

SUP #2020-00108

7 West Walnut Street

Planning Commission
April 8, 2021

Site Context

Surrounded by residences, primarily single-family

Zoned R-5 Single-family Zone

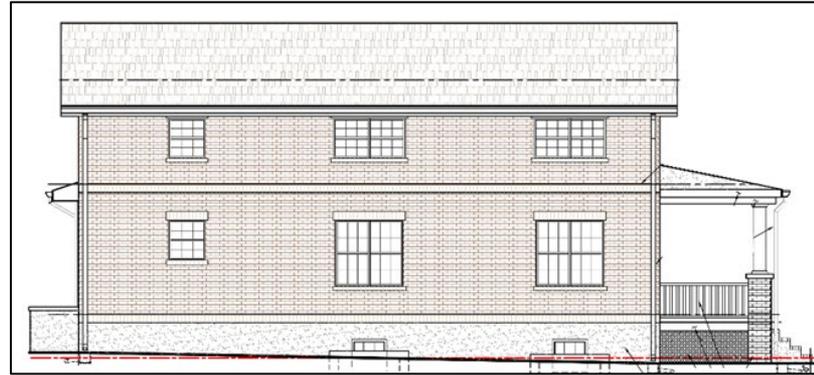


SUP Request

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



South Front Elevation



West Side Elevation



North Rear Elevation

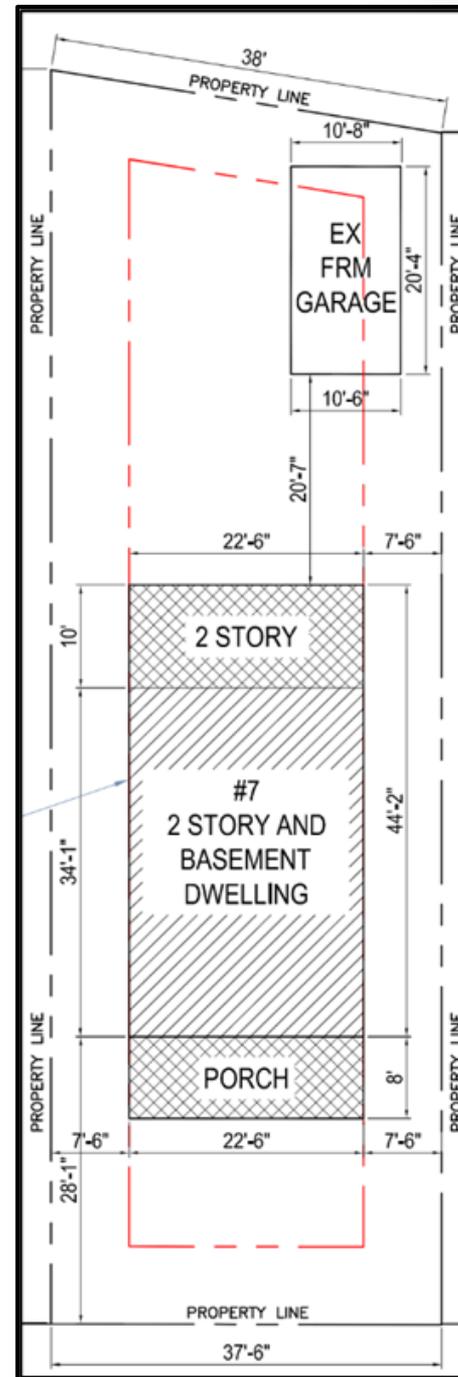


East Side Elevation

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.**”

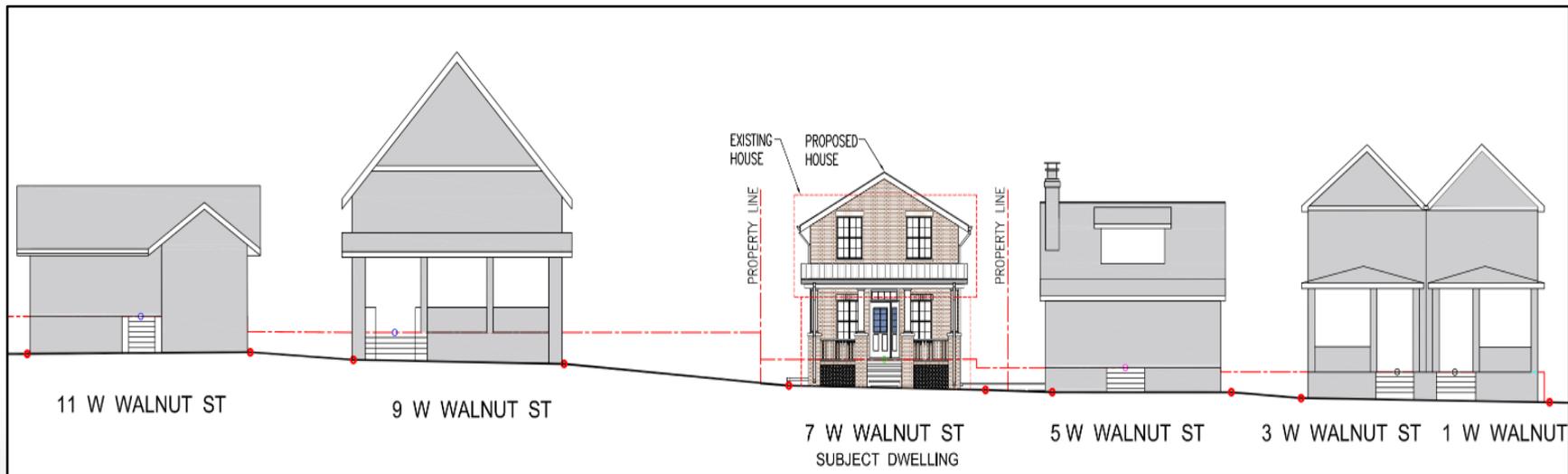
Height and Bulk Compatibility

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





Staff Recommends Approval



Additional Information

Existing Dwelling



Previously Approved By-right Building Permit



South Front Elevation



West Side Elevation

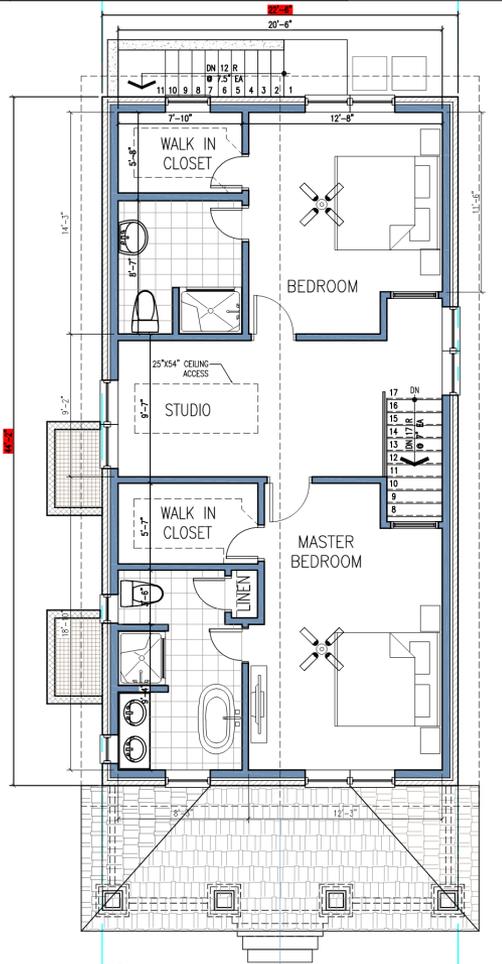
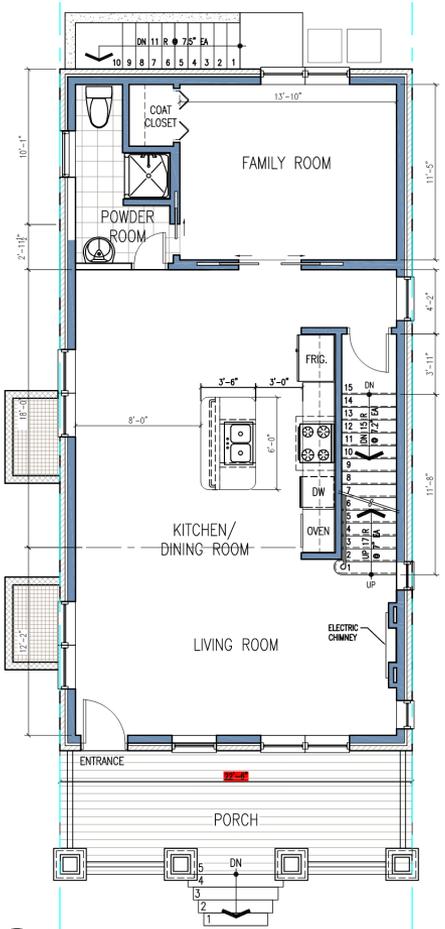
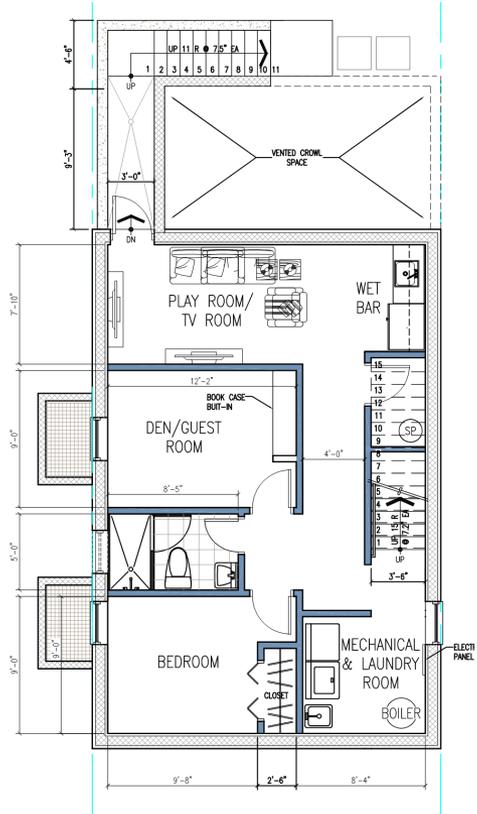


North Rear Elevation



East Side Elevation

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.