



# **SUP#2020-0029**

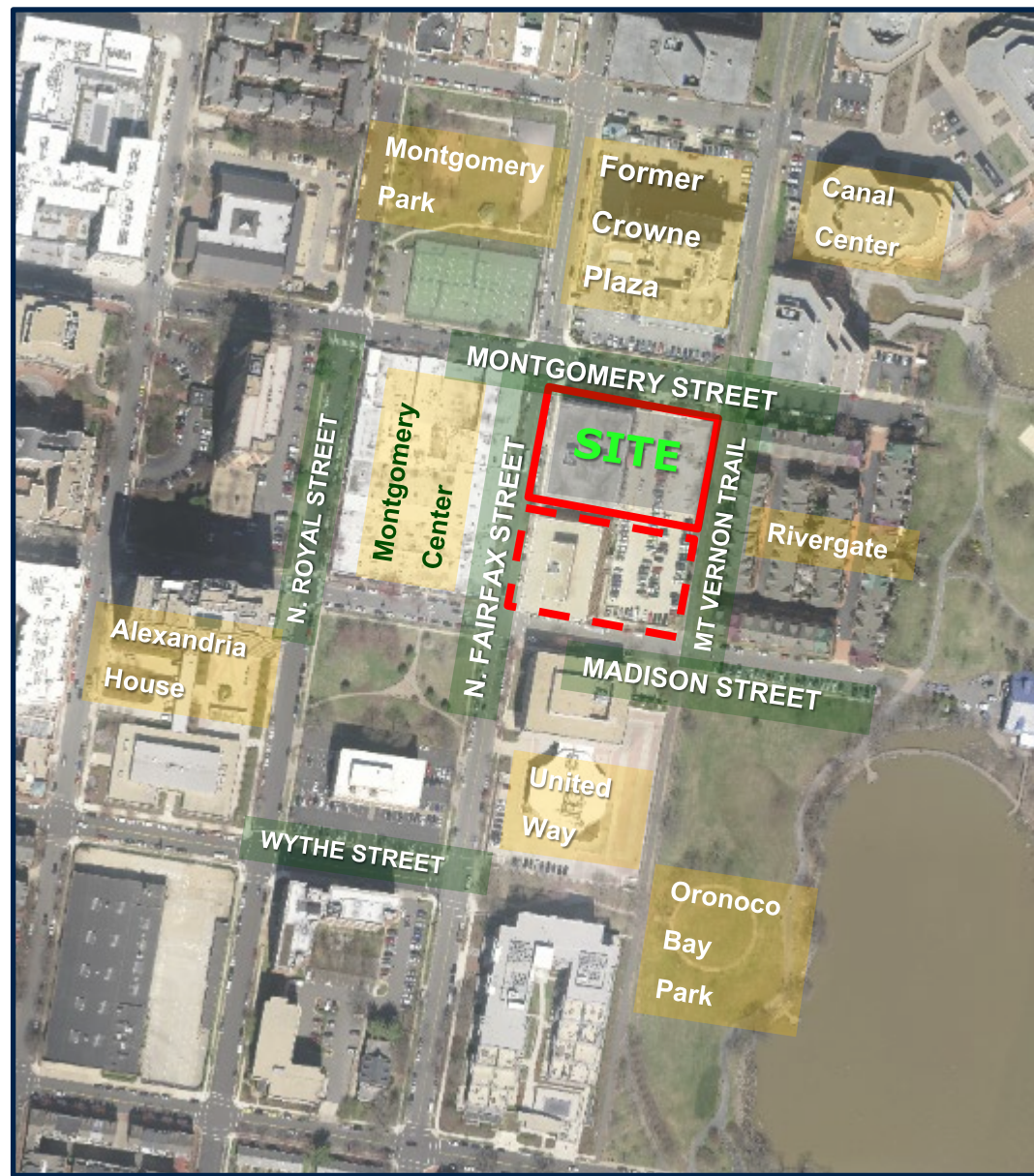
## **801 N. Fairfax Street**

Planning Commission  
June 25, 2020

# Site Location

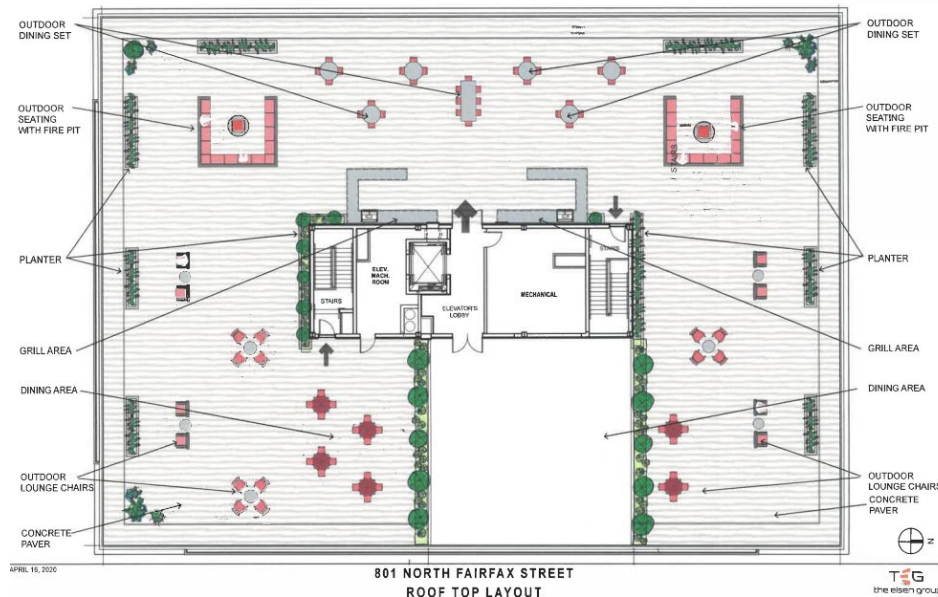


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# Background

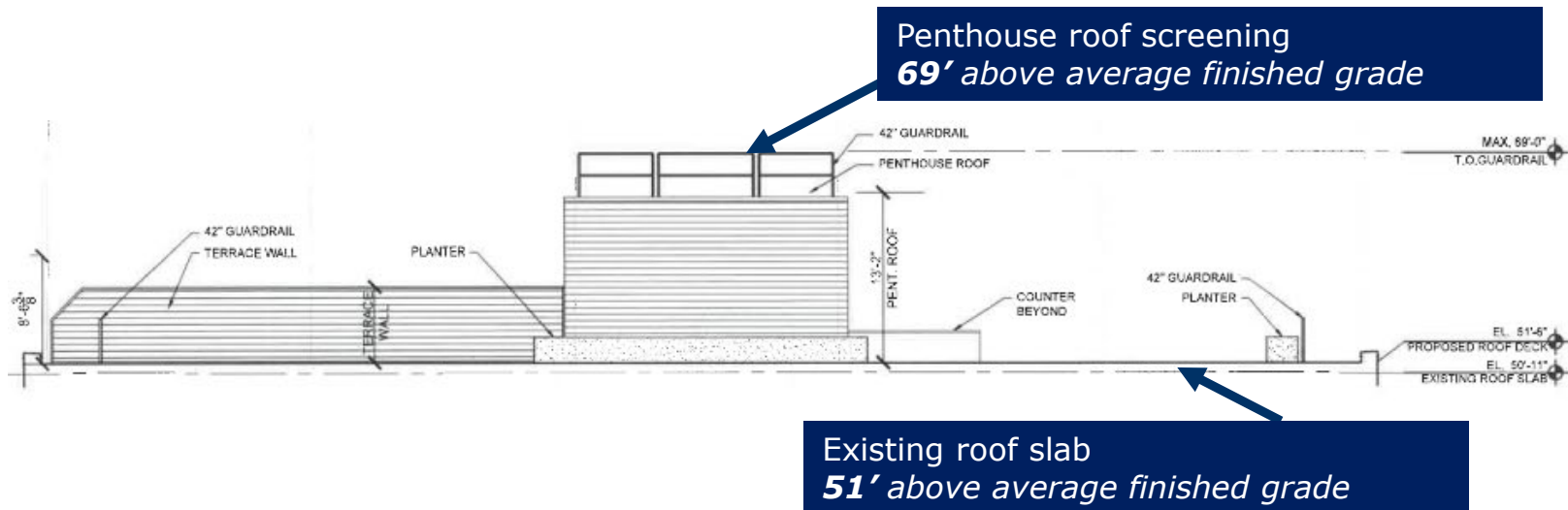
- SUP requested by applicant to provide flexibility in repurposing existing rooftop and penthouse (similar to previous SUP#2017-0072 approval)
- Current building over 50 feet in height, which is noncomplying in the OCM(50) zone without an SUP
- Following SUP approval, applicant seeks to convert building from office/commercial to residential
- Residential conversion meets lot, bulk and area, and parking requirements and does not involve in an increase in FAR



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# SUP Request

- SUP allows conversion of existing mechanical penthouse into community room for future residents
- Creating “habitable space” above the by-right 50-foot height limit triggers the need for SUP
- Applicant requests 69 feet of height, counting the screening on roof of existing penthouse for potential HVAC units



# Recommendation



## Staff Recommends *Approval*

- Increases activity in Old Town North
- Investment in the City from improved and occupied building
- Reuse of existing structure
- Enhances utilization of existing rooftop for open space
- Height increase request is consistent with height recommendations in Old Town North Small Area Plan

## Outreach

- Applicant discussed proposal with Rivergate HOA
- Proposal presented to NOTICe at June 18 meeting

