

City Council



SPECIAL USE PERMIT CASE SUP23-04

May 22, 2023



Owner: Shinelight Properties, LLC

Applicant: Lori Epler, Larry King & Assoc.

Request: SUP - Dwelling, Two- to Four-Family (1 duplex)

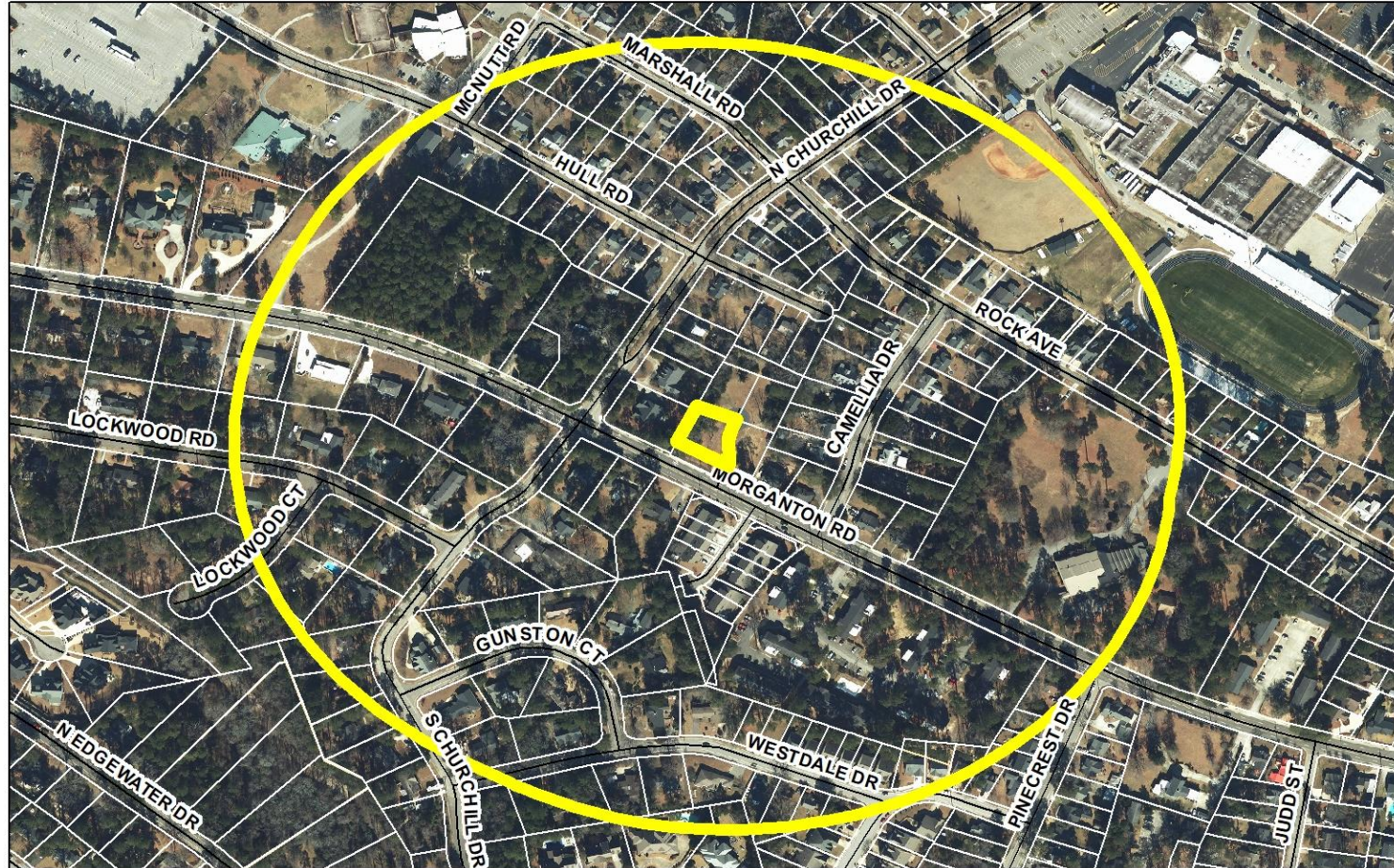
Located: 105 Arbor View Ct

Acreage: ± .1

District: 2 – Shakeyla Ingram

REID#: 0427471706000





Aerial Notification Map

SUP23-04

Request: SUP - Duplex
in SF-15 Zoning District

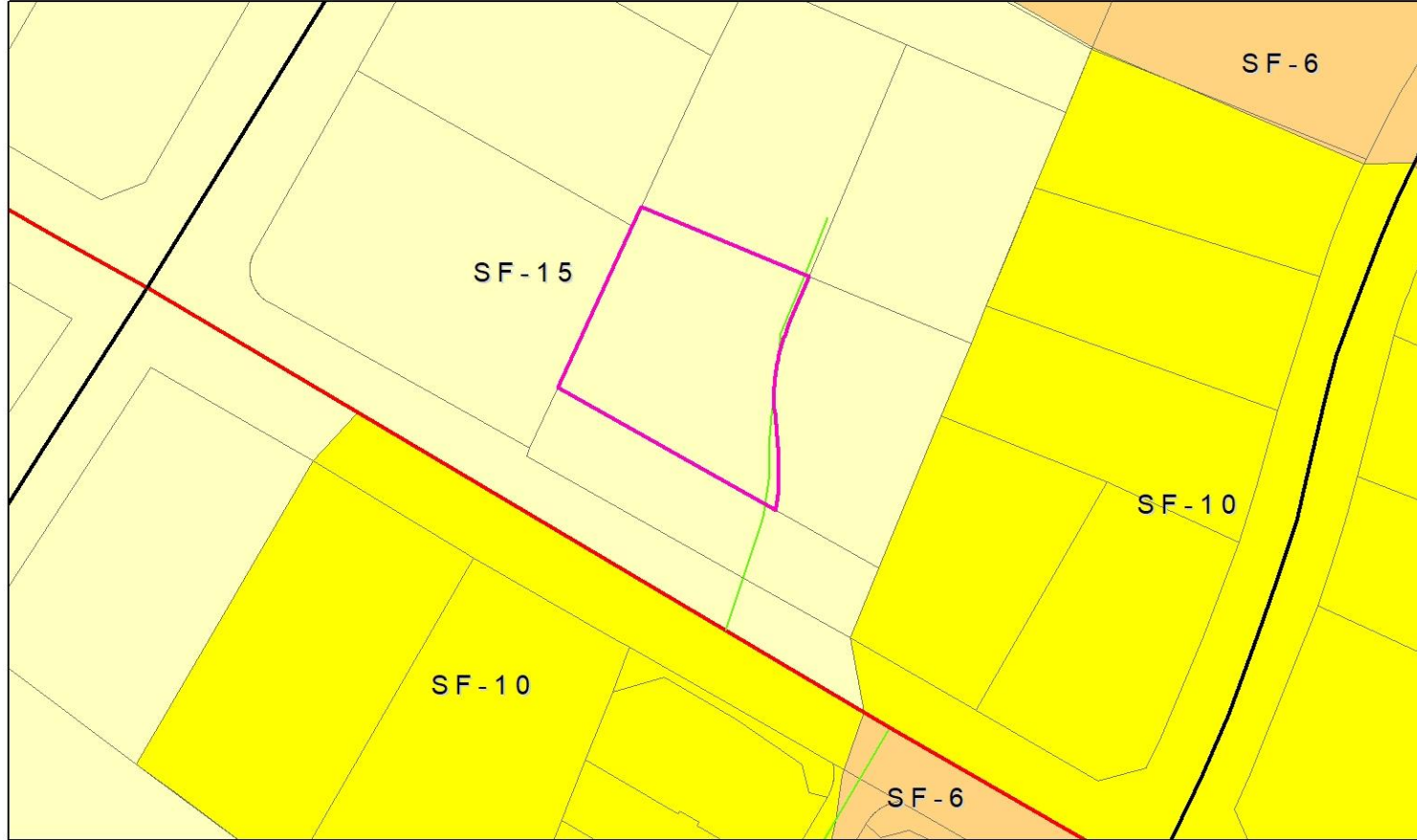
Address: 105 Arbor View Ct

Legend

-  1,000' Notification Area
-  Parcels



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.






Zoning Map

SUP23-04

Request: SUP - Duplex
in SF-15 Zoning District

Address: 105 Arbor View Ct

Legend

	SF-10		SF-6
	SF-15		



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Land Use Plan Map

SUP23-04

Request: SUP - Duplex
in SF-15 Zoning District


Address: 105 Arbor View Ct

Legend

 Parcels

Future Land Use 2040

Character Areas

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

 OI - OFFICE / INSTITUTIONAL

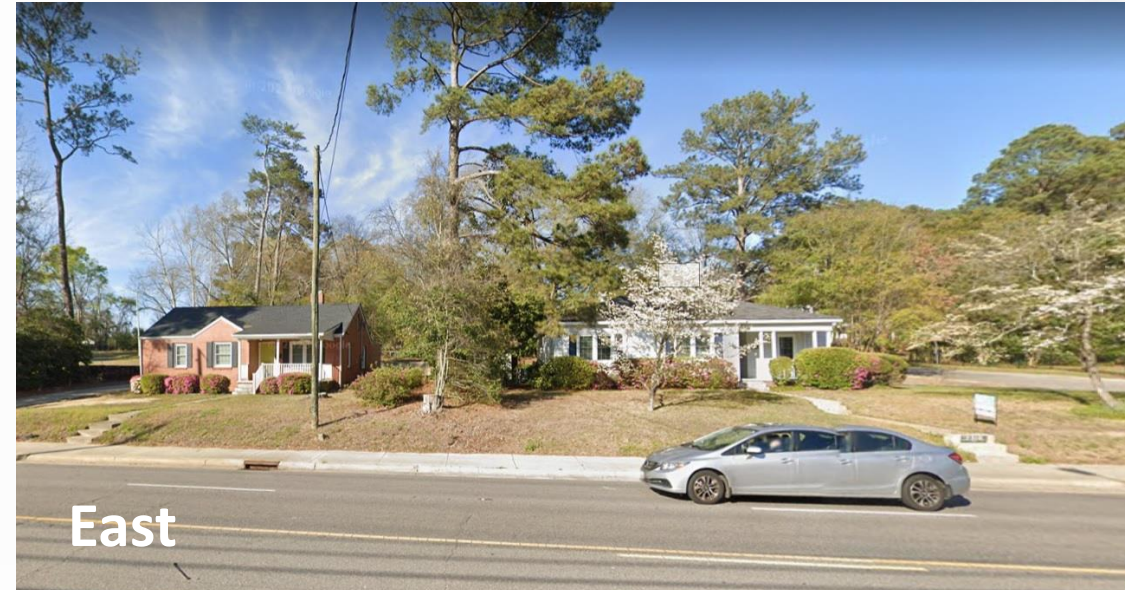


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NORTH



East



South



West



For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special us will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.

- 1) City Council moves to approve the Special Use Permit (SUP) as presented based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 2) City Council moves to approve the Special Use Permit (SUP) as presented with conditions, based on the evidence submitted and finds that the Special Use Permit (SUP) meets the six (6) findings of fact.
- 3) City Council moves to deny the Special Use Permit (SUP) based on the evidence submitted and finds that the Special Use Permit (SUP) fails to meet the six (6) findings of fact.





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