



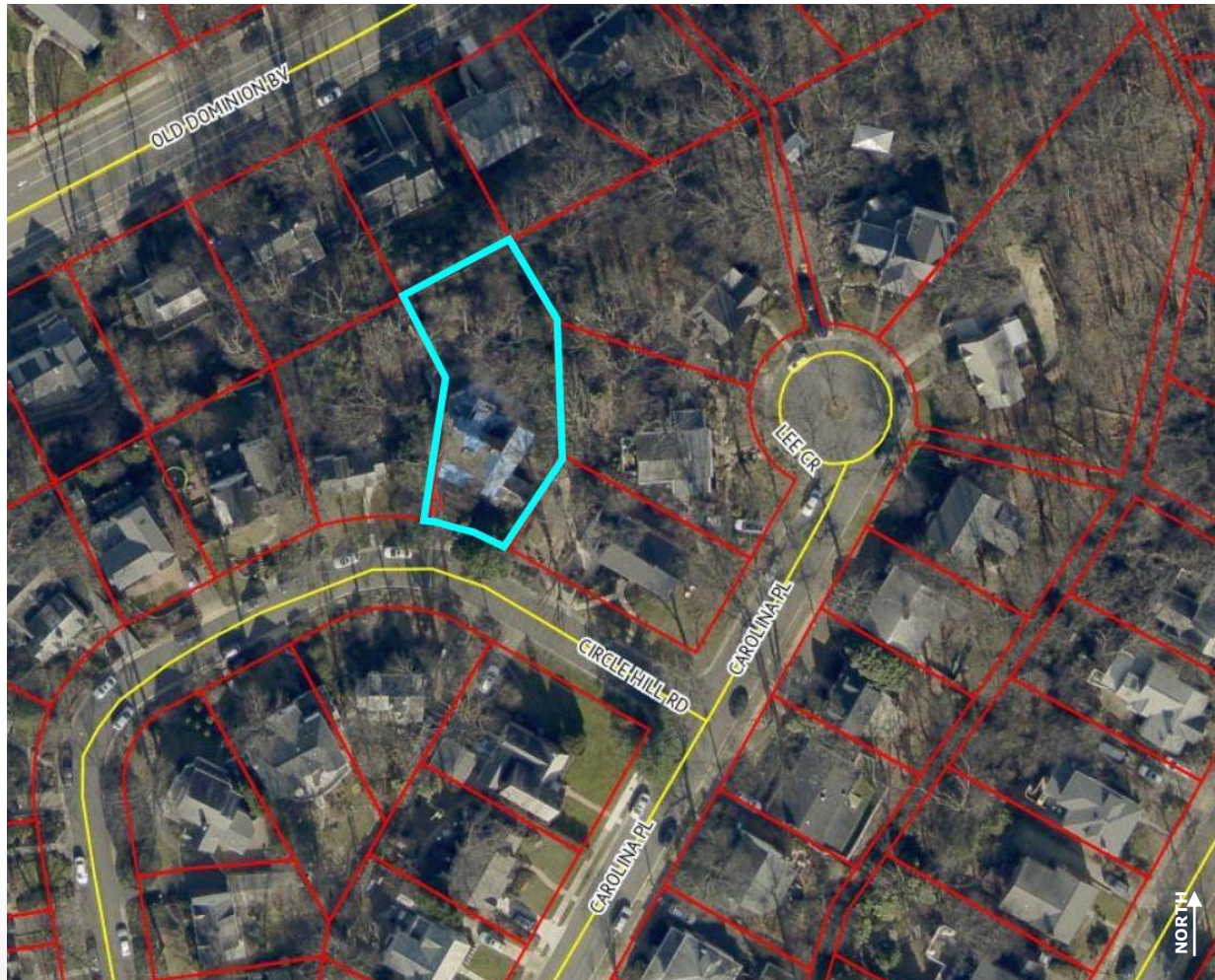
3316 Circle Hill Road

SUP #2021-00118

City Council
February 12, 2022

Site Context

- Zoned R-8/residential single-family
- Surrounded by 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

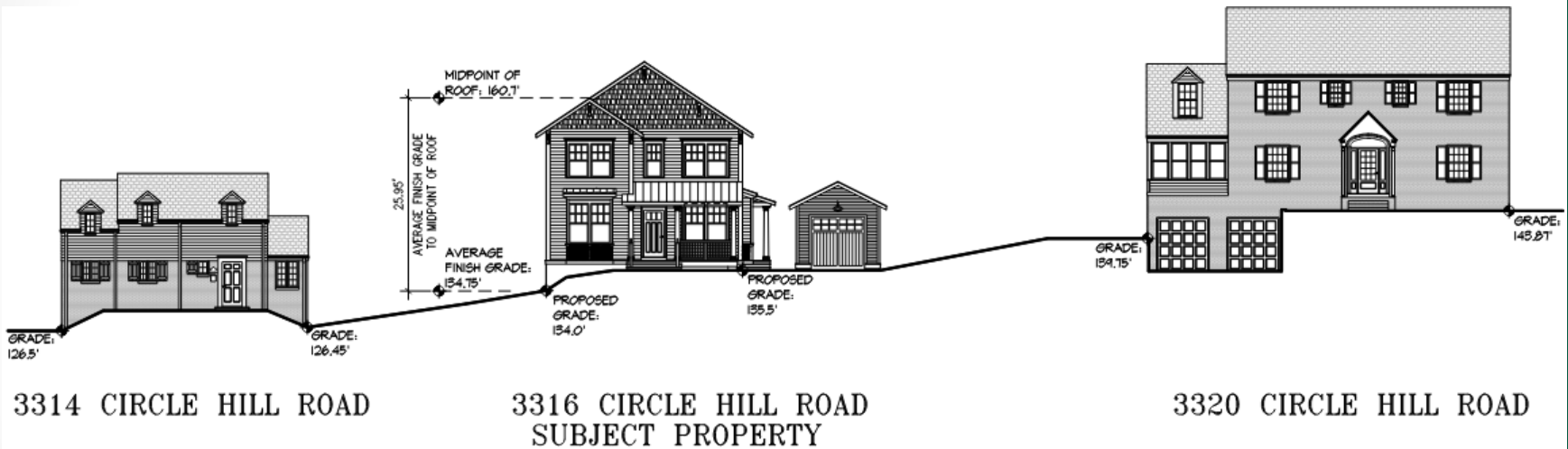
- Subject property is substandard as it does not meet the minimum lot width requirement
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
 - Bulk
 - Height
 - Design



Proposed Dwelling

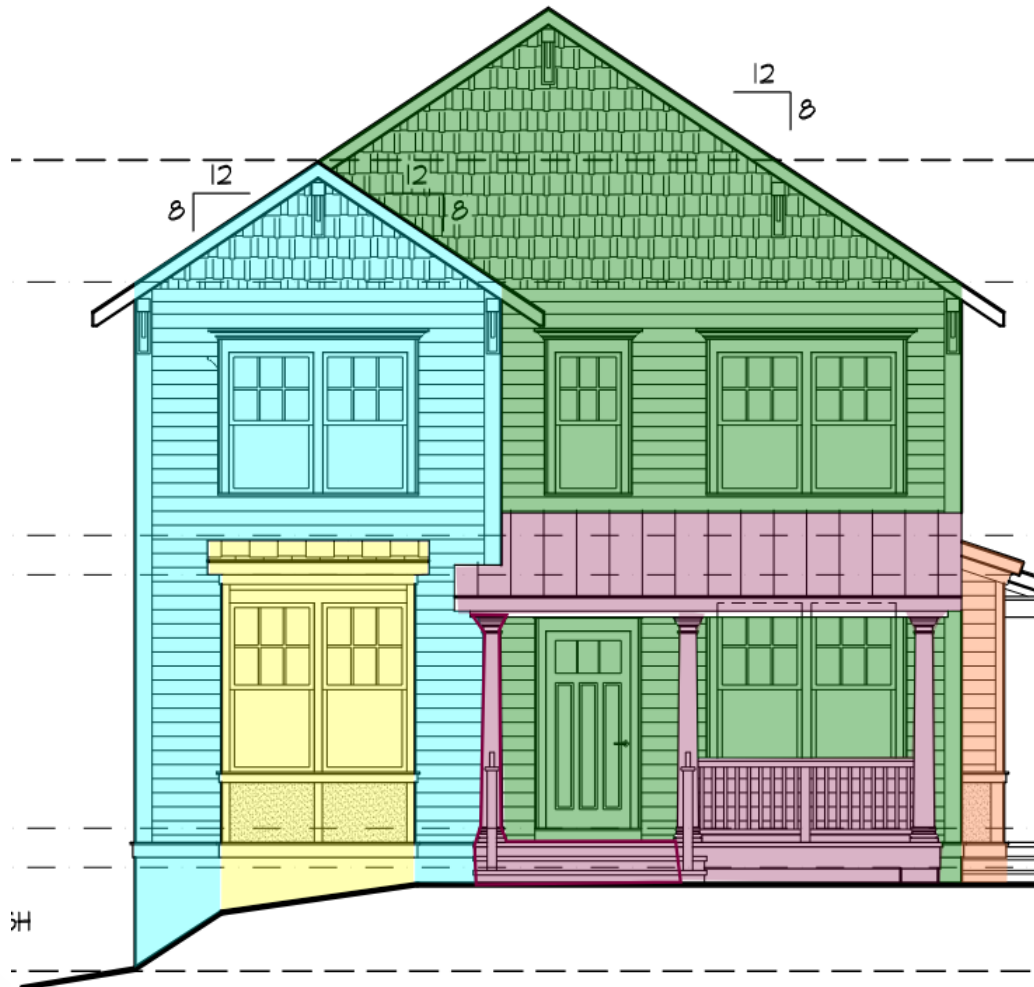


Height



Bulk and Design

Compatible with neighborhood character in terms of bulk and design.



Surrounding Dwellings

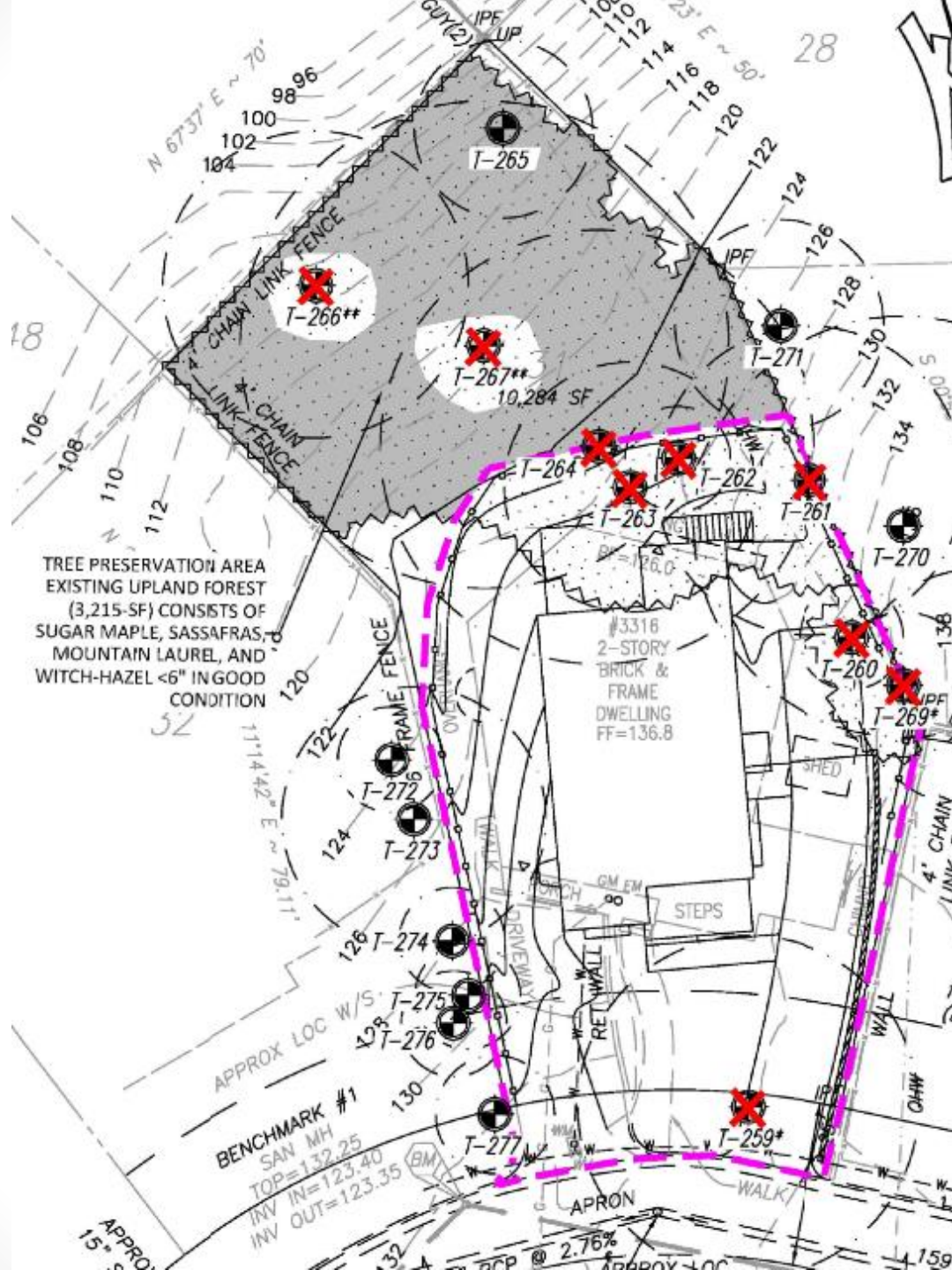


Additional Considerations

- Provide 40 percent canopy coverage
- Condition amendments:
 - #4: Tree in ROW may not be removed without the City Arborist's approval pending assessment
 - #8 replaces deleted #5: If tree is healthy, applicant to submit administrative SUP application for a minor amendment to shift proposed dwelling on lot to accommodate tree.

Planning Commission Recommended Approval

Additional Information



3308 Circle Hill Road	22.1 Ft.
3310 Circle Hill Road	22.3 Ft.
3314 Circle Hill Road	22.4 Ft.
Average	23.7 Ft.
3312 Circle Hill Road	24.8 Ft.
3320 Circle Hill Road	26.8 Ft.
Proposed Dwelling	30.0 Ft.