



SUP #2020-00108

7 West Walnut Street

City Council
April 17, 2021

Site Context

Surrounded by residences, primarily single-family

Zoned R-5 Single-family Zone

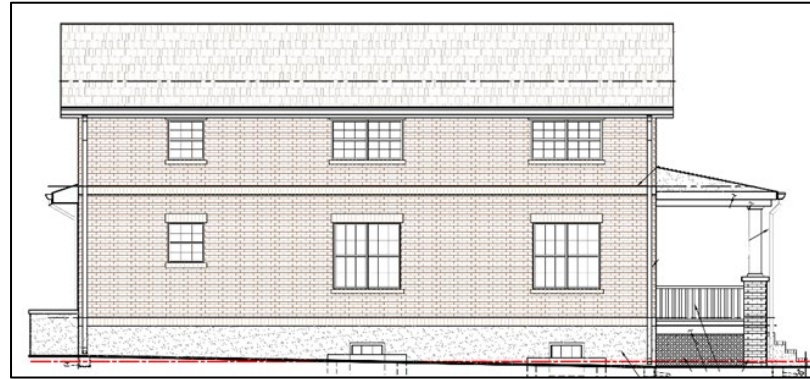


SUP Request

Request a SUP to construct a single-family dwelling on a developed substandard lot



South Front Elevation



West Side Elevation



North Rear Elevation

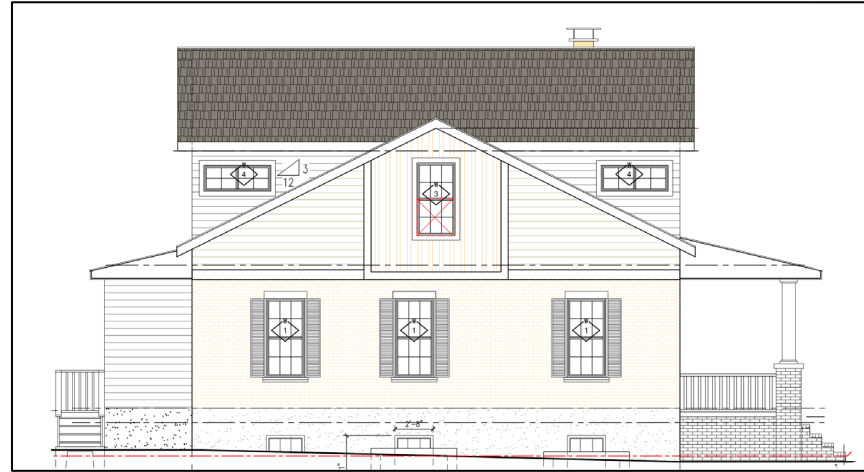


East Side Elevation

Previously Approved By-right Building Permit



South Front Elevation



West Side Elevation



North Rear Elevation

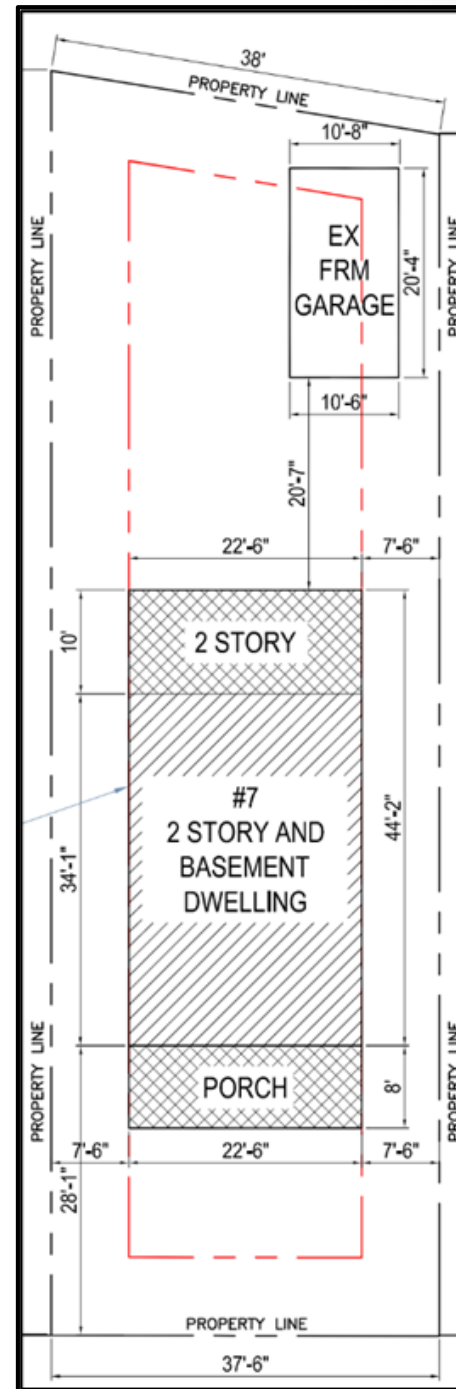


East Side Elevation

Substandard Lot and Proposed Plat



	Existing	Required
Lot Area	4,482 sq ft	5,000 sq ft
Lot Width	37.50 ft	50.00 ft
Lot Frontage	37.50 ft	40.00 ft





SUP Considerations

Redevelopment of a developed substandard lot:

12-901(C)(2) states "City Council, upon consideration of the special use permit, finds that the proposed development **will be compatible with the existing neighborhood character in terms of bulk, height and design.**"

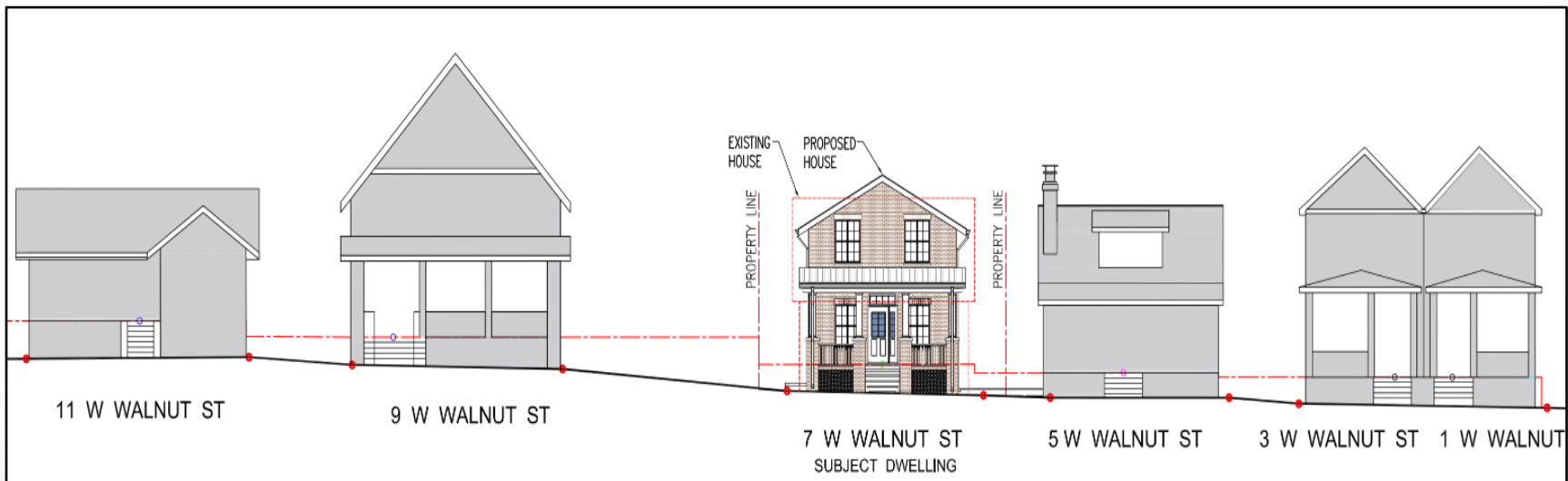
Height and Bulk Compatibility

Proposed height is:

- 6% taller than the average building height of 21.4 feet

Bulk of proposed dwelling:

- 1,852 Sq Ft .41 FAR



16.1 ft

29 ft

22.75 ft

17 ft

26.5 ft

26.9 ft

Design Compatibility

Block does not have a dominant architectural style

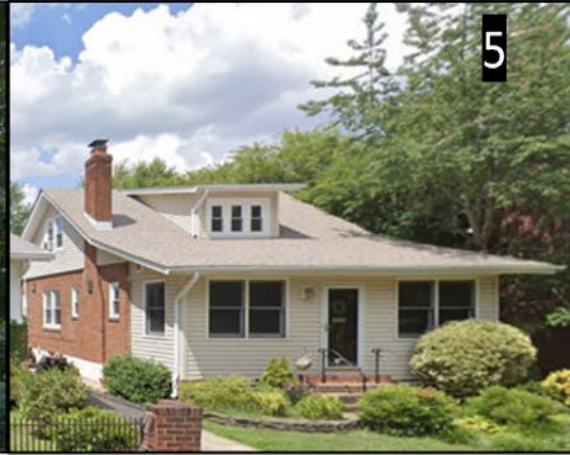


7 and 5 W Walnut



Proposed Front Elevation

North Side of Block



South Side of Block





Issues Addressed at Planning Commission Outside of SUP Review

Neighbor Concerns:

- Stormwater Management
 - Review during grading plan
- Damage to neighboring properties
 - Review during building permit

Applicant has given verbal and written agreement to make the following accommodations:

- Cover the cost of replacing the shared driveway with 5 West Walnut after construction is completed
- Will not drive heavy trucks on the shared driveway
- Will not damage the existing wall at 9 West Walnut
- Will not remove his existing brick wall
- Cover any damage that occurs as a result of his construction
- Will locate construction dumpster on his property



Planning Commission Recommends Approval

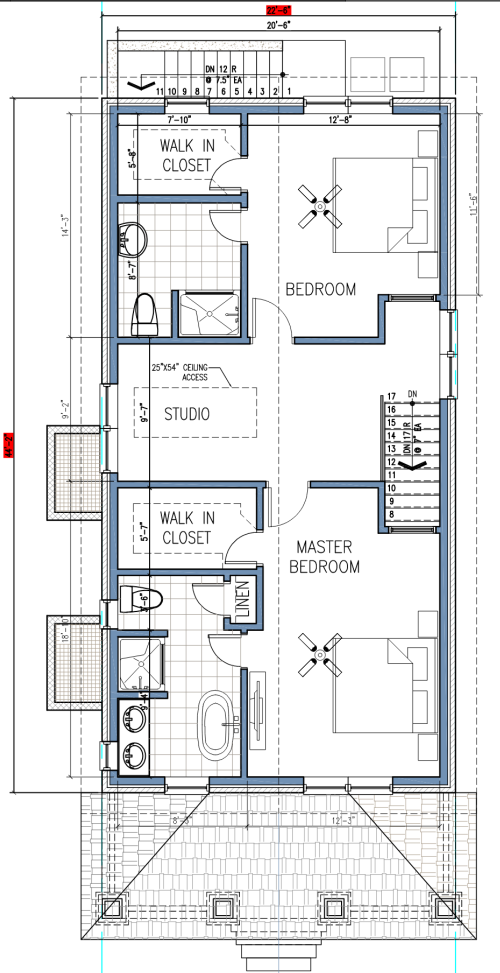
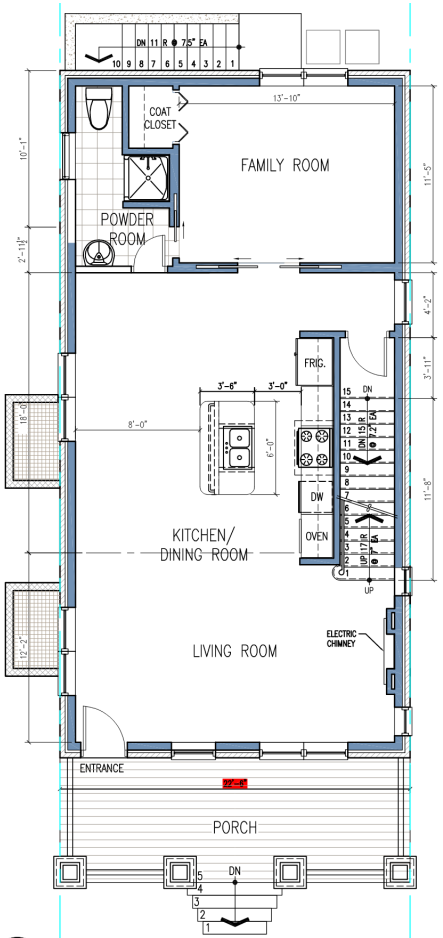
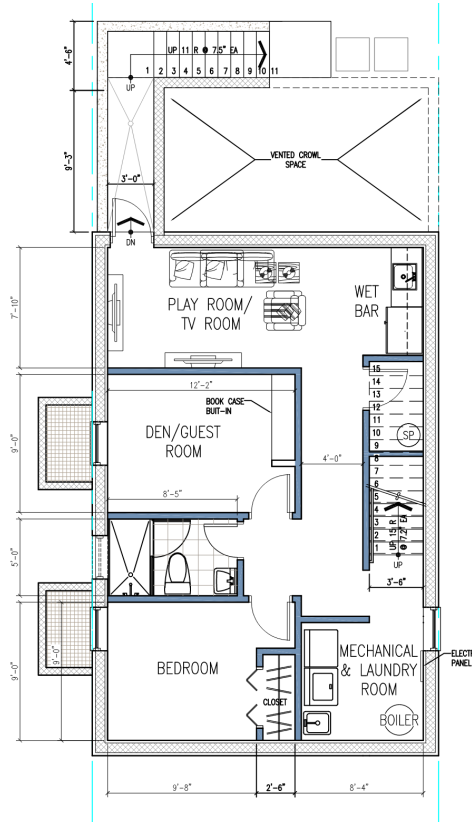


Additional Information

Existing Dwelling



Proposed Floorplans





R-5 Zoning Requirements

	Required/Permitted	Provided /Proposed
Lot Area	5,000 Sq. Ft.	4,482 Sq. Ft.
Lot Width	50 Ft.	37.5 Ft.
Lot Frontage	40 Ft.	37.5 Ft.
Front Yard	20 (minimum) 40 (maximum)	28.08 Ft. (wall) 20.08 Ft. (porch)
Side Yard (East)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Side Yard (West)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Rear Yard	22.75 Ft. (1:1 height to setback ratio, 7 Ft. min.)	45.0 Ft.
Net Floor Area	2,016.9 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,846 Sq. Ft. 0.41 FAR
Maximum Height	compatible with neighborhood character	22.75 Ft.
Maximum Threshold Height	3.87 Ft. *	3.33Ft.



Height Survey

19 W Walnut	14.8 Ft.
13 W Walnut	15.45 Ft.
11 W Walnut	16.1 Ft.
6 W Walnut	16.7 Ft.
5 W Walnut	17 Ft.
4 W Walnut	20.4 Ft.
Block Average homes (north side of the block and across from 7 W Walnut)	21.4 Ft.
15 W Walnut	22.3 Ft.
Proposed Dwelling	22.75 Ft.
17 W Walnut	26.1 Ft.
3 W Walnut	26.5 Ft.
21 W Walnut	25.5 Ft.
1 W Walnut	26.9 Ft.
9 W Walnut	29 Ft.