

# Substandard Lot Redevelopment

2435 Ridge Road Drive | SUP2023-00002

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Planning Commission

March 30, 2023



*This presentation is subject to changes prior to hearing*

# Location



# Description

- Subject property is substandard – does not meet minimum lot size requirement
- Applicant proposes demolition of the existing house and construction of a new house
- SUP approval required for redevelopment of substandard lot
- City Council must find the proposal compatible with existing neighborhood character in terms of:
  - Bulk
  - Height
  - Design

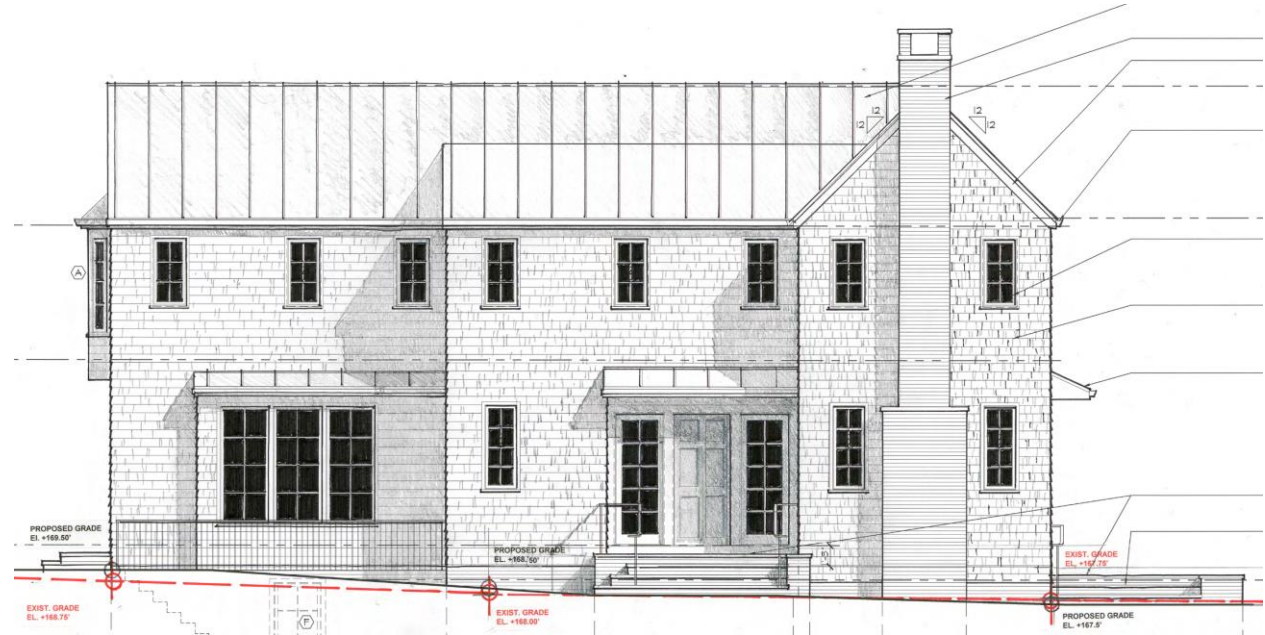


# Request

Applicant requests SUP approval with front and side yard modifications to construct new house on the subject property

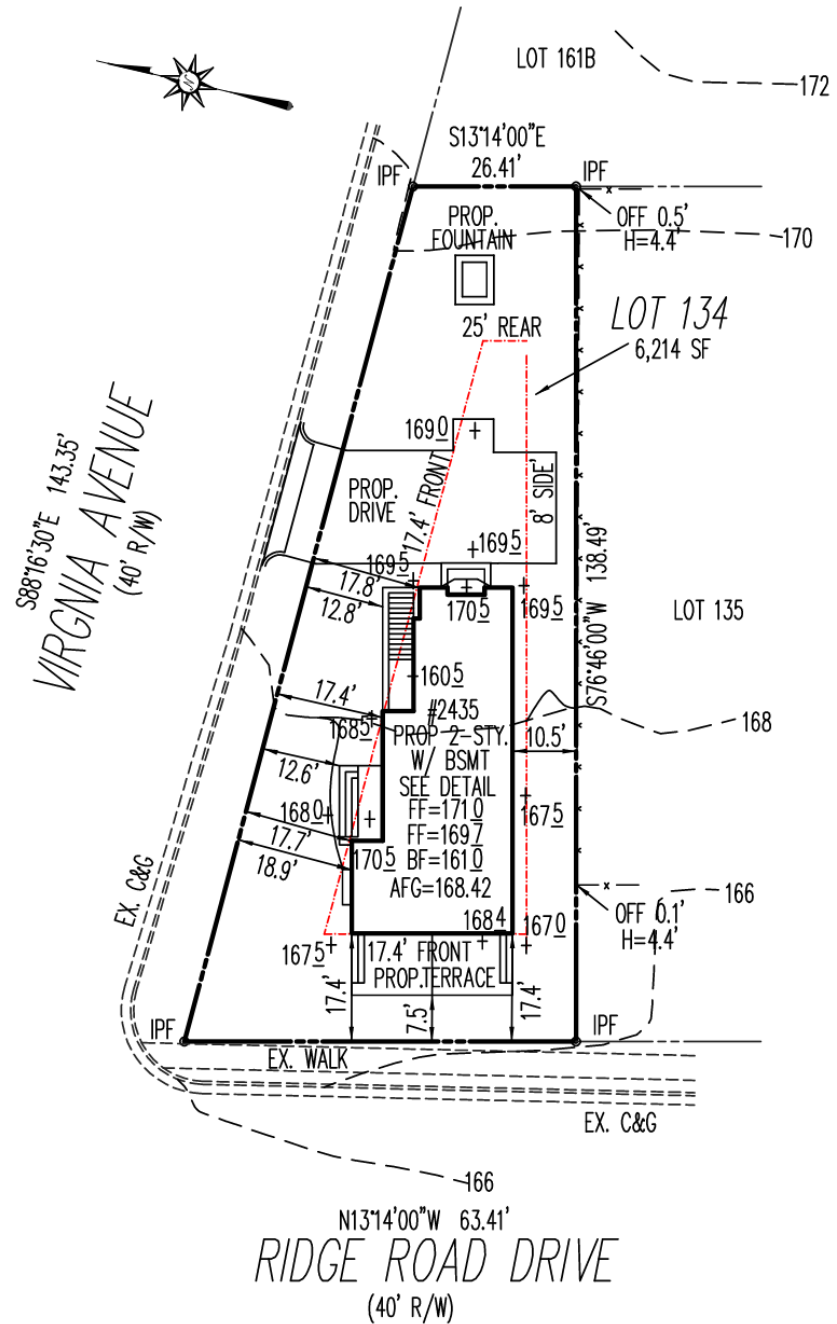


Existing



Proposed

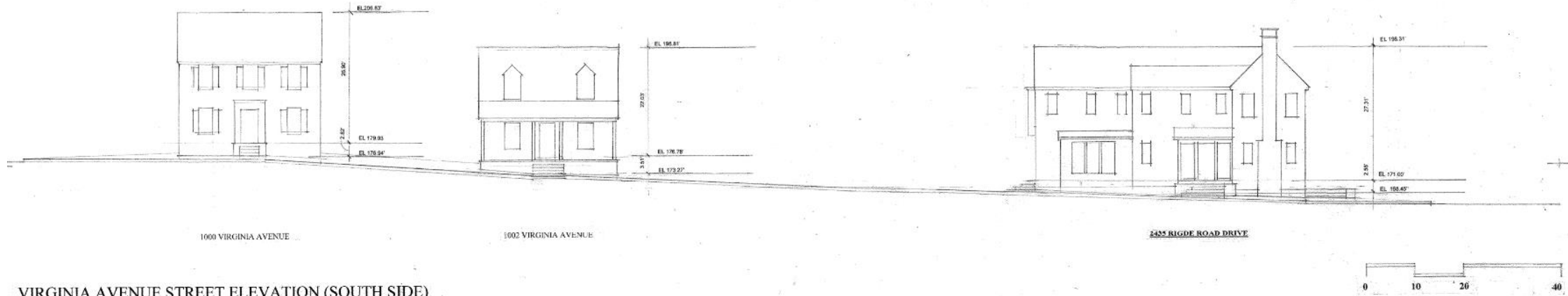
# Proposed Site Plan



# SUP Considerations

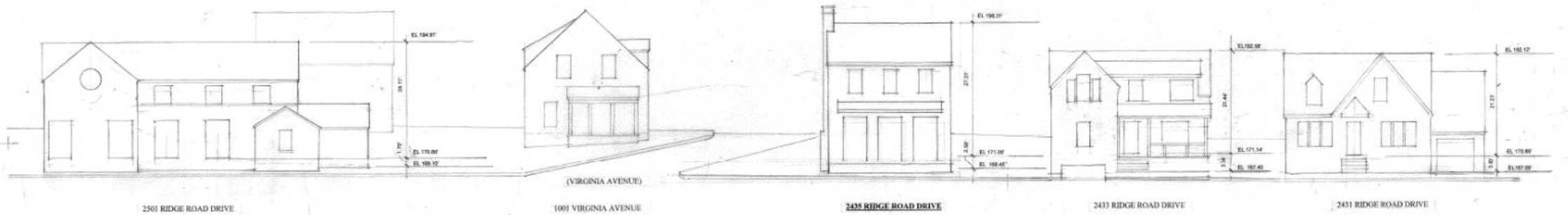
Proposed house would be compatible with surrounding dwellings in terms of bulk, height and design

2431 Ridge Road Drive	18.5 Ft.
2429 Ridge Road Drive	19.3 Ft.
1002 Virginia Avenue	19.8 Ft.
2433 Ridge Road Drive	21.6 Ft.
1001 Virginia Avenue	21.7 Ft.
2501 Ridge Road Drive	21.9 Ft.
<b>Average</b>	<b>22.4 Ft.</b>
1000 Virginia Avenue	24.8 Ft.
<b>Proposed Dwelling</b>	<b>25.9 Ft.</b>
2430 Ridge Road Drive	26.4 Ft.
2436 Ridge Road Drive	27.3 Ft.



VIRGINIA AVENUE STREET ELEVATION (SOUTH SIDE)

1" = 10'-0"



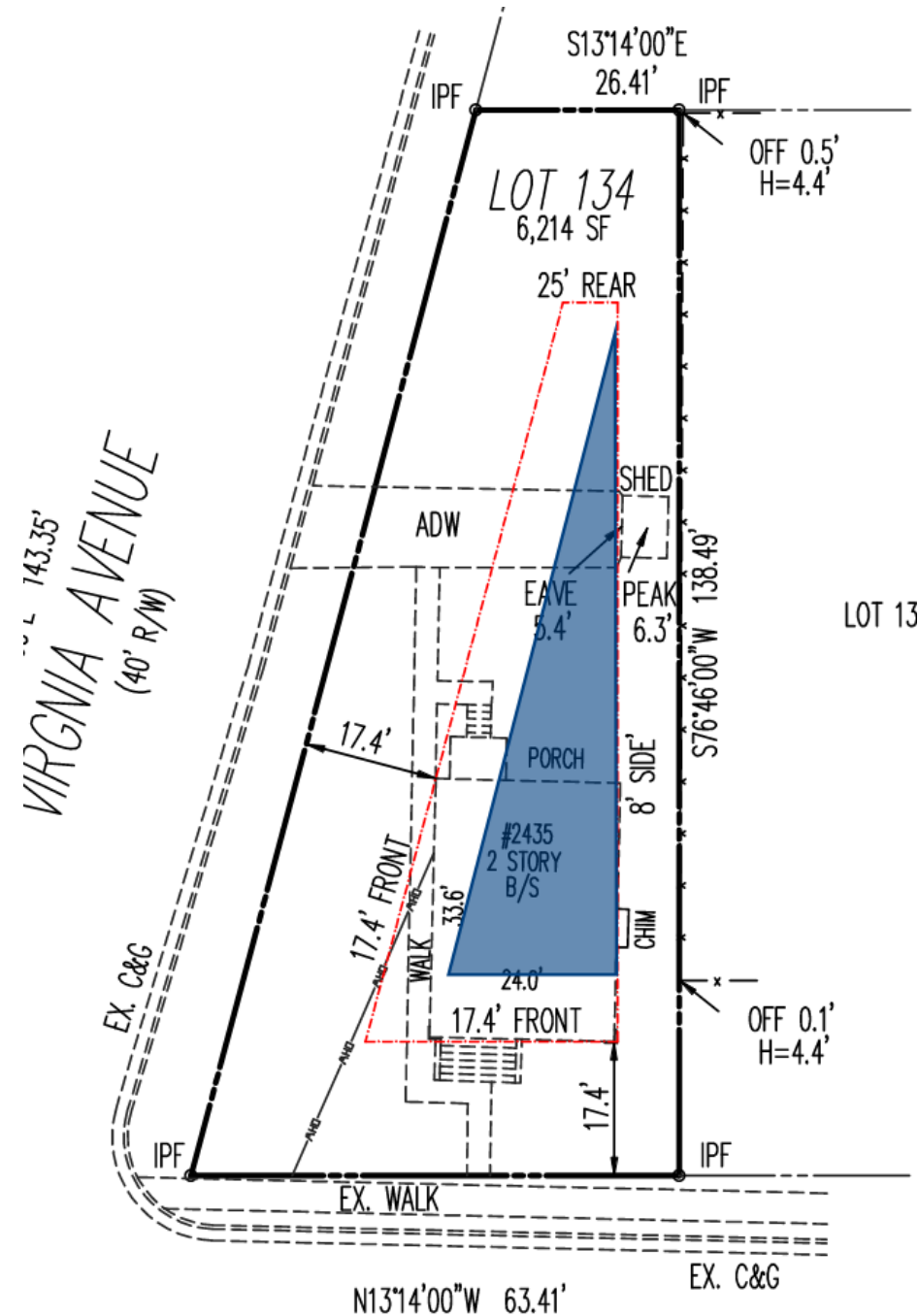
RIDGE ROAD DRIVE STREET ELEVATION (EAST SIDE)

1" = 10'-0"

# Yard Modifications

Applicant's requested modifications are necessary for redevelopment of the subject property

Area shown in blue represents buildable area without modifications





# Conclusion

Staff recommends approval

