioner LaForge inquired if the property will be a children's home. Mrs. Nesmith stated that the plan would be a 48-hour children's home, not a juvenile detention facility.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers stated it is a great project to help youth all over the state. Commissioner Fischetti inquired whether the rezone request aligns with the City's vision. Commissioner Leason commented that it is a good area for the project. Mr. Rickard hears the concerns. Commissioner Letts inquired if the new KTA entrance would affect this property. Mr. Rickard stated it would not.

D. Motion

Commissioner Leason moved to recommend the approval of Case No. 25-02-REZ, an application by Kellie Nesmith, owner Kevin Brownlee to rezone Lots 1, 2 and 3, Block 1 KB Farms to O-I Office Institutional District for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Wilks.

The motion passed 8-0.

ITEM NO. 5 – CASE NO. 25-03-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 1126, 1128, 1204 W 6th FROM C-1 (GENERAL BUSINESS DISTRICT) TO R-2 (RESIDENTIAL MEDIUM DENSITY DISTRICT).

A. Presentation of Request

Steve Neal has submitted a rezoning application for three lots located at 1126, 1128, and 1204 W 6th Ave., requesting a change from C-1 General Business District to R-2 Residential Medium Density District.

This site was previously rezoned in Case No. 23-05-REZ, where the Planning Commission approved a change from R-3 Multiple Family Dwelling District to C-1 General Business District. At the time, the applicant, Michael Dorrell, sought to develop a storage building. The C-1 zoning designation was intended to accommodate intensive commercial uses, which require large lots and direct access to major streets.

Commissioner LaForge inquired about the number of duplexes that would be built. Mr. Neal stated he plans to build two to three duplexes, depending on how many can be accommodated to meet city code. Commissioner Letts inquired if a new plat was needed. Mr. Rickard noted that a lot split can be done administratively. Commissioner LaForge questioned whether the drive entrance would remain off 6th Avenue and whether homes were present on the property prior to the last rezone. Mr. Rickard stated that the entrance would stay the same and that the property had previously had homes.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fellers commented that this is another excellent project, and new twin homes help meet the housing needs.

D. Motion

Commissioner Fellers moved to recommend the approval of Case No. 25-03-REZ, Steve Neal application to rezone 1126, 1128, and 1204 W 6th Ave. to R-2 Residential Medium Density District for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Leason.

The motion passed 8-0

ITEM NO. 6 – CASE NO. 25-04-REZ: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST TO REZONE 3242 SE TURKEY CREEK RD FROM A-R (AGRICULTURAL RESIDENTIAL DISTRICT) TO R-S (RESIDENTIAL SUBURBAN DISTRICT).

A. Presentation of Request

Veronica Cecchini has submitted a request to rezone approximately 20 acres at 3242 SE Turkey Creek Rd from A-R (Agricultural Residential District) to R-S (Residential Suburban District). The applicant intends to place a single-family modular home on the property.

The current A-R zoning requires a minimum lot size of 40 acres, whereas the R-S district allows for smaller residential lots, with a minimum of 3 acres when public water is available and 6.6 acres when a public water or wastewater system is not present.

This property is located outside city limits but within the Extraterritorial Jurisdiction (ETJ) of El Dorado, meaning that zoning and land use decisions fall under the City's jurisdiction, while Butler County retains authority over building permits and on-site utility provisions as outlined in the Interlocal Agreement between Butler County and the City of El Dorado.

Commissioner Long inquired about the public water supply requirements. Mr. Rickard stated that the water and sewer systems will meet the requirements of Butler County. Mike Roosevelt, representing the Cecchini family, noted that the lot was previously split, has rural water available, and the county has already given approval for the lagoon. Mr. Roosevelt also commented that the family has no plans to split the lot and may build an accessory structure in the future. Commissioner Fellers inquired whether the applicant had obtained approval from the airport. Mr. Roosevelt commented that they assume it is ok since there are other homes around the area.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Leason inquired whether it would be more sensible to revise the regulations, as everything outside the city limits requires 40 acres to build on, and we continue to approve smaller properties. Mr. Rickard stated that work needs to be done on the regulations. The regulations were drafted before the existence of the ETJ. Commissioner Letts commented that the ETJ exists for City expansion.

D. Motion

Commissioner Leason moved to recommend approval of Case No. 25-04-REZ, an application by Veronica Cecchini to rezone 3242 SE Turkey Creek Rd to R-S Residential Suburban District, for reasons stated in the staff recommendation and heard at this public hearing, seconded by Commissioner Fellers.

The motion passed 8-0.

ITEM NO. 7 – Review Capital Improvement Plan.

A. Presentation of Request

The El Dorado Planning Commission held a Public Hearing to review and consider the 2026-2030 Capital Improvement Plan (CIP) for the City of El Dorado.

The Capital Improvement Plan (CIP) serves as a five-year strategic and financial plan for prioritizing investments in public infrastructure, including:

- Transportation and roadway improvements
- Water and sewer system upgrades
- Municipal building and facility projects
- Park and recreation enhancements
- Public safety and emergency response infrastructure

As required under K.S.A. 12-747, the Planning Commission must review the CIP to confirm its consistency with the 2030 El Dorado Comprehensive Plan and ensure that capital investments align with the City's long-term growth, infrastructure, and fiscal sustainability objectives.

B. Public Hearing

Commissioner Letts opened the public hearing. As there was no one to speak, the public hearing was closed.

C. Discussion by Planning Commission

Commissioner Fischetti inquired whether any Planning Commission members had attended the CIP meetings. Mr. Rickard stated that they only participate in discussions regarding excess sales tax. Commissioner LaForge asked about sewer and water rehab projects. Mr. Rickard noted that every year, city staff budgets to replace failing lines. Commissioner Long inquired whether the 2024 projects have been completed. Mr. Rickard gave updates on the projects. Commissioner Letts asked about the source of funding for the \$30 million aquatic facility. Ms. Sharp stated that the aquatic center is currently listed as a placeholder in the CIP. Commissioner Leason inquired about the status of selling water to Wichita. Mr. Rickard noted that in the past, there was a CIP item to sell water to the west of town but not to Wichita. In 2012, the city met with Wichita, but El Dorado is not planning to sell water to Wichita, nor has it expressed interest in purchasing it. Commissioner Wilks questioned if the amounts shown are current costs or inflation. Mr. Rickard

stated that the projects include inflation. Mr. Rickard said the CIP plan is flexible and is done within the constraints of the mill levy. Commissioner Fellers inquired if funding for the automatic meters was by loan or bonds. Ms. Sharp stated that GO bonds were used, and most of the projects are funded, allowing the city to stay within its bond authority, which can also be covered by fund balance; this is why there are similar total project amounts each year. Commissioner Fellers inquired whether the utility rate increases over the next 5 years would generate extra money that would stay in the utility fund or be allocated to other projects. Ms. Sharp said those funds remain in the utility fund and are allocated toward CIP projects. There is a transfer each year from the general fund to cover franchise fees. Mr. Rickard stated that more water is sold outside the city limits than inside the city limits. Commissioner Letts inquired about the funding of the aquatic facility. Ms. Sharp noted that the aquatic facility would be subject to special sales tax, approved by vote. Commissioner Fischetti inquired if the city has seen significant savings with automatic meters. Ms. Sharp commented that it is too early to know for sure, but the city can identify water leaks, and that will be more under control than in the past. Commissioner Fischetti commented that he liked the available budget tool. Commissioner Long stated that the city used to have sidewalk replacement projects, but not all of them were completed. Commissioner Long commented that the rest of the sidewalks need to be repaired or replaced, as people are walking in the street due to their poor condition, and he believes the repairs would make the town more attractive. Mr. Rickard stated that the sidewalk project is on the CIP for 2029. Commissioner Fellers requested an overview of the street maintenance program. Mr. Rickard stated that the city has received a grant to conduct a pavement assessment of all streets using a camera and AI-driven data. The city has had \$500,000 allocated from sales tax funds to maintain the streets and has recently received an increase to \$700,000. City staff have had to be innovative with different types of street treatments due to the increase in materials and new pavement treatments to stretch the budget. Mr. Rickard stated that this is different from what has been typically done before, as new roads are being preserved, while several roads still require a structural mill and overlay. Commissioner Fellers believes the city should have a planned document outlining how everything will be taken care of and how to make it last longer. Mr. Meyer stated that the city evaluates all buildings and systems twice a year, with plans in place. Mr. Meyer commented that some of the asphalt on the streets is over 30 years old, which speaks volumes about the maintenance, as they are exceeding the life span. Commissioner Fellers inquired whether lift stations typically receive only a certain number of hours per use. Mr. Rickard said yes, and that the city is also proactive with equipment, not spending money to replace something just because it's older; they will keep servicing it until it's no longer feasible. Commissioner Fellers questioned if the underground infrastructure is on track to be replaced. Mr. Rickard mentioned that no one is ever on track to replace underground infrastructure; some of the downtown waterlines are 120 years old, and a lot of extended use is due to how the water department maintains the system and the need for good quality water to protect the pipes. Mr. Myers stated that they found interesting things in the downtown project, including abandoned infrastructure, old pipes, gas lines, and electrical wires, some of which are no longer in use. Commissioner Fellers inquired about when the downtown project will be complete. Mr. Rickard stated the contract completion date is May 26th. Commissioner Long complimented the improvement of 1st and Main, stating it is much safer.

D. Motion

Commissioner LaForge moved to approve the 2026-2030 Capital Improvement Plan as presented, finding it consistent with the 2030 Comprehensive Plan, and forward a recommendation of approval to the City Commission for final adoption, seconded by Commissioner Leason.

Commissioner Fellers stated that his comments were not criticisms, just questions he felt needed to be asked.

The motion passed 8-0.

4. OLD BUSINESS

5. STAFF ITEMS

The Next Meeting is on April 24, 2025. The pending item is a SUP for a 30x60 accessory structure located at 720 Oak St.

Commissioner Fellers asked that commissioners contact city staff if they are unable to attend a meeting.

6. ADJOURNMENT

The meeting was adjourned at 7:08 pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE:

REQUEST SUMMARY

Gary Taylor has requested a Special Use Permit (SUP) to construct a 1,800-square-foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and 6th Avenue and is zoned R-2 Residential – Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby-related activities. Because the proposed size and appearance exceed the standards permitted by right, the request must be reviewed through the Special Use Permit process.

PROPERTY AND STRUCTURE DETAILS

The property measures 200 feet in width along Oak Street and 150 feet in depth along 6th Avenue, totaling 30,000 square feet. The existing residence was built in 1997 and is a one-story ranch-style home with 1,150 square feet of main floor living area and a full basement. The home includes a 1,254-square-foot attached garage. The structure has hardboard siding and a composition shingle roof.

The proposed accessory structure is a 30-foot by 60-foot metal building, totaling 1,800 square feet. It is proposed to have metal siding and a metal roof. The applicant has indicated that they do not intend to match the architectural style of the primary residence. The structure will have 12-foot side walls, and the roof slope is unspecified. It will be oriented toward 6th Avenue with a proposed 15-foot setback from that property line. Existing mature trees along both Oak Street and 6th Avenue provide natural screening that may reduce the structure's visibility from the street.

ZONING COMPLIANCE

Accessory structures in residential districts are regulated by Section 6.3.2 of the El Dorado Zoning Regulations. In 2019, the City Commission adopted amendments to these regulations to address community concerns regarding the scale, appearance, and visibility of large accessory structures on residential lots. The goal of the amendment was to allow flexibility for homeowners while ensuring that large accessory buildings do not negatively impact neighborhood character or property values. Under the current standards, accessory structures are permitted by right under the following conditions:

- The structure does not exceed 1,200 square feet or the gross floor area of the principal residence, whichever is less;
- The structure is constructed behind the front line of the home and meets all setback requirements; and
- The structure does not exceed the height of the primary residence.

A secondary allowance exists for accessory structures up to 1,500 square feet, but only when two conditions are met:

1. The structure must be located at least 60 feet behind the front property line, and
2. It must match the architectural character and exterior materials of the primary residence.

Any proposed accessory structure that exceeds the allowable square footage, is taller than the residence, fails to meet the design or placement requirements, or otherwise deviates from these standards must obtain a Special Use Permit (SUP) under Article 10 of the zoning regulations. In this case, the proposed structure at 720 Oak Street:

- Exceeds both the 1,200 sq. ft. baseline and the 1,500 sq. ft. maximum allowed with conditions;
- Is proposed with metal siding and roofing and does not match the architectural style of the home;

For these reasons, the structure does not qualify as a permitted use by right and therefore requires Planning Commission review and approval through the Special Use Permit process.

This SUP pathway allows the Planning Commission to evaluate the request based on context, site design, aesthetics, and neighborhood compatibility, and to attach specific conditions to mitigate potential impacts.

STAFF REVIEW – SPECIAL USE PERMIT CRITERIA

The following analysis addresses the applicable Special Use Permit review standards from Section 10.3.2 of the zoning regulations:

A. Location and Size of Proposed Use in Relation to the Site and Adjacent Properties

The proposed 1,800-square-foot structure is appropriate in scale for this oversized residential lot and is positioned to the rear of the home. While larger than typical neighborhood garages, its location, residential use, and the size of the property minimize the impact on adjacent uses.

B. Accessibility to Municipal Services, Traffic Flow, and Parking

The site is accessible to police, fire, and refuse collection services. Access is proposed via 6th Avenue, and the use will not generate unusual traffic or congestion. Any required curb cuts will be subject to City review. Parking and loading needs are met entirely on site.

C. Utility and Service Availability

The lot is already served by city water, sewer, storm drainage, gas, and electric utilities. No additional infrastructure improvements are needed to accommodate the accessory structure.

D. Structure Design, Height, and Relation to Adjoining Properties

The building is one story with 12-foot side walls. Although the applicant is not proposing to match the primary home's materials or architectural character, the structure does not exceed the home's height and will be screened in part by existing trees. Visual impact may be further reduced by conditions related to neutral colors, placement, or landscaping.

E. Yard and Open Space Requirements

The structure meets all required yards.

F. Compatibility with Adjacent Properties and Community Welfare

The use is residential and compatible with nearby properties. The lot can comfortably support the proposed structure without crowding the site or affecting surrounding homes. The scale is larger than typical accessory structures but not unprecedented for lots of this size. Public health and safety will not be negatively affected.

STAFF RECOMMENDED CONDITIONS

Staff recommends approval of the Special Use Permit subject to the following conditions:

1. The structure shall maintain a minimum 15-foot setback from 6th Avenue.
2. The structure shall use neutral-colored metal siding and roofing matching the principal structures' siding and roof colors, and all exterior finishes shall be kept in reasonable condition to ensure visual compatibility with the residential neighborhood.
3. The applicant shall retain existing tree cover along Oak Street and 6th Avenue to provide natural screening. If this vegetation is removed in the future, supplemental landscaping or a privacy fence may be required.

STAFF RECOMMENDATION

Based on the size and configuration of the lot, the intended residential use, and the findings in this report, staff recommends approval of Case No. 25-02-SUP subject to the conditions outlined above.

MOTION OPTIONS

Approval Motion:

I move to recommend approval of Case No. 25-02-SUP, Gary Taylor's request for a Special Use

Permit to allow an 1,800-square-foot accessory structure at 720 Oak Street, subject to the following conditions_____ and for the reasons stated in the staff report and as heard at this public hearing.

Denial Motion:

I move to recommend denial of Case No. 25-02-SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800-square-foot accessory structure at 720 Oak Street, for the reasons stated in the staff report and as heard at this public hearing.

Legend

 Subject Property

 200' Buffer

 Parcels

Zoning 2024

Zone

 I-1

 R-1

 R-2

 R-S

ETJ District

ZONE

 A-R



E 8TH AVE

E 7TH AVE

NOAK ST

200' Buffer

E 6TH AVE

SUBJECT PROPERTY



720 Oak St

Lot Zoned R-2
Platted Prior to 1951

Property Line

Match Front House

Oak St

Buildable Area

30x60

E 6th Ave

200

147

7

8

15