

BACKGROUND

The applicant is requesting approval of a Conditional Use Permit to allow for the construction of a Community Building/Management Office on a lot within the Valley Springs Cottages single-family subdivision. The lot will be located along the south side of Stillman Drive which will extend from Geyer Springs Road to the west and tie into Stillman Drive to the south. The lot is currently undeveloped.

The applicant proposes to construct a 1,775 square-foot building near the center of the lot. The proposed building will be one (1)-story with a height of nineteen (19) feet. The purpose of the building is to have office space for a property manager and to serve as a Community Building/Clubhouse for the tenants of the subdivision. A twenty-four (24)-foot wide paved driveway from Stillman Drive will serve as access to the building. Five (5) paved parking spaces will be located on the east side of the building. A small ground-mounted sign will be located near the northeast corner of the lot. The sign will have a height of six (6) feet and an area of approximately eighteen (18) square-feet.

The applicant responded to issues raised at Subdivision Committee by providing additional information on the project to staff. The applicant provided sign details and information on building height to staff. The applicant noted at the Subdivision Committee meeting that in addition to the proposed parking lot, parking will be available at the individual tenant's homes and on-street parking will be allowed along Stillman Drive. To staff's knowledge, there are no outstanding issues associated with this application.

Staff believes the proposed Management Office/Community Building is an appropriate use for this lot within the Valley Springs Cottages Subdivision. Many subdivisions throughout the City have meeting and recreation spaces set aside within the subdivisions for the residents. Staff believes the proposed Management Office/Community Building will have no adverse impact on the subdivision or surrounding uses.

The Planning Commission reviewed this item at their November 15, 2018, meeting and there was one (1) registered objector present. That action has been appealed to the Board of Directors. Please see the Planning Commission minutes for a complete description of the proposal and the Planning Commission hearing.