



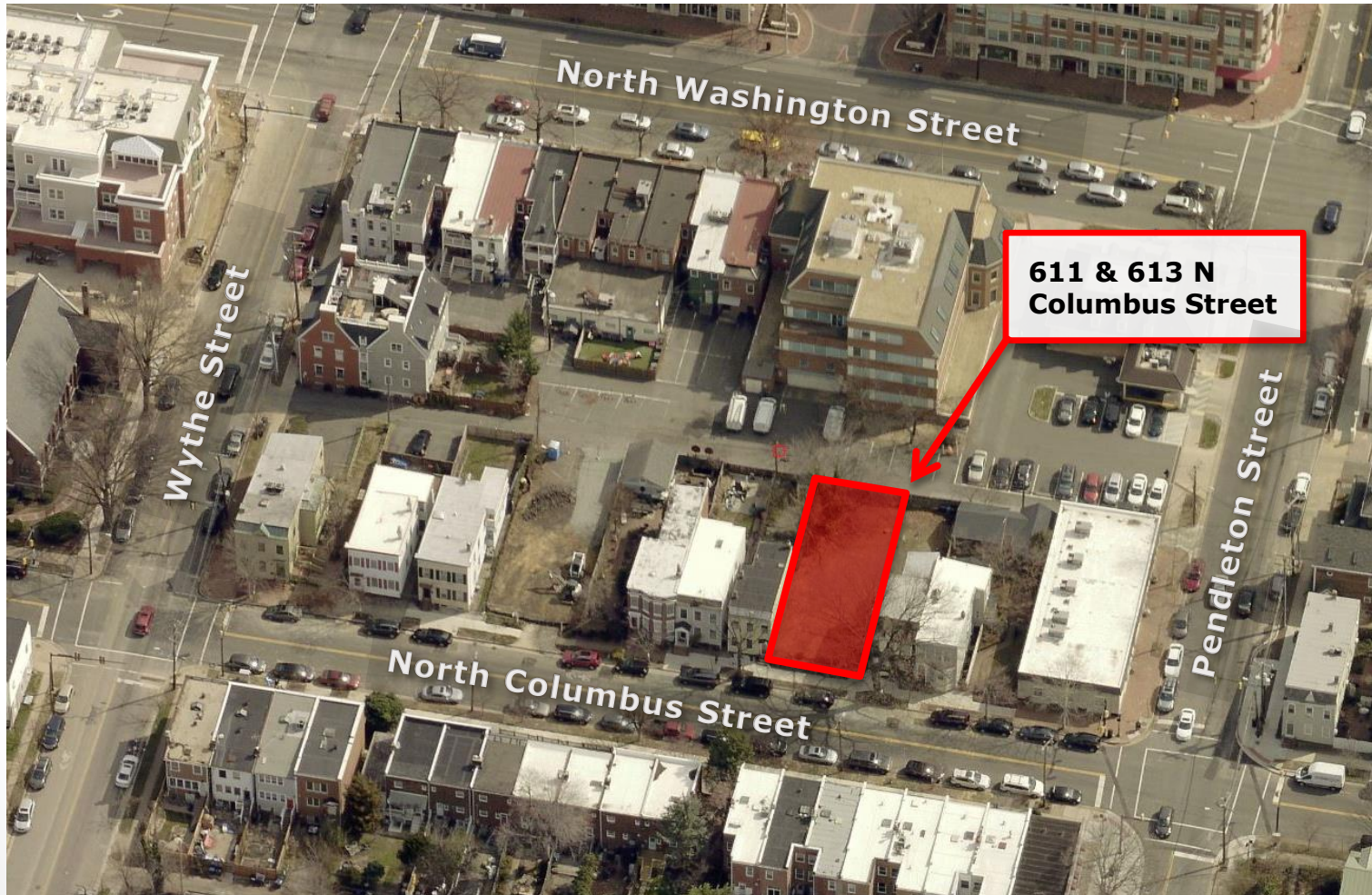
# **SUP #2018-0028**

## **611 & 613 North Columbus Street**

Planning Commission  
June 5, 2018

# Site Context

611 & 613 North Columbus Street



# SUP Proposal

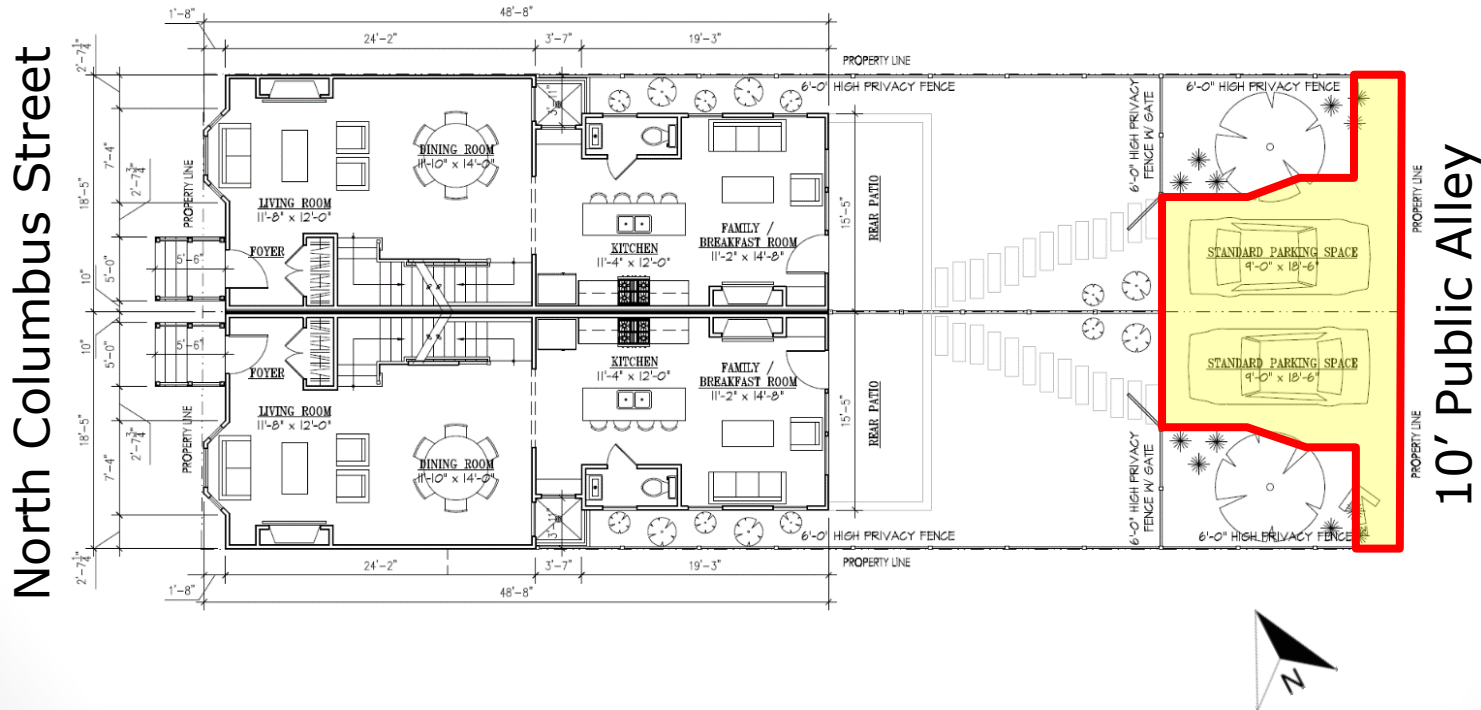


- Parking reduction and open space modification requests
- Associated with the proposed construction of two single family dwellings on two grandfathered, substandard lots of record
- Complies with all other RB zone lot requirements



# Parking Reduction Request

- One space parking reduction for each lot to accommodate turning radius at the narrow, 10-foot public alley
- Staff support the reduction request.
  - Neighborhood is walkable and near Braddock. The need for two cars may not be necessary.
  - On-street parking is prevalent in this neighborhood.



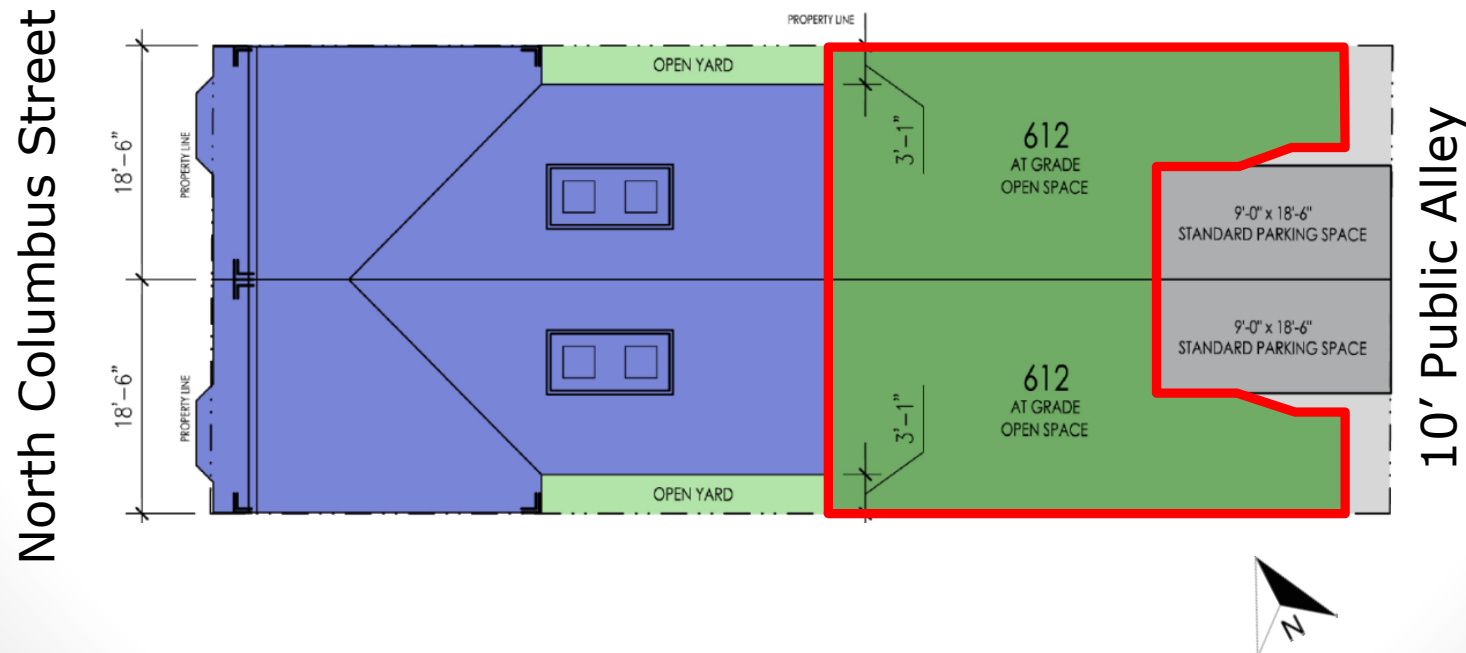
# Parking Modification Request

View from 10' public alley at the rear of the property



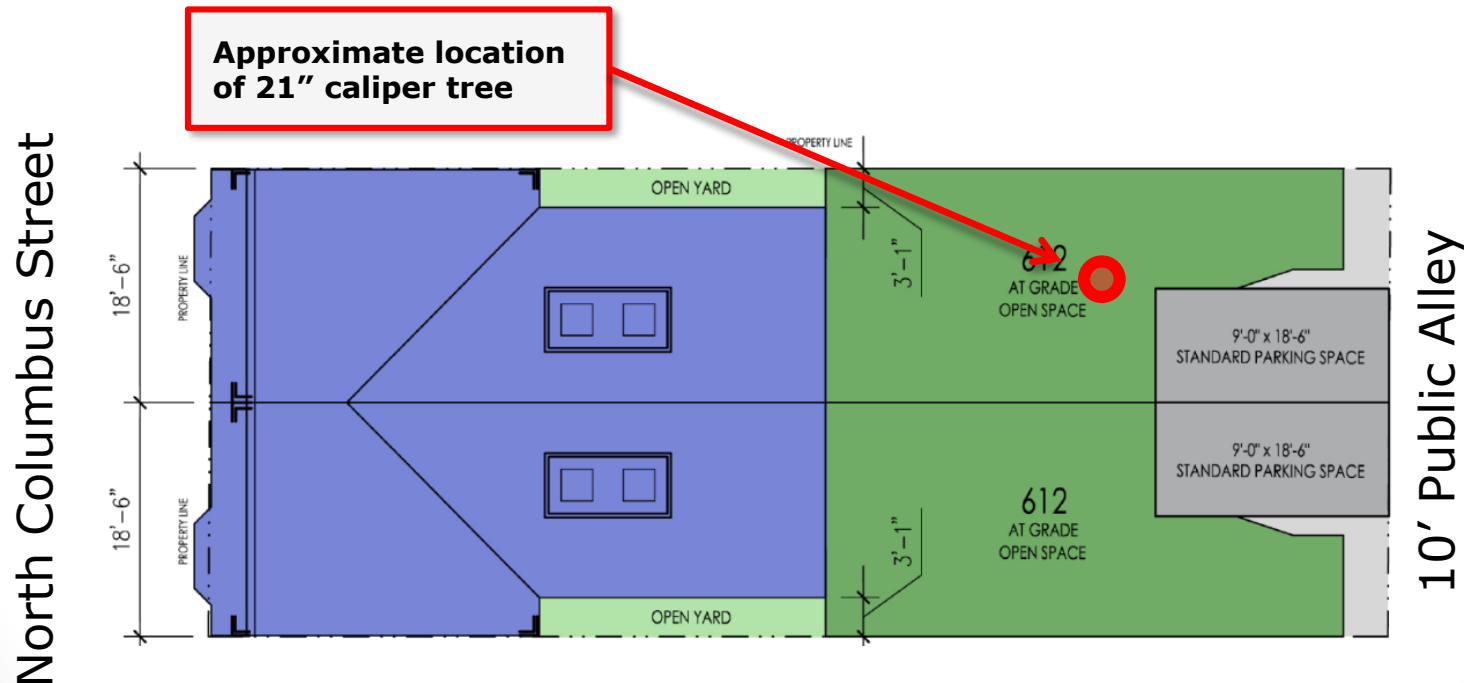
# Open Space Modification Request

- Applicant proposes 612 square feet of open space on each lot; 188 square feet less than 800 square foot requirement
- Total of 35.4% open space → comparable to RM zone requirements



# Tree Preservation

- Condition #5 states that applicant shall put forth “good faith effort” to preserve existing 21” caliper tree at 613 North Columbus Street
- **Or**, pay fee towards the City’s Living Landscape Fund



# Recommendation

- Staff recommends **approval** of parking reductions and open space modifications.
- Proposed development is neighborhood compatible, limits neighborhood impacts, and improves the aesthetics of the historic district streetscape.





# Supplemental Slides

# Proposal

View from North Columbus Street





# Tree Preservation

View of 21" caliper tree at 613 North Columbus Street





# Site Photos

View of east side of 600 block of North Columbus Street looking North





# Site Photos

View of east side of 600 block of North Columbus Street looking North





# Site Photos

View of west side of 600 block of North Columbus Street looking South





# Site Photos

View of west side of 600 block of North Columbus Street looking North

