



# **SUP #2020-00108**

## **7 West Walnut Street**

Planning Commission  
April 8, 2021

# Site Context

Surrounded by residences, primarily single-family

Zoned R-5 Single-family Zone

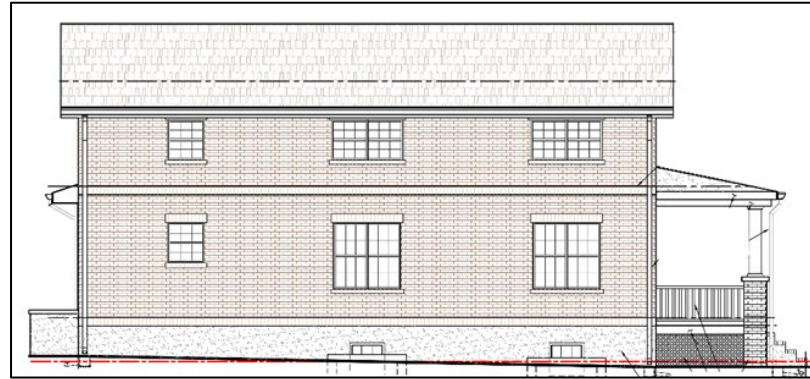


# SUP Request

Request a SUP to construct a single-family dwelling on a developed substandard lot



South Front Elevation



West Side Elevation



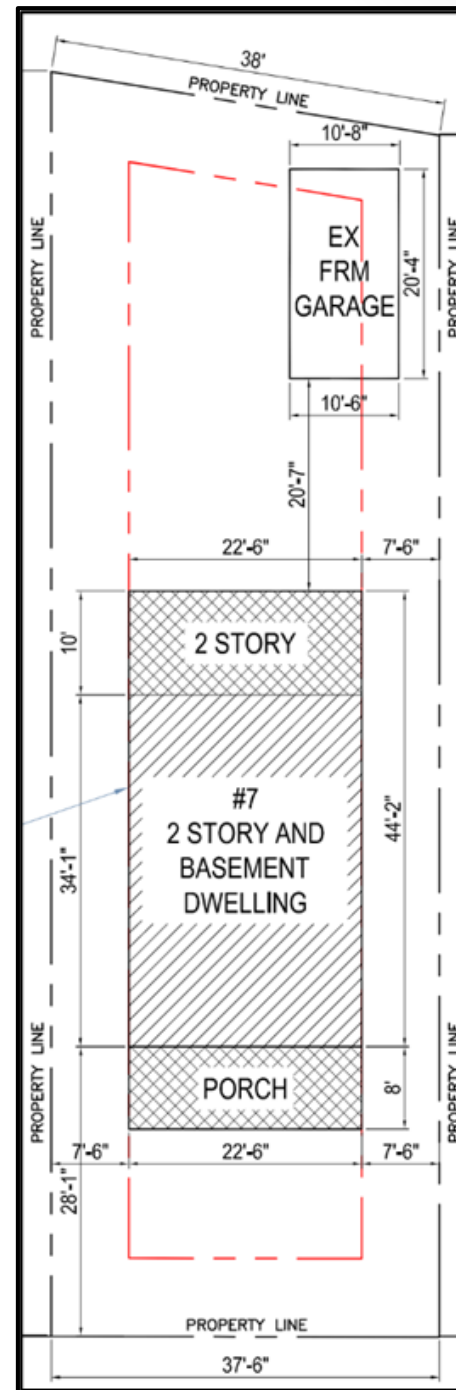
North Rear Elevation



East Side Elevation

# Substandard Lot and Proposed Plat

|              | Existing    | Required    |
|--------------|-------------|-------------|
| Lot Area     | 4,482 sq ft | 5,000 sq ft |
| Lot Width    | 37.50 ft    | 50.00 ft    |
| Lot Frontage | 37.50 ft    | 40.00 ft    |



# SUP Considerations

Redevelopment of a developed substandard lot:

12-901(C)(2) states "City Council, upon consideration of the special use permit, finds that the proposed development **will be compatible with the existing neighborhood character in terms of bulk, height and design.**"



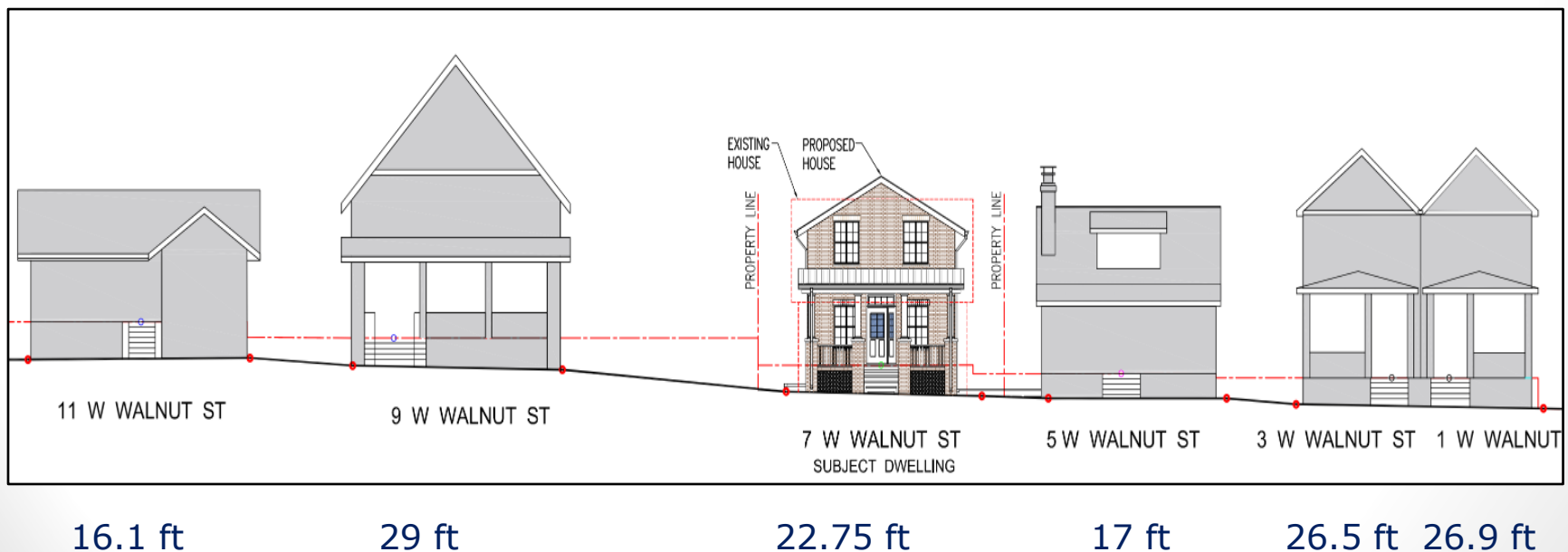
# Height and Bulk Compatibility

Proposed height is:

- 6% taller than the average building height of 21.4 feet

Bulk of proposed dwelling:

- 1,852 Sq Ft .41 FAR



# Design Compatibility

Block does not have a dominant architectural style



7 and 5 W Walnut



Proposed Front Elevation



# North Side of Block





# South Side of Block



# **Staff Recommends Approval**

# Additional Information



# Existing Dwelling



# Previously Approved By-right Building Permit



South Front Elevation



West Side Elevation

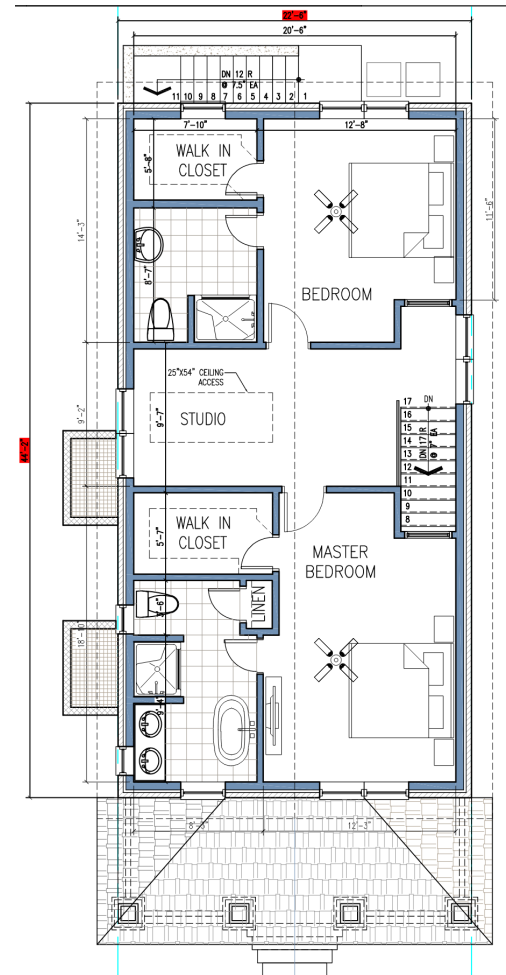
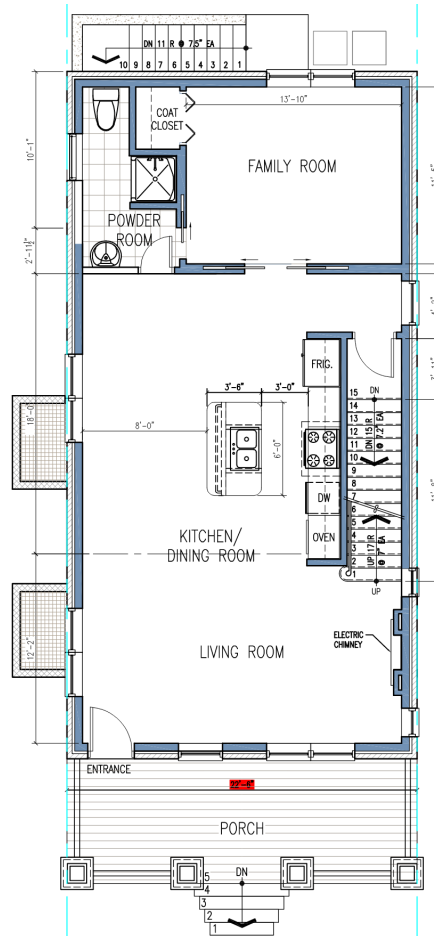
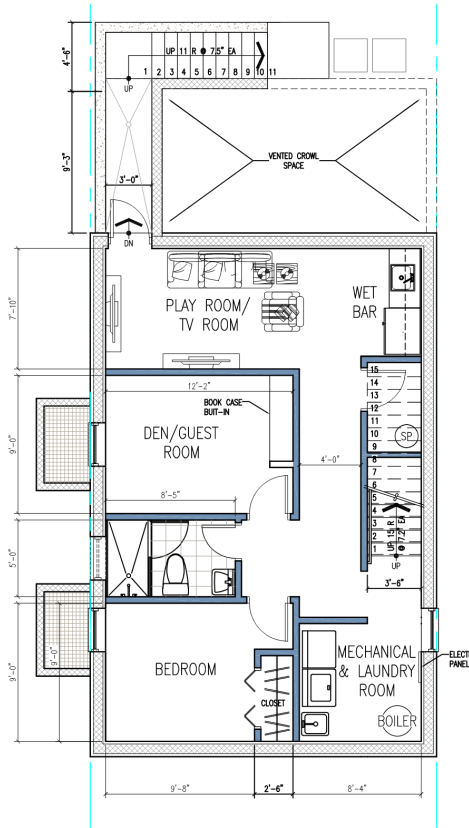


North Rear Elevation



East Side Elevation

# Proposed Floorplans





# R-5 Zoning Requirements

|                                 | Required/Permitted                                     | Provided /Proposed                                  |
|---------------------------------|--|---|
| <b>Lot Area</b>                 | 5,000 Sq. Ft.  | <b>4,482 Sq. Ft.</b>                                |
| <b>Lot Width</b>                | 50 Ft.   | <b>37.5 Ft.</b>                                     |
| <b>Lot Frontage</b>             | 40 Ft.   | <b>37.5 Ft.</b>                                     |
| <b>Front Yard</b>               | 20 (minimum)<br>40 (maximum)                           | <b>28.08 Ft. (wall)</b><br><b>20.08 Ft. (porch)</b> |
| <b>Side Yard (East)</b>         | 7 Ft.<br>(1:3 height to setback ratio, 7 Ft. min.)     | <b>7.5 Ft.</b>                                      |
| <b>Side Yard (West)</b>         | 7 Ft.<br>(1:3 height to setback ratio, 7 Ft. min.)     | <b>7.5 Ft.</b>                                      |
| <b>Rear Yard</b>                | 22.75 Ft.<br>(1:1 height to setback ratio, 7 Ft. min.) | <b>45.0 Ft.</b>                                     |
| <b>Net Floor Area</b>           | 2,016.9 Sq. Ft.<br>0.45 Floor Area Ratio (FAR)         | <b>1,846 Sq. Ft.</b><br><b>0.41 FAR</b>             |
| <b>Maximum Height</b>           | compatible with<br>neighborhood character              | <b>22.75 Ft.</b>                                    |
| <b>Maximum Threshold Height</b> | 3.87 Ft. *   | <b>3.33Ft.</b>                                      |
|                                 |  |   |

# Height Survey

| <b>19 W Walnut</b>  | 14.8 Ft.  |
|---|-----------|
| <b>13 W Walnut</b>  | 15.45 Ft. |
| <b>11 W Walnut</b>  | 16.1 Ft.  |
| <b>6 W Walnut</b>   | 16.7 Ft.  |
| <b>5 W Walnut</b>   | 17 Ft.    |
| <b>4 W Walnut</b>   | 20.4 Ft.  |
| <b>Block Average homes (north side of the block and across from 7 W Walnut)</b> | 21.4 Ft.  |
| <b>15 W Walnut</b>  | 22.3 Ft.  |
| <b>Proposed Dwelling</b>  | 22.75 Ft. |
| <b>17 W Walnut</b>  | 26.1 Ft.  |
| <b>3 W Walnut</b>   | 26.5 Ft.  |
| <b>21 W Walnut</b>  | 25.5 Ft.  |
| <b>1 W Walnut</b>   | 26.9 Ft.  |
| <b>9 W Walnut</b>   | 29 Ft.    |
|   |           |