

Special Use Permit #2025-00044
107 North Fairfax Street

City Council October 18, 2025



Agenda



- 1. Summary
- 2. Background Information
- 3. Proposal
- 4. SUP considerations
- 5. Planning Commission Guidance



SUP Request

Request for nonresidential floor area ratio (FAR) up to 2.5

Key Elements of the Discussion

- Increase in FAR to 2.5 to expand residence on upper floor of existing nonresidential building
- Proposed bulk and compatibility with neighborhood



Background Information

- Zone:
 - CD/Commercial Downtown
 - Commercial with auxiliary dwelling
- Small Area Plan:
 - Old Town
- Surrounding uses:
 - Commercial, government





Proposal

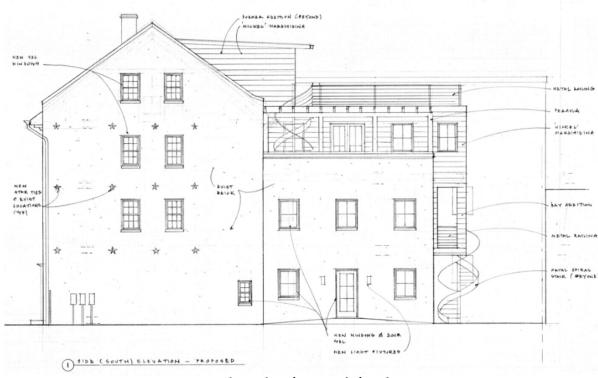
 Expand upper floor auxiliary dwelling, increasing the nonresidential FAR to 2.5



Proposed front and rear elevations



Proposal (cont.)



Proposed side (south) elevation



SUP Considerations

Bulk (FAR)

▶ Proposed FAR: 2.5

► Note: subject property is across the street from City Hall, which contains 100,000 square feet of floor area

Height

Proposed Height: 35.5 ft.

Max permitted in zone: 50 ft.

ADDRESS	FAR	Floor Area
107 N. Fairfax St.	2.5	5,070 Sq. Ft.
109 N. Fairfax St.	2.71	3,996 Sq. Ft.
113 N. Fairfax St.	3.11	3,324 Sq. Ft.
115 N. Fairfax St.	1.25	3,935 Sq. Ft.
117 N. Fairfax St.	1.53	7,028 Sq. Ft.



SUP Considerations

Neighborhood compatibility

- Consistent in design with neighboring buildings with regard to height, mass, and scale
- Visibility:
 - ▶ Front dormers visible from North Fairfax Street
 - Rear addition somewhat visible from King Street; screened by existing trees and shrubbery







Staff and the Planning Commission recommend approval of Special Use Permit #2025-00044.

