

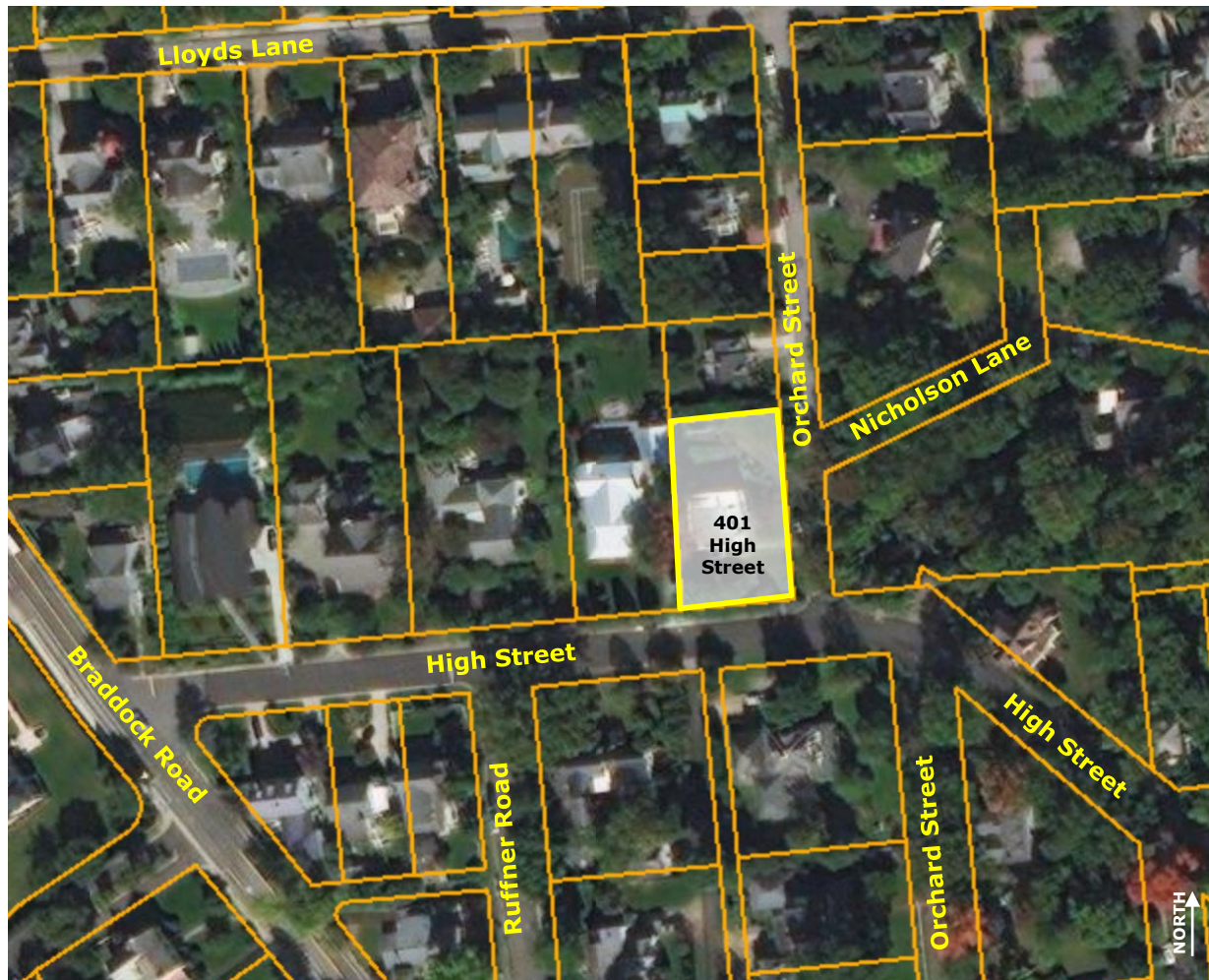


401 High Street SUP #2021-00094

Planning Commission
December 7, 2021

Site Context

- Zoned R-12/residential single-family
- Surrounded by detached, single-family dwellings



Special Use Permit Request

Construct a two-story single-family dwelling with free-standing garage on a developed, substandard lot



Existing dwelling

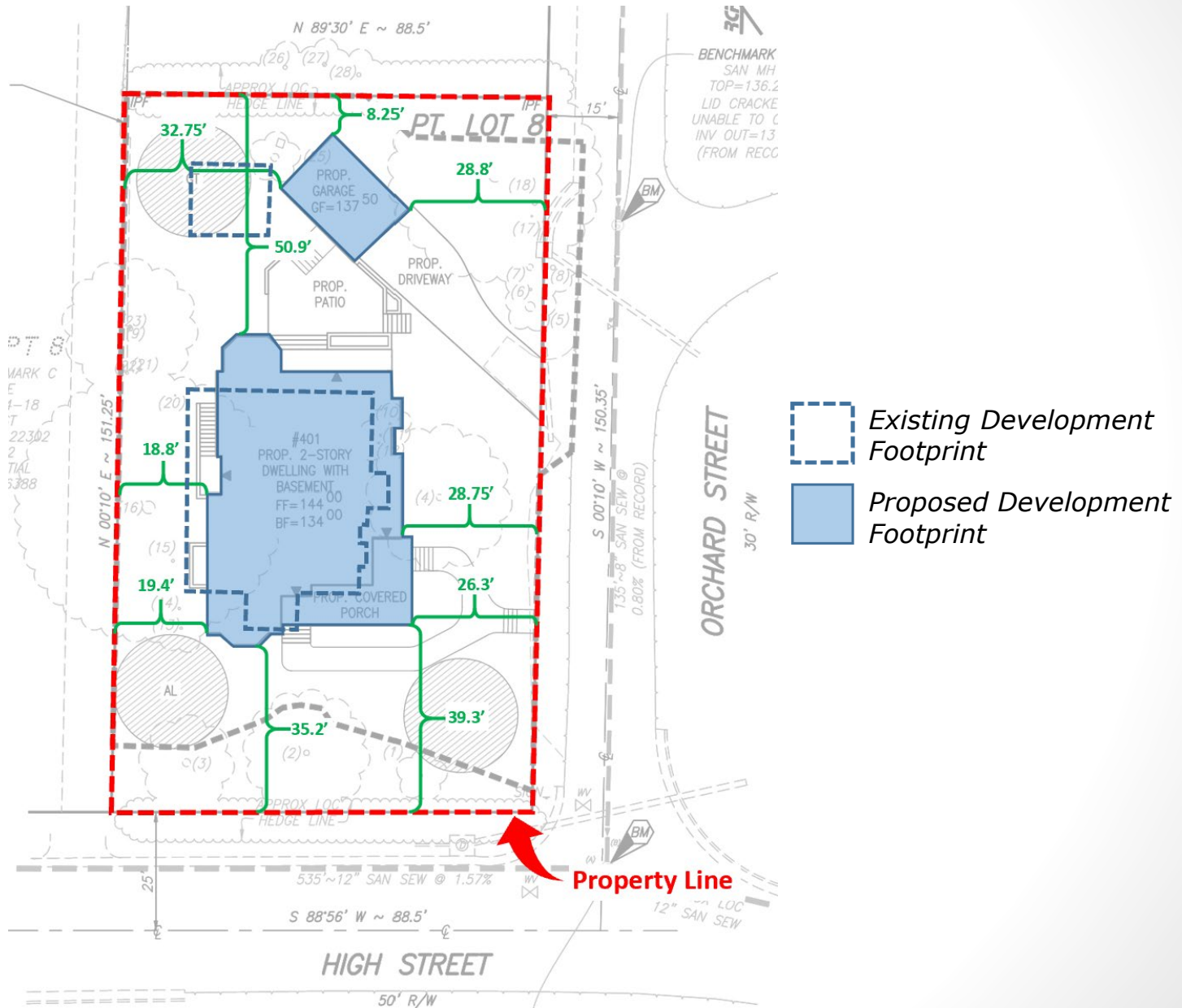


Proposed dwelling

Substandard Lot

- Subject property is substandard
 - does not meet minimum lot width requirement
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
 - Bulk
 - Height
 - Design

Site Plan



Proposed Dwelling

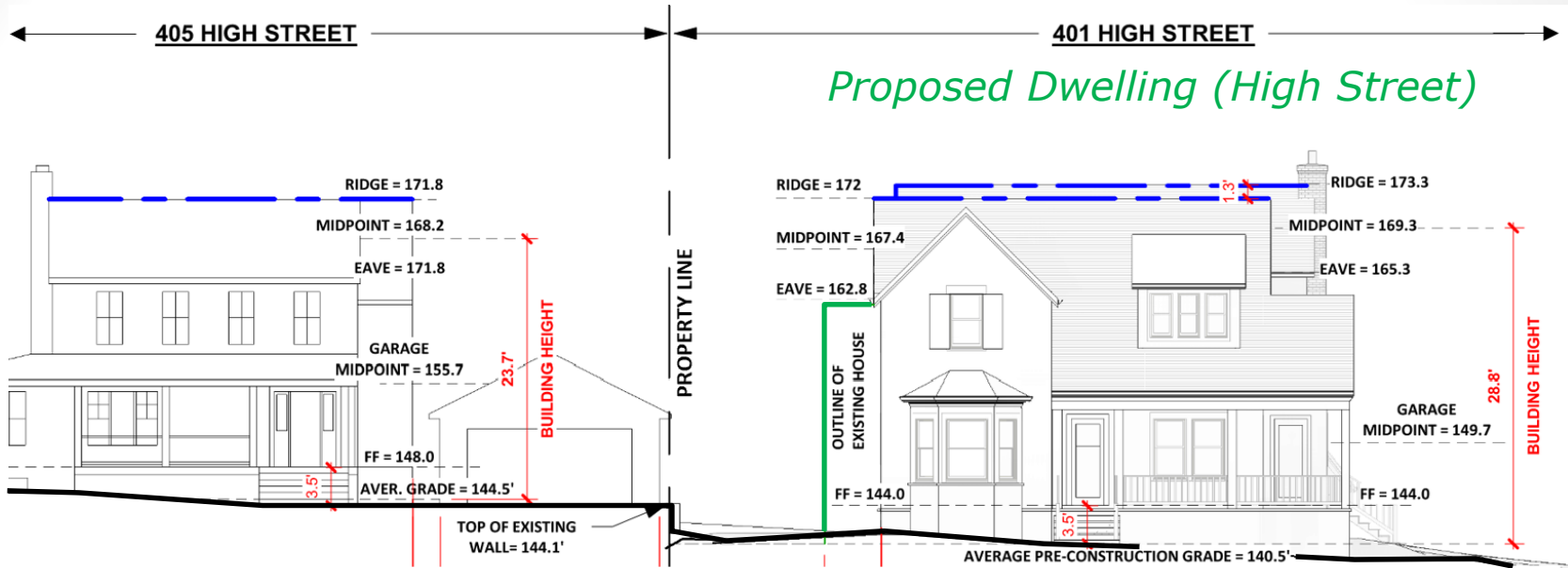


Height

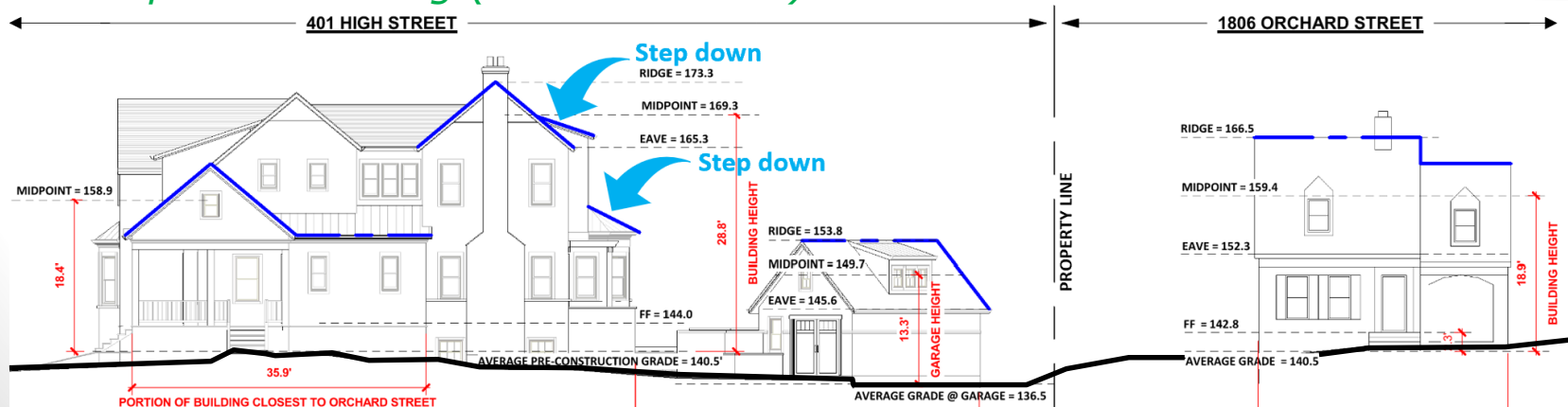


| | |
|---|-----------------|
| 507 High Street | 21.7 Ft. |
| 503 High Street | 18.7 Ft. |
| 501 High Street | 17.7 Ft. |
| 405 High Street | 23.7 Ft. |
| 504 High Street | 26.0 Ft. |
| 502 High Street | 22.6 Ft. |
| 500 High Street | 23.3 Ft. |
| 406 High Street | 19.0 Ft. |
| 1702 Orchard Street | 31.0 Ft. |
| 1806 Orchard Street | 18.9 Ft. |
| 1810 Orchard Street | 24.9 Ft. |
| 400 Lloyds Lane | 18.9 Ft. |
| Average | 22.2 Ft. |
| Proposed Dwelling at 401 High Street | 28.8 Ft. |

Height Comparison



Proposed Dwelling (Orchard Street)



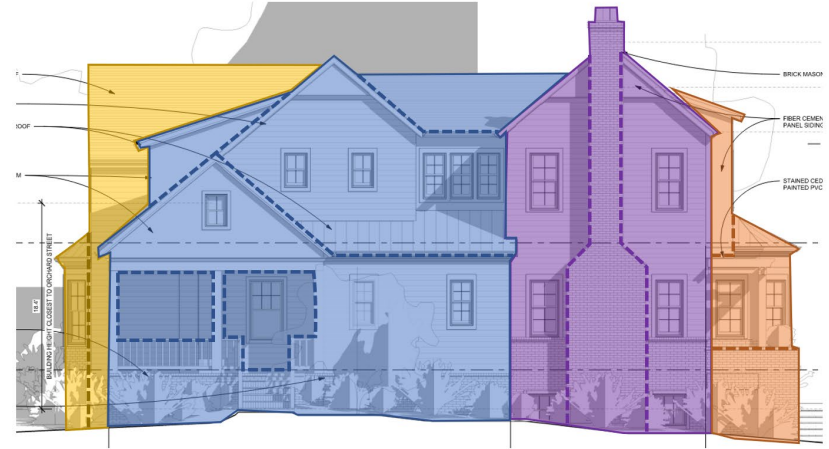
Bulk

401 High Street Proposal

High Street (Primary frontage)



Orchard Street (Secondary Frontage)



500 High Street

High Street (Primary Frontage)



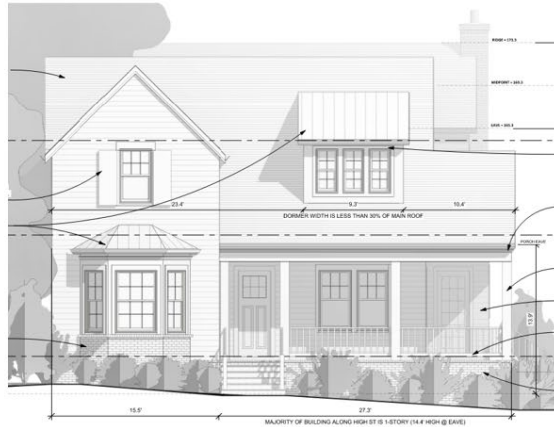
Ruffner Road (Secondary Frontage)



Design



405 High Street



Queen Anne & Folk Victorian

- Mix of hipped and gabled roofs
- Asymmetrical building form
- Wrap-around porch
- Use of wood siding



303 High Street



1810 Orchard Street

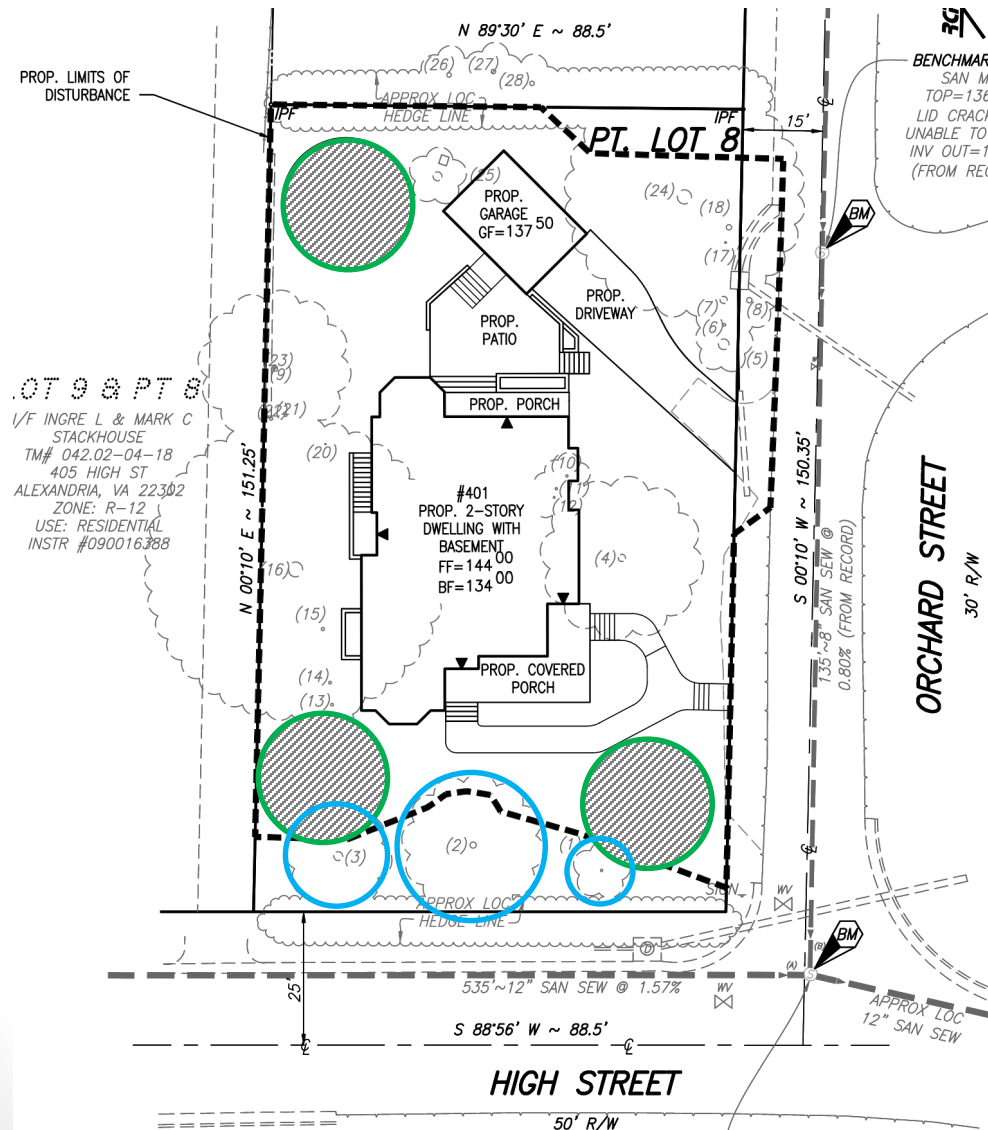




500 High Street

Colonial Revival

- Dominant chimney stack with symmetrical windows

Additional Considerations and Proposed Tree Plan



-  Existing Tree to be Preserved
-  Proposed Canopy Tree

Per Proposed Condition #5, **two additional Oaks** to be provided with future grading plan.

Staff Recommends Approval

Additional Information

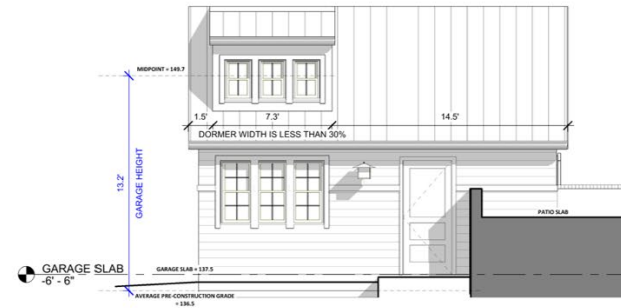
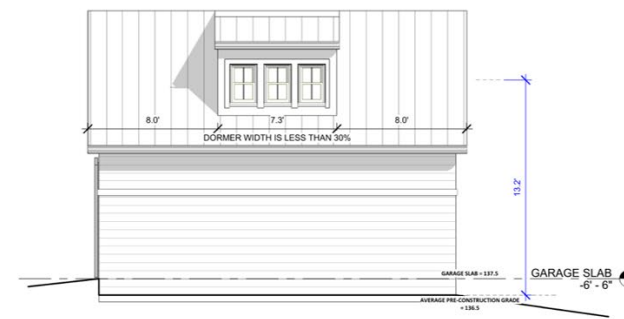
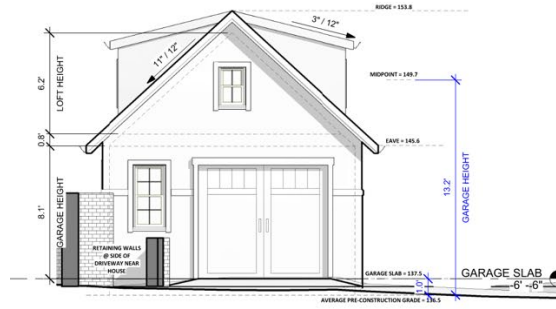
North Elevation



West Elevation



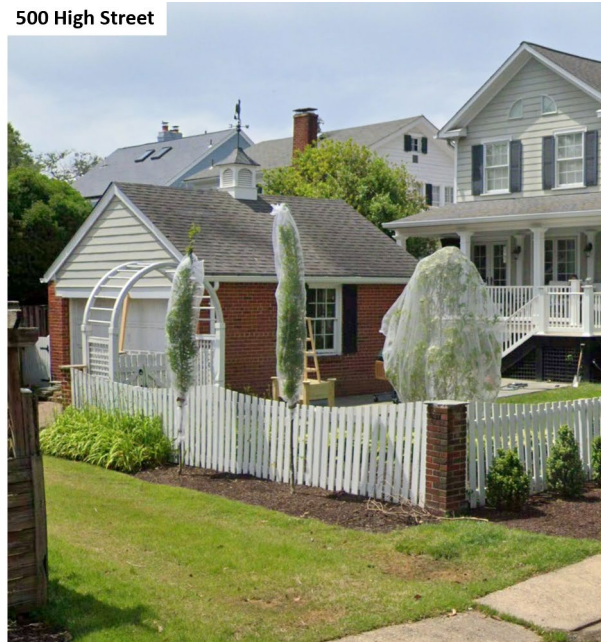
Proposed Garage



303 High Street



500 High Street



1803 Orchard Street





| | Required/Permitted | Provided /Proposed |
|--------------------------|--|---|
| Lot Area | 12,000 Sq. Ft. | 13,344 Sq. Ft. |
| Lot Width | Min. 95.0 Ft. (for corner lot measured at the building line) | Primary – High Street 88.5 Ft. Secondary – Orchard Street 105.7 Ft. |
| Lot Frontage | Min. 60.0 Ft. (measured at the front lot line) | Primary – High Street 88.5 Ft. Secondary – Orchard Street 105.35 Ft. |
| Front Yard | Primary – High Street Min. 35.0 Ft. (all front yards of lots in contextual block face, including the existing lot in question, is greater than 35.0 Ft.) Secondary – Orchard Street Min. 24.2 Ft. (between the range established by the front yards within the contextual block face) | Primary – High Street 35.2 Ft. (Dwelling) 39.3 Ft. (Porch) Secondary – Orchard Street 28.75 Ft. (Dwelling) 26.3 Ft. (Porch) 28.8 Ft. (Garage) |
| Side Yard (West) | Min. 14.15 Ft. (Dwelling) (1:2 height to setback ratio, 10 Ft. min.) 3.0 Min. Ft. (Garage) | 18.8 Ft. (Dwelling) 32.75 Ft. (Garage) |
| Side Yard (North) | Min. 7.4 Ft. (Dwelling – One-story portion) Min. 13.25 Ft. (Dwelling – Two-story portion) (1:2 height to setback ratio, 10 Ft. min.) 3.0 Min. Ft. (Garage) | 50.9 Ft. (Dwelling – One-story portion) 55.6 Ft. (Dwelling – Two-story portion) 8.25 Ft. (Garage) |
| Net Floor Area | 4,003.2 Sq. Ft. 0.30 Floor Area Ratio (FAR) | 3,679.0 Sq. Ft. 0.28 FAR |
| Maximum Height | 30.0 Ft. (Dwelling) 13.5 Ft. (Garage) | 28.8 Ft. (Dwelling) 13.25 Ft. (Garage) |
| Maximum Threshold Height | 3.5 Ft. (Maximum within contextual block face) | 3.5 Ft. |



Proposed Condition #2:

2. Applicant shall remove all shrubs along the subject parcel's frontage on High Street, including those within the public right of way and vision clearance area.