

SUP 741 Whispering Way
ZONE-26-0001

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for an Accessory Building/Guest House on Whispering Farms, Phase 2, Block G, Lot 9, on 5.1± acres, located on the south side of Whispering Way and 530± feet west of Parkview Lane. (ZONE-26-0001)

Information

Purpose:

- Obtain a Specific Use Permit for a 6,875 square foot accessory building/guest house.
 - Required for accessory buildings more than 4,000 square feet.

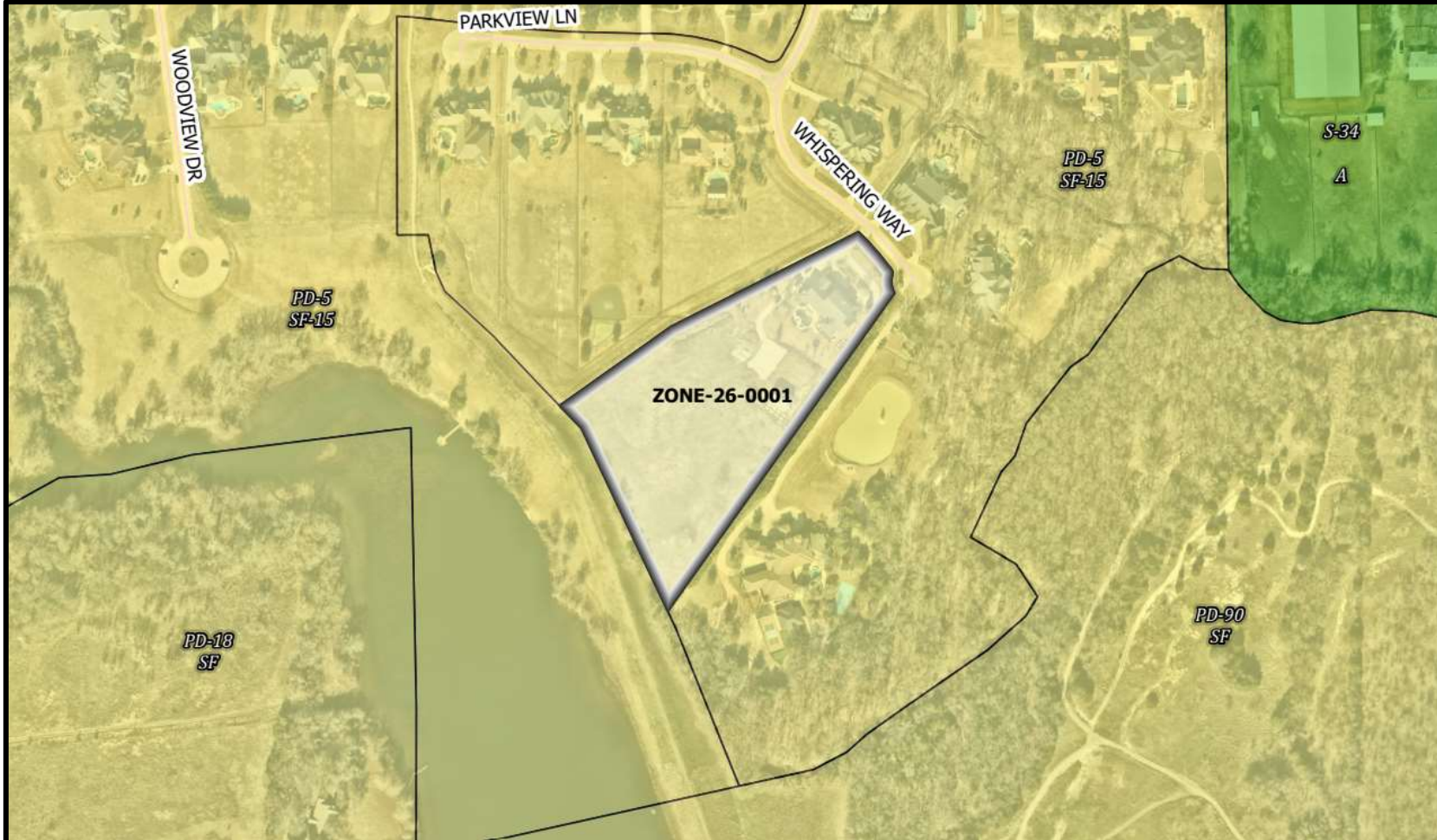
Zoning:

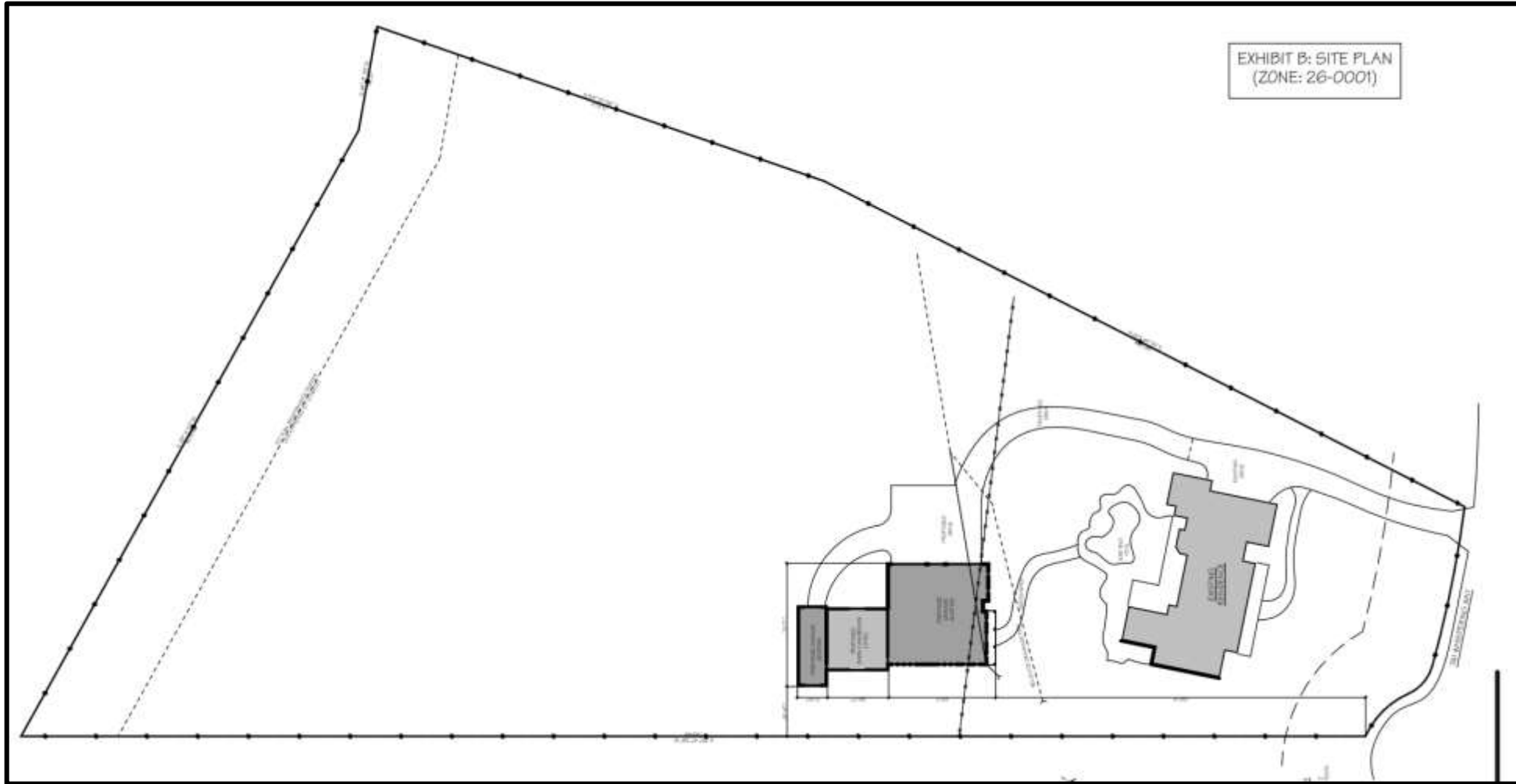
- Planned Development-5 allows for detached free standing garages with living quarters.
 - These structures are referred to as accessory buildings in the Planned Development.

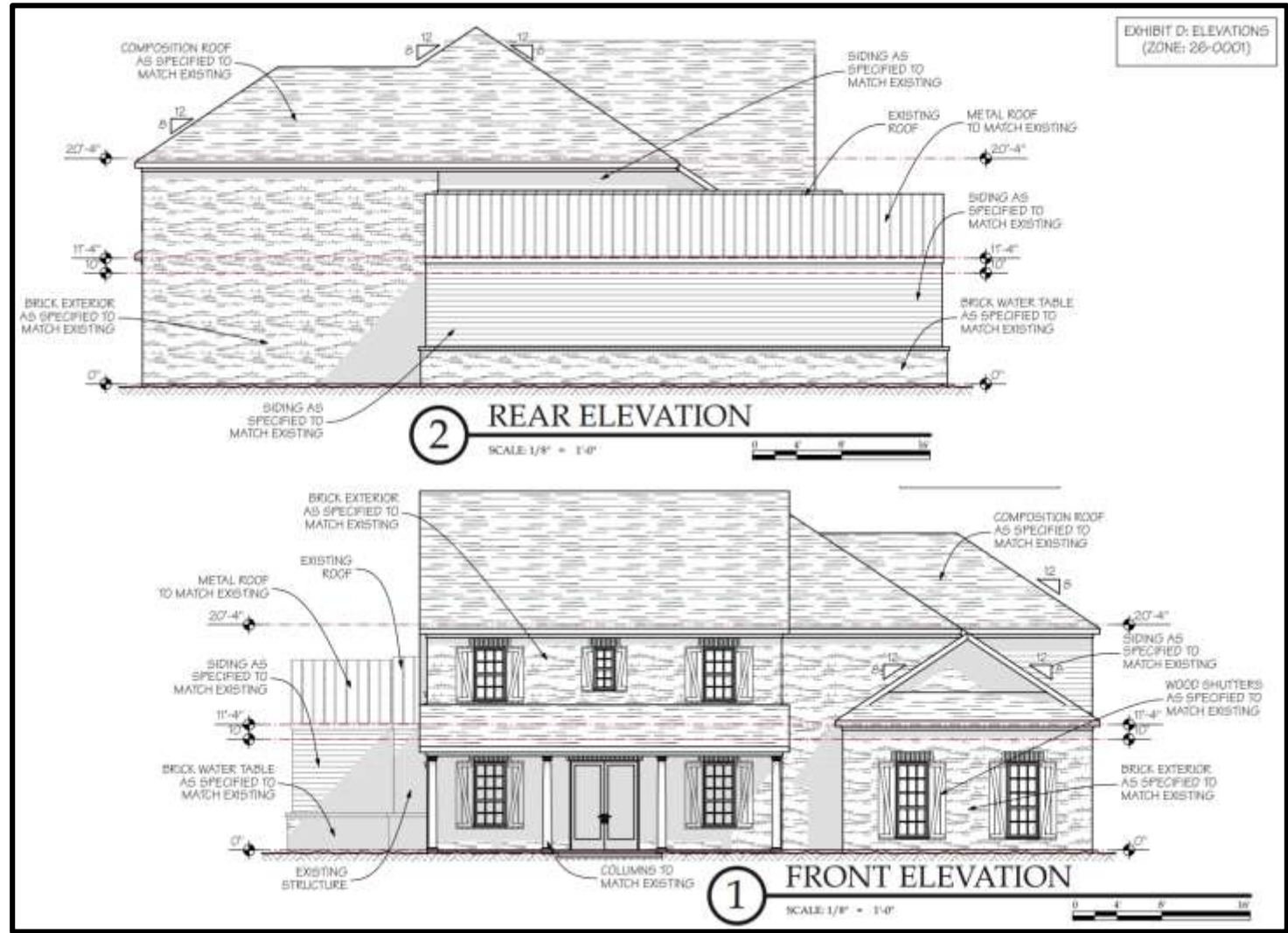


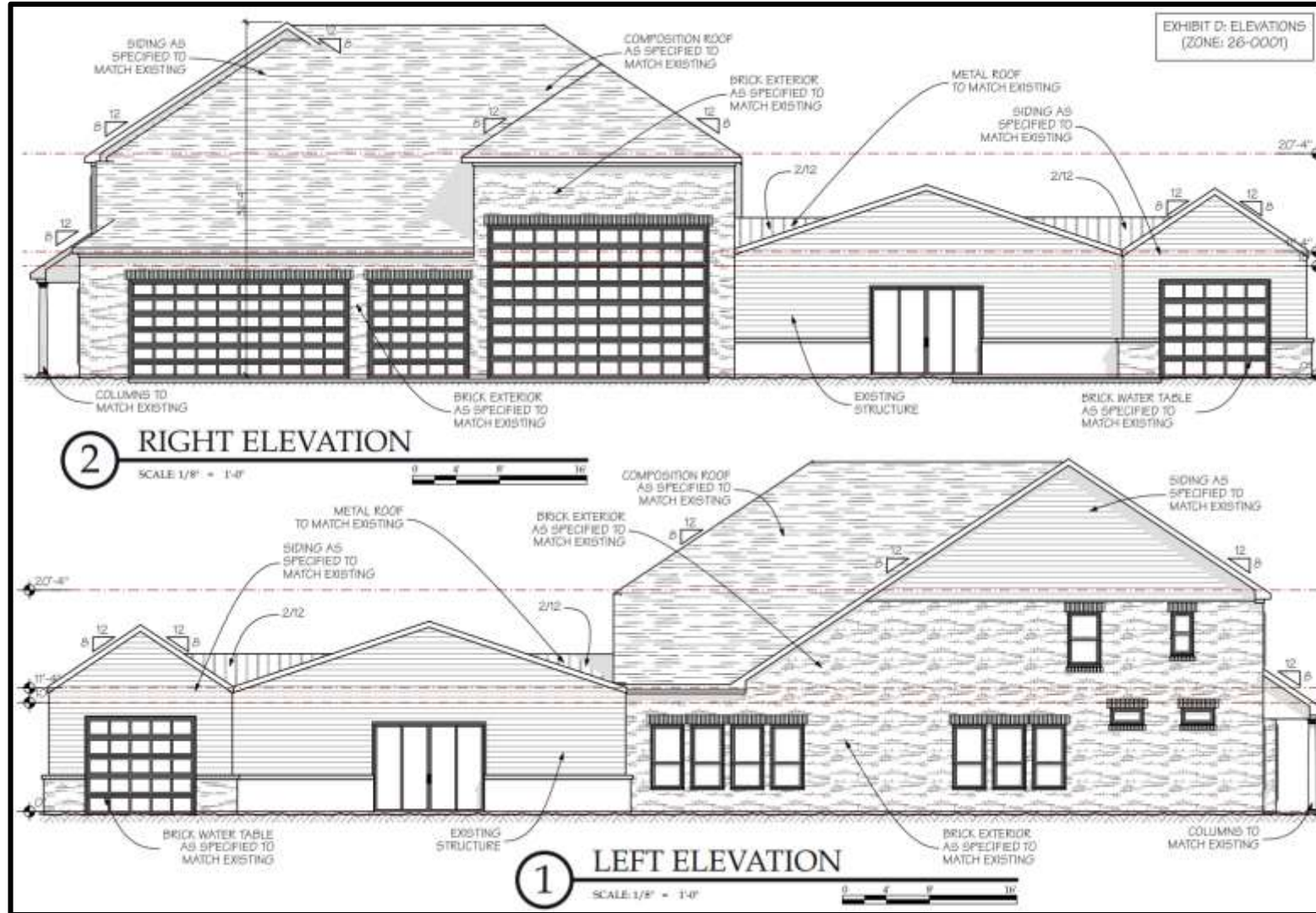
Surrounding Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-5	Single-Family	Low Density Residential
North	Planned Development-5	Single-Family	Low Density Residential
East	Planned Development-5	Single-Family	Low Density Residential
South	Planned Development-5	Pond	Parks
West	Planned Development-5	Single-Family	Low Density Residential









Specific Use Permit Criteria

Criterion 1: Is the use harmonious and compatible with its surrounding existing uses or proposed uses?

- *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because it is allowed within residential areas.*

Criterion 2: Are the activities requested by the applicant normally associated with the requested use?

- *Yes, an accessory structure/guest house may be permitted on a single-family lot, per the Planned Development. Per the Town's Zoning Ordinance, accessory structures with living quarters or guest houses of a maximum area of 4,000 square feet can only be on lots that are one acre or larger. Due to the size of the lot being over five acres, having a larger sized accessory structure is not out of character.*

Specific Use Permit Criteria Cont.

Criterion 3: Is the nature of the use reasonable?

- *Yes, the nature of the use is reasonable as it is a permitted use in the zoning for the area.*

Criterion 4: Has any impact on the surrounding area been mitigated?

- *Yes, the impact on the surrounding area has been mitigated as the surrounding area as the applicant has received approval from the Whispering Farms Homeowner's Association for the structure.*

Closing

Noticing:

- Friday, February 20th
 - One Letter of Support

Recommendation:

- Approval (Town Staff)
- Approval (Planning & Zoning Commission) – 5-0