

CITY OF DE SOTO

SITE PLAN REVIEW COMMITTEE

City Hall, 32905 West 84th Street
Tuesday, July 14th, 2009 at 7:00 P.M.

AGENDA

1. Roll Call
 2. Agenda Items:
 - A. **Review of the Site Plan for a Special Use Permit to allow an accessory structure in the established front yard of a home located at 30755 W. 90th Street.**
 3. Adjournment
-

MINUTES

1. **Roll Call.** The meeting was called to order at 6:00 p.m.
Members Present: Mary Guntert, Dave Servos, Doug Weis. **Absent:** Toni Caldwell*, Charlie McNemee
*Note: Toni Caldwell forwarded comments for consideration
Planning Commissioners: None
Staff: Mike Brungardt, City Engineer; Linda Bohnsack, City Planner
Applicants: Kevin Dunn, property owner
2. **Agenda Item:**
 - A. **Review of the Site Plan for a proposed garage (accessory structure) to be located in the established front yard of a residence at 30755 W. 90th Street. Review is part of the Special Use Permit process.**

Mike Brungardt opened the meeting by explaining the purpose of the site plan review for a Special Use Permit. Although the SUP process is in effect a zoning action, the purpose of the site plan review in this case is to determine if the proposed use and site plan is in conformance with the City zoning and subdivision regulations.

*For the record, Toni Caldwell emailed several review comments, stating her approval of the Site Plan.

Discussion—

Architectural Issues

- The overhead door on the south side of the building opening onto a yard area and without paved access will function as an access for yard equipment and a tractor.
- Overhead door will not be an industrial-type door, but mimic the residential doors from the residence and the north side of the garage.
- Architecturally, the structure will be similar to the existing residence, maintaining the same wall height and roof pitch.

Neighborhood Impact Issues—

- Size of building is comparable or smaller than outbuildings on adjacent tracts
- Garage will complement the home and have a better appearance than the metal buildings on adjacent tracts
- In the opinion of the Committee, the building will improve the character of the neighborhood.

Siting Issues—

- It was conceded that 90th Street is likely to extend eastward with the development of adjacent tracts in that direction—even though this may be many years from now. This would put the garage in the side yard of the structure.
- Proposed position is similar to the residence on the west side of the site.
- Since the residence faces the north, placement of the garage on the west side puts it in the home's side yard. Technically, since 90th Street turns south at this point, the area between the street and the side of the home is the "front yard".

Standards Review:

- Proposed building is within the maximum allowable size for the R-1 District, given the size of the tract. (Article 5, Section 3 Accessory Structures)
- All members agreed that the Site Plan meets all review standards as listed in Section 6 of Article 11 Site Plan Review.

3. Adjournment. Meeting was adjourned at 6:25 p.m.