



28 E. Maple Street SUP #2021-00109

City Council
February 12, 2022

Site Context

- Zoned R-2-5/residential single-family and two-family
- Immediately surrounded by single-family dwellings



Special Use Permit Request

Construct a two-story single-family dwelling on a developed, substandard lot



Existing dwelling



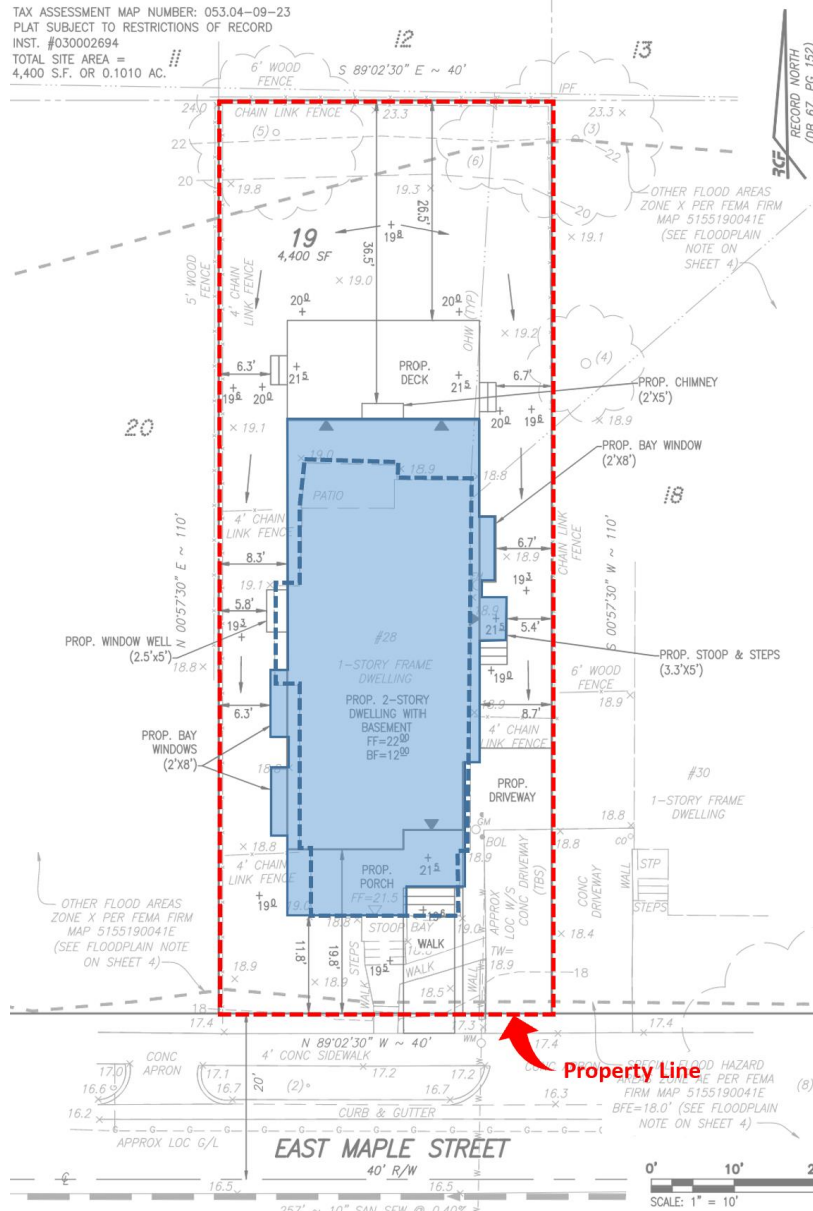
Proposed dwelling



Substandard Lot

- Subject property is substandard
 - does not meet minimum lot area and lot width requirements
- 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

TAX ASSESSMENT MAP NUMBER: 053.04-09-23
 PLAT SUBJECT TO RESTRICTIONS OF RECORD
 INST. #030002694
 TOTAL SITE AREA =
 4,400 S.F. OR 0.1010 AC.



-  Existing Development Footprint
-  Proposed Development Footprint

Proposed Dwelling



Height

28.1 Ft. (25 E. Maple St.)



28.1 Ft. (28 E. Maple St.)



Bulk

28 E. Maple St. Proposal



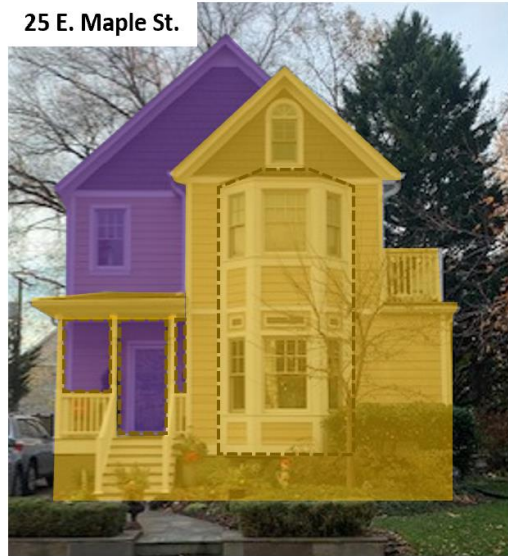
30 E. Maple St.



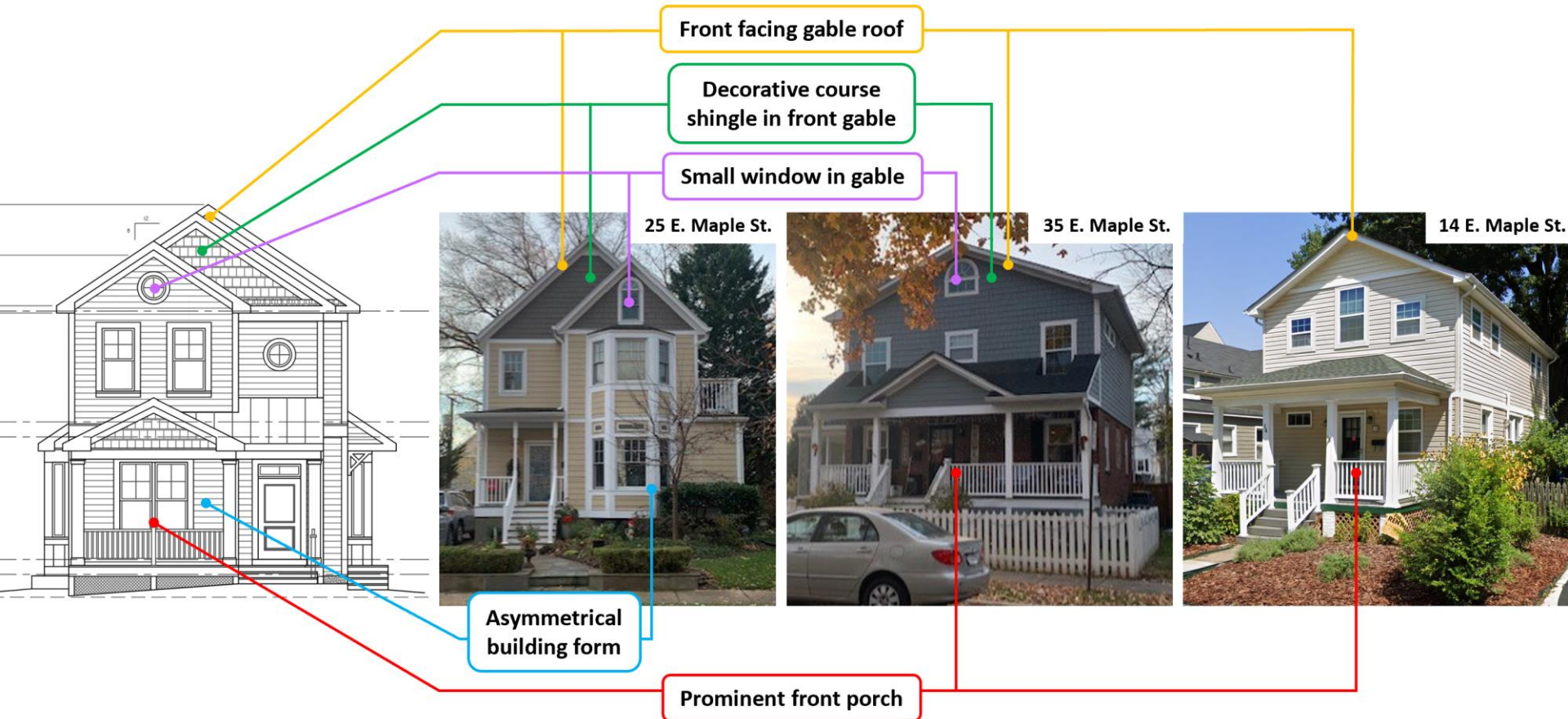
26 E. Maple St.



25 E. Maple St.



Design



Additional Considerations

Trees

- Different proposed canopy tree in the rear of the site
- Provide 32% canopy coverage with additional tree in the front yard
- More protection measures for neighboring trees

Flood Mitigation

- Backflow preventer on sanitary sewer lateral connection in basement

Planning Commission and Staff recommend **approval** the Special Use Permit request and recommended conditions.

Additional Information

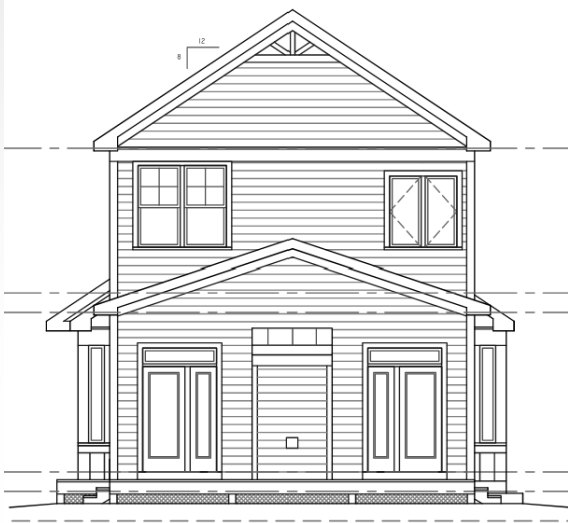
Height Context

**Single-Family Dwellings
0-99 Block of E. Maple St.**



- 10 E. Maple (Tallest): 29.6 ft.
- 22 E. Maple (Shortest): 14.9 ft.
- 25 E. Maple (Same): 28.1 ft.
- Average: 22.0 ft.
- 28 E. Maple Proposed: 28.1 ft.**
- Existing Front Building Wall

North Elevation



East Elevation



West Elevation





	Required	Proposed
Lot Area	5,000 Sq. Ft.	4,400 Sq. Ft.*
Lot Width	Min. 50.0 Ft.	40.0 Ft.*
Lot Frontage	Min. 40.0 Ft.	40.0 Ft.
Front Yard	Min. 11.8 Ft.; Max. 24.0 Ft. (between the range of all lots within the contextual block face)	19.8 Ft. (Main Building) 11.8 Ft. (Porch)
Side Yard (East)	8.2 Ft. (Main Building) 7 Ft. (Portion of Bay Window beyond 20" Permitted Obstruction) (1:3 height to setback ratio, 7 Ft. min.)	8.7 Ft. (Main Building) 8.3 Ft. (Bay Window)
Side Yard (West)	8.2 Ft. (Main Building) 7 Ft. (Portion of Bay Window beyond 20" Permitted Obstruction) (1:3 height to setback ratio, 7 Ft. min.)	8.25 Ft. (Main Building) 7.9 Ft. (Bay Window)
Rear Yard	15.7 Ft. (one-story portion) 28.1 Ft. (two-story portion) (1:1 height to setback ratio, 7 Ft. min.)	38.5 Ft. (one-story portion) 47.3 Ft. (two-story portion)
Net Floor Area	1,980 Sq. Ft. 0.45 Floor Area Ratio (FAR)	1,979 Sq. Ft. 0.45 Floor Area Ratio (FAR)
Height	Max. 30.0 Ft.	28.1 Ft.
Threshold Height	Max. 3.7 Ft.	3.1 Ft.