

WORKSHOP MEETING



To: Town Council

From: Travis Morgan

Date: 8/24/2026

Re: Conditional Zoning 1806 Lakeview Drive accessory structure (*Action Item*)

UPDATE:

Continued from the prior public hearing. The following I had noted was requested of the applicant. Status of those questions are shown in *italics*.

- 1) Clarification of added landscape screening.
(site plan highlights area of landscaping but does not provide size, type, or spacing of that landscaping)
- 2) Additional more formal plans/elevation of the building
(none provided)
- 3) Seeing if the building could be reduced
(there was discussion of reducing the building from 6 bays to 5. The building remains the same size at 60'x84' however)

INFORMATION FROM THE PAST REPORT:



REQUEST:

Subject: Site plan specific conditional zoning request to allow an accessory structure larger than ordinance specifies.

Stacy Cook requests your consideration on behalf of 1806 Lakeview Drive to allow for a rear yard accessory structure (5,040 square feet) which is larger than the current ordinance permits.

DETAIL:

Address:	1806 Lakeview
Zoned:	R-12 (12,000 sqft lot size minimum)
Property Size:	1.78 acres
Existing house:	2,307 heated square
Existing other buildings:	3 totaling 1,115.62 square feet.
Maximum accessory building total:	1,153.5 square feet (50% of the home size)
Proposed Accessory building:	60'x84' 5,040 square feet
Proposed height:	20'
House height:	20'5" and 21'8.5"

The zoning ordinance currently permits up to three accessory buildings not to exceed 50 percent of the home square footage. Current house size dictates the current accessory building size to a total maximum of 1,153.5 square feet for this property. All three existing accessory buildings are proposed to be demolished if the request is granted. There is a second driveway proposed. It is less than 25% paved front yard area and meets zoning. See site plan Mr. Cook provided.

STAFF COMMENT:

Information and follow up from the applicant have not been the clearest or to the same level as other conditional zoning requests. Proposal does not seem to be consistent with adopted plans and community character.

- 1) Restrict the use of the accessory building to homeowner workshop and vehicle garage only. No commercial business operations, selling of goods or services from the building, employees arriving to work, additional dwelling units, or any nuisances such as noise as specified in the Zoning Ordinance or Town Code.
- 2) Properly record and dedicate the Lakeview Drive Town right of way (30' feet each from center of roadway) along the full length of the 1806 Lakeview Drive property frontage prior to building permit approval for the building. Applicant shall be responsible for this cost.
- 3) Timing of conditions: If the applicants purchase of the property is complete the building zoning approval shall be good for three (3) years from date of purchase with all other remaining outbuildings to be removed by the next February 1st after the construction of the proposed building.

ACTION:

This is a continuation of the public hearing to consider the attached site specific conditional zoning plan. This follows normal legislative process. After the close of the public hearing, you may vote on the proposal. Please note any conditions like the above staff comments and consistency with adopted plans and rationale for any approval or disapproval.