
TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Zoning Code Amendment – Accessory Structure Size
APPLICANT: Alena and Mark Puzenkou
DATE: July 7, 2025

OVERVIEW

Alena and Mark Puzenkou live on a 2.69-acre lot in St. Francis. According to the City's Code, lots between 2.5 and 5 acres in size are allowed a maximum total detached accessory structure square footage of 1,500 square feet. The applicants have recently constructed an addition onto an existing detached accessory structure and a lean-to. Together, the total detached accessory structure square footage on the lot now comes to 2,268 square feet. The applicants are requesting to amend the City's Zoning Code to allow additional square footage for detached accessory structures on lots between 2.5 and 5 acres in size.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the amendment request at their June 18, 2025 meeting and held a public hearing. No members of the public spoke on the matter. After reviewing the square footage allowances for similarly-sized lots in neighboring communities, Commissioners felt that it would be appropriate to increase the total detached accessory structure square footage for lots 2.5 to 5 acres in size from 1,500 square feet to 2,500 square feet. Commissioners also noted that it may be appropriate to review the total detached accessory structure square footage allowances for all other lot sizes in the future.

ACTION TO BE CONSIDERED

Given the Planning Commission's recommendation for approval, a draft approval document has been prepared for your consideration.

Suggested Motion:

1. Move to approve the 1st reading of Ordinance 347 amending Section 10-68-04 of the City Code to allow 2,500 square feet of total detached accessory structure square footage on lots 2.5 to 5 acres in size as requested.

ATTACHMENTS

- Draft Ordinance 347 (1st Reading)
- Planning Commission Memo for June 18, 2025 Meeting