



SUP #2020-00097

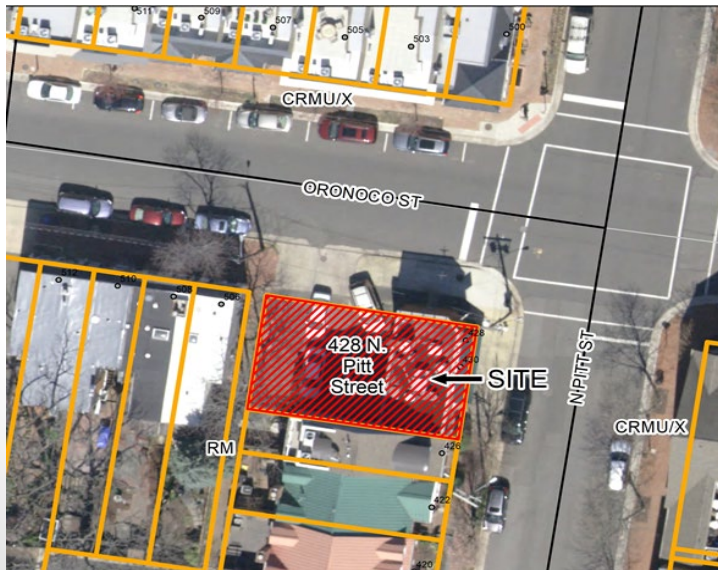
428 N Pitt Street

City Council
February 20, 2021

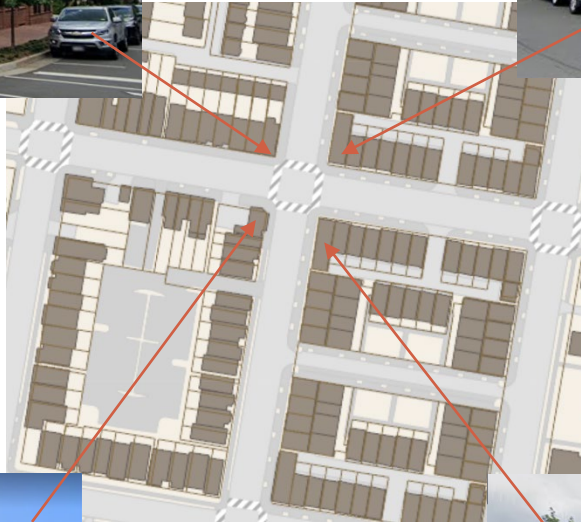
Site Context

Surrounded by
residences, primarily
townhouses

Zoned RM Townhouse
Zone



Site Context



SUP Request



Request for the following for construction of townhouse dwelling:

- Parking reduction for two compact parking spaces
- Rear yard setback modification
- Parking in a required yard modification
- Open space modification
- Vision clearance encroachment



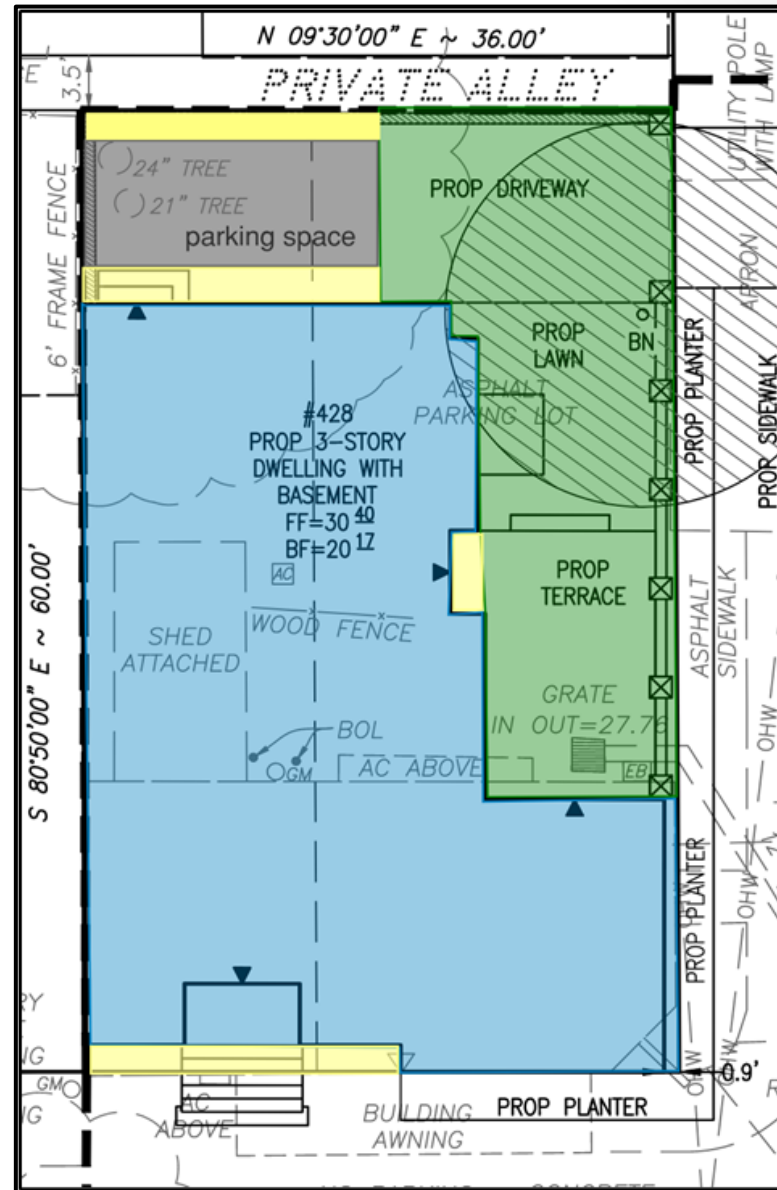
East Elevation



North Elevation

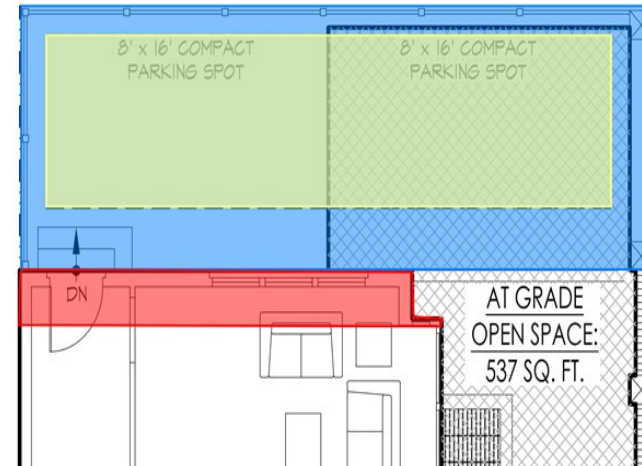
Open Space

- Green area
 - Proposed countable open space (584 square feet 27% of lot)
- Yellow area
 - uncountable open space (not shown- 188 sq. ft. balcony)
- Blue area
 - dwelling footprint

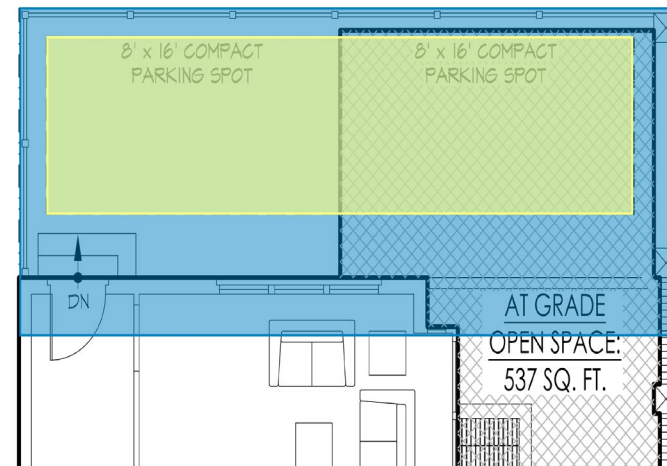


Parking Reduction and Rear Yard Modifications

- Red area
 - Part of proposed dwelling that falls within the required rear setback
- Yellow/Green area
 - 256 sq. ft. space for two compact parking spaces
 - Proposed = 58%
 - Planning Commission amendment= 47.6%
- Blue area
 - Rear Yard



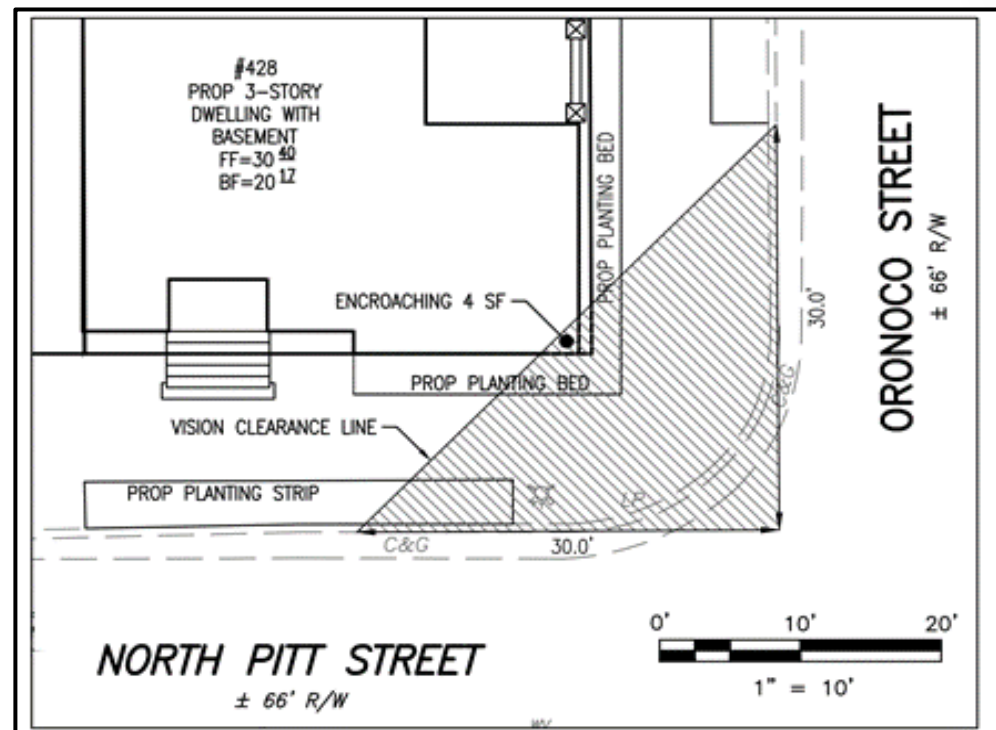
Proposed



Planning Commission Amendment

Vision Clearance Modification

4 sq. ft. encroachment
into vision clearance



Planning Commission Recommends Approval with an amendment to condition #1

CONDITION AMENDED BY PLANNING COMMISSION:

The footprint of the dwelling shall be substantially consistent with the illustrations submitted on November 9, 2020, with the exception of the rear yard setback.

~~(P&Z)~~ (PC)

Additional Information

RM Zoning Requirements

Table 1: Compliance with RM Zone Requirements

	RM Zone Requirements	Lot Characteristics and Proposal
Lot Size	1,420 SF	2,160 SF
Lot Width	No requirement *	36' along N. Pitt / 60' along Oronoco
Lot Frontage	No requirement *	36' along N. Pitt / 60' along Oronoco
Front Yard Setback	0'	0'
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	14.92' (Ratio of 1:2 with a minimum of 16' and one- half width of alley consideration**)	12.21'
Open Space	756 SF	584 SF
FAR	Maximum 3,240 (1.5)	3,233 (1.49)

***The RM zone does not list a lot width or frontage for exterior townhouse end units on corners; it only lists for interior townhouse lots. The width and frontage for townhouse interior lots is 18 feet.**

****Section 7-1003 states that whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.**