



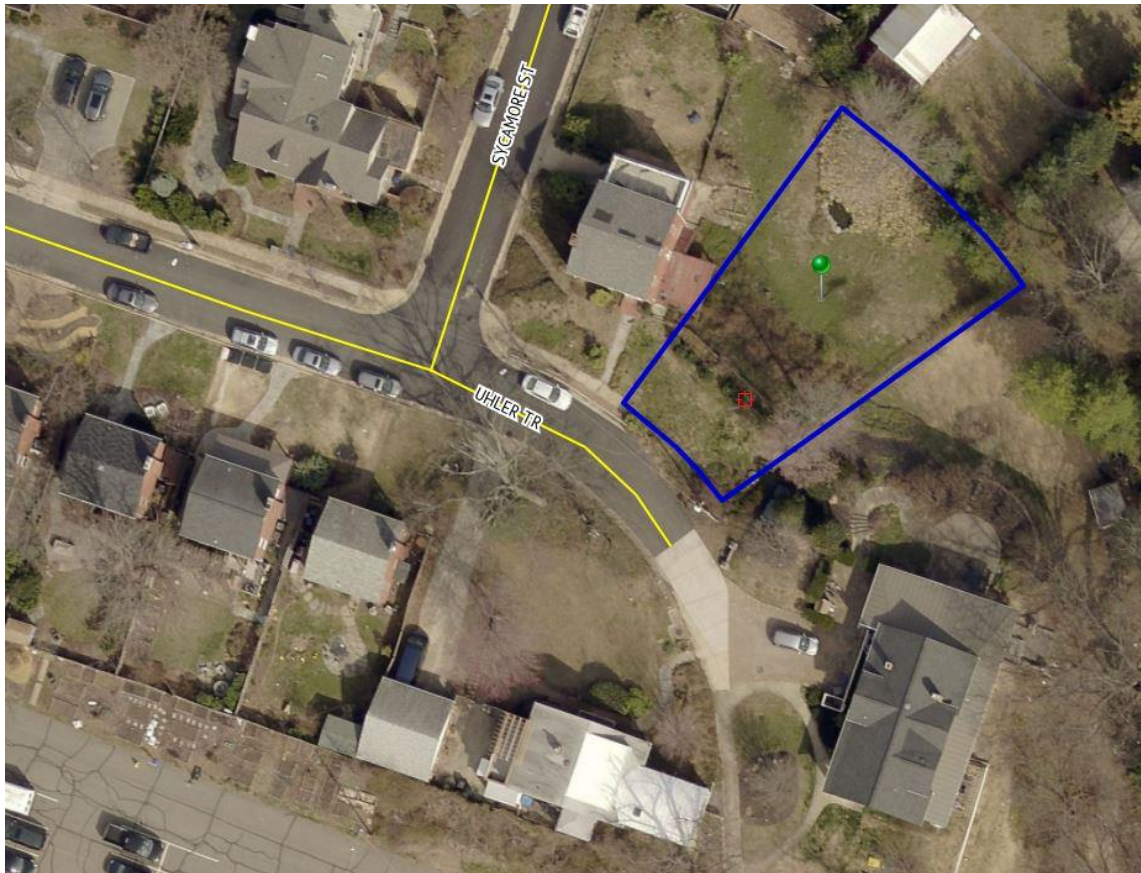
Special Use Permit #2018-0008

105 Uhler Terrace

City Council
April 14, 2018

Special Use Permit Requests

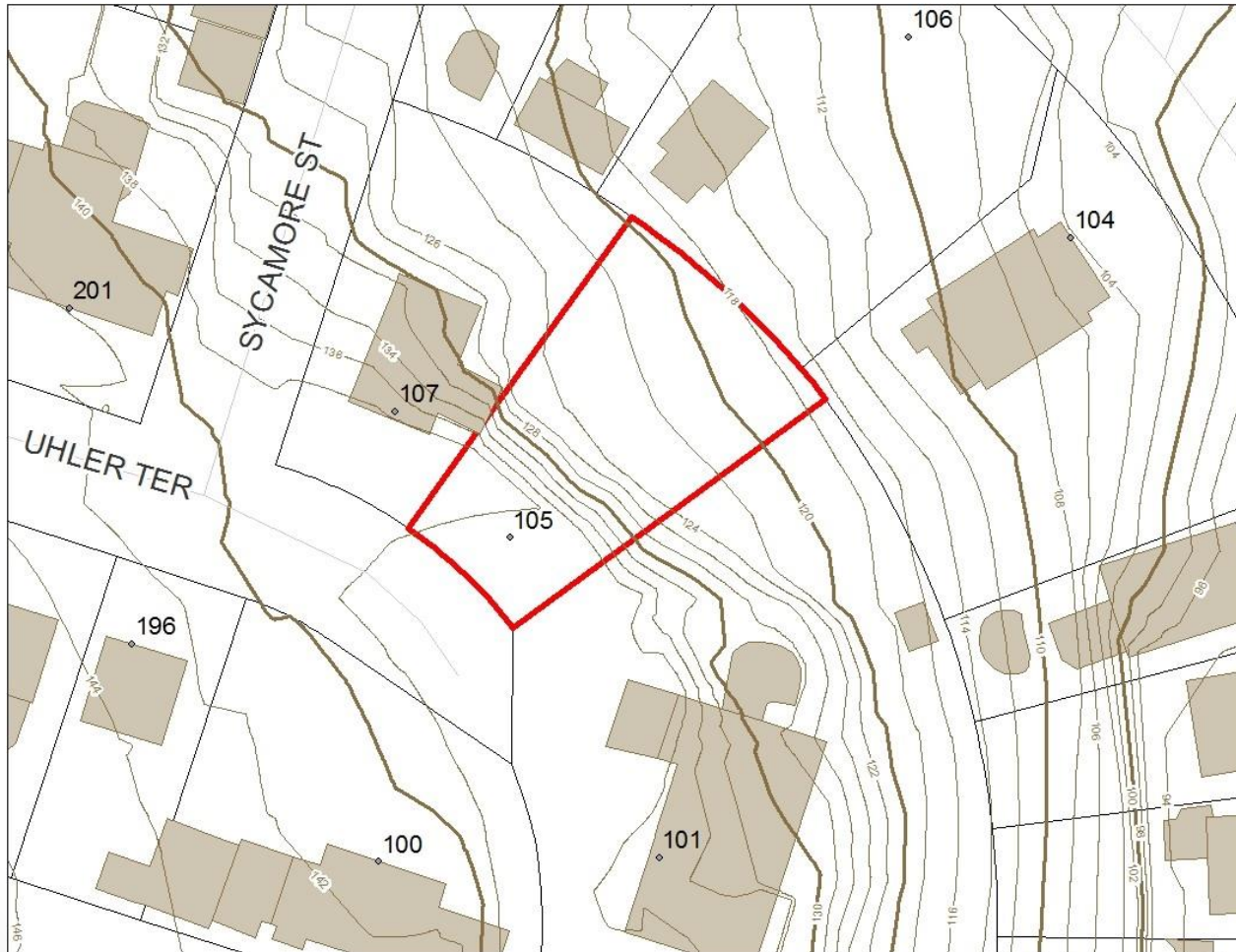
1. Construct a single-family dwelling on an undeveloped, substandard lot
2. Allow additional 2.60 feet of building height for proposed dwelling





Topography

Subject site's topography slopes approximately 20 feet from front to rear



Proposed Dwelling



1. Construction on Substandard Lot

- Section 12-402 of the Zoning Ordinance allows development with SUP approval if certain criteria are met
- Development must not impair light and air supply or diminish property values in surrounding area
- Development must be compatible with existing neighborhood character



Substandard Lot Analysis

- Does not impair an adequate supply of light and air to adjacent properties
- Maintains or improves established neighborhood property values



- Dwelling is compatible with existing neighborhood character



Residential Infill Regulations

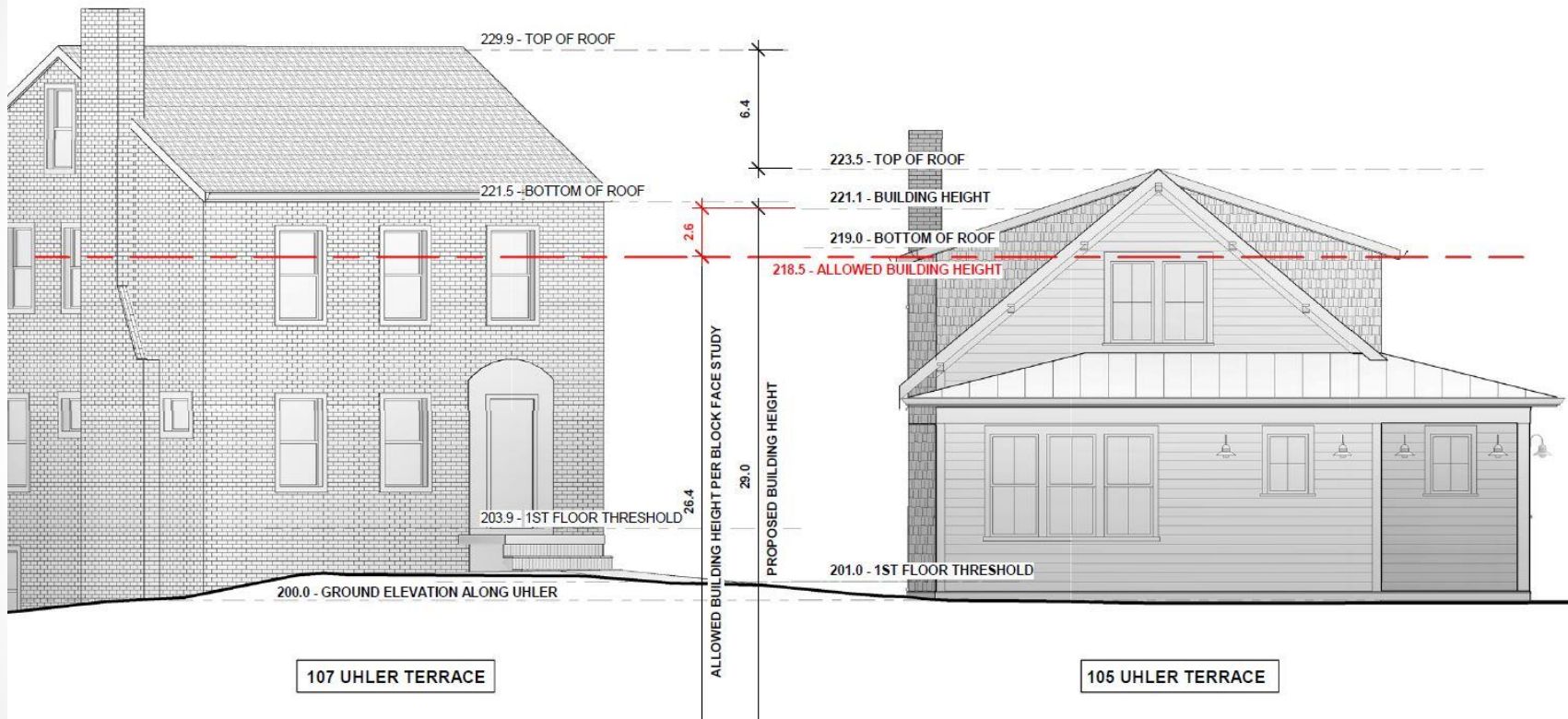
	Allowed	Proposed
Threshold Height	2.30 Ft.	2.00 Ft.
Building Height	26.40 Ft.*	29.00 Ft.
Front Setback	21.40 Ft.	21.40 Ft.

* Building height allowed: 22 Ft. (block face average) + 20 percent = 26.40 Ft.

2. Height Request

- Proposed dwelling exceeds allowable height based on block face average by 2.60 feet
- Height measurement is affected by subject property's topography
- Section 7-2502 (B) of the zoning ordinance allows additional height with SUP approval
- Proposed construction must be of substantially similar residential character and design as surrounding properties

Comparison – Front Perspective



Height at front elevation of 21.10 Ft. is less than block face average of 22.00 Ft.

Comparison – Rear Perspective



Address	Height at rear elevation
101 Uhler Terrace	31.50 Ft.
107 Uhler Terrace	35.90 Ft.
<i>105 Uhler Terrace (subject property)</i>	29.00 Ft.

View from Rear of Property



101 Uhler Terrace visible in upper left

Additional Considerations

- Grading plan must be consistent with landscape plan
- Applicant must plant new trees to establish a minimum 40% crown coverage
- Stormwater runoff and drainage issues will be addressed in grading plan review

Conclusion

Proposed dwelling meets the requirements of sections 7-2502(B) and 12-402

Planning Commission recommends approval

Additional Materials

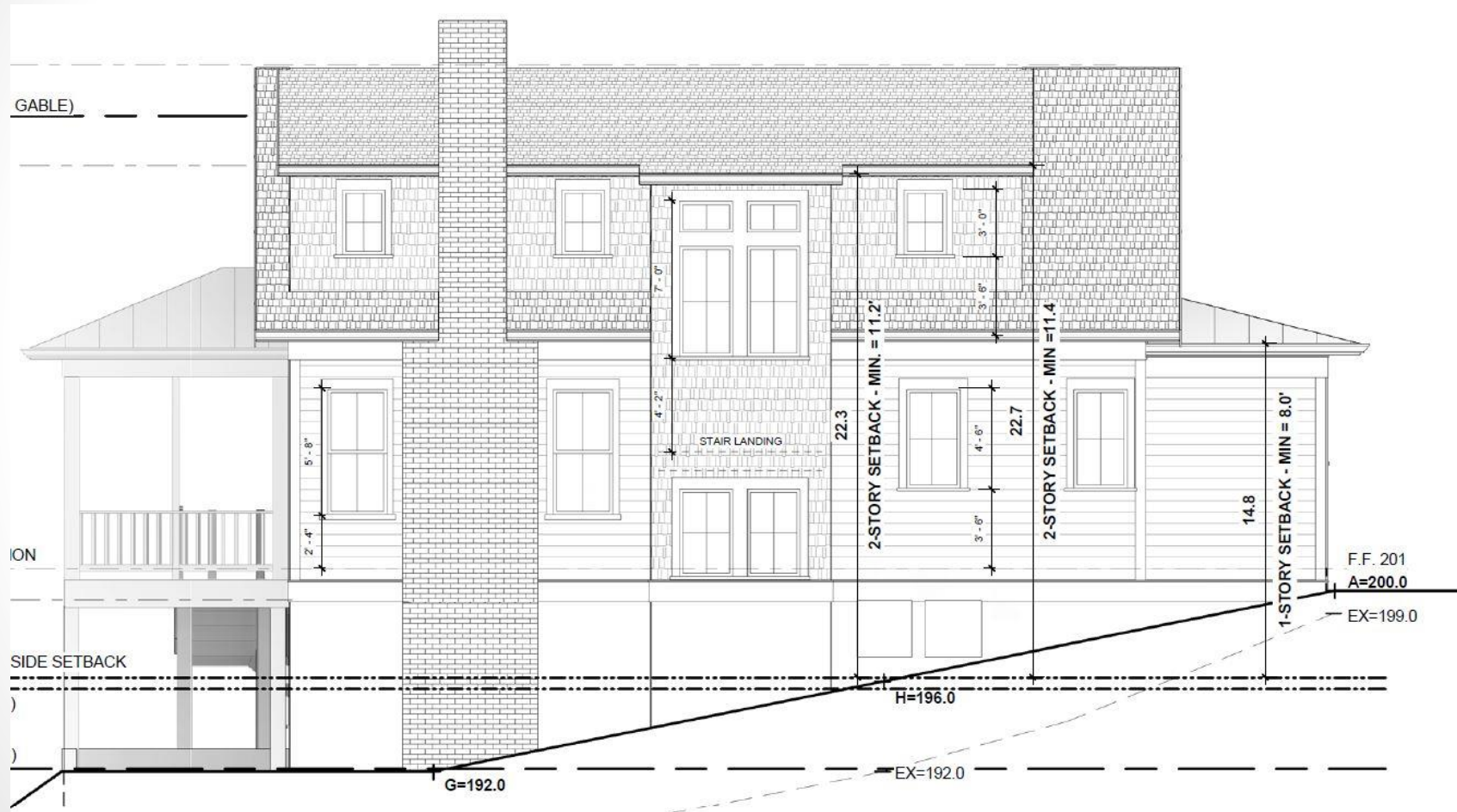
Front Elevation



Rear Elevation



Side Elevation



Side Elevation



Substandard Lot Eligibility Criteria

	FRONTAGE	WIDTH	AREA	CRITERION
107 UHLER TER	42.52	50	6899	1
101 UHLER TER	114.79	185.1	26700	1
100 UHLER TER	167.6	116	9079	1
104 W MT IDA AVE	101.6	109.2	12158	2
106 W MT IDA AVE	93.4	91.2	10842	2
196 UHLER TER	40	40	4000	3
198 UHLER TER	40	40	4000	3
201 UHLER TER	80	80	9200	3
200 UHLER TER	40	40	4000	3
202 UHLER TER	40	40	4000	3
204 UHLER TER	40	40	4000	3
205 UHLER TER	60	60	6900	3
206 UHLER TER	40	40	4000	3
208 UHLER TER	40	40	4000	3
210 UHLER TER	40	40	4000	3
2510 RUSSELL RD	165.78	165.78	11567	3
SUBJECT PROPERTY	42.52	50	6899	