



SUP #2021-00035
32 North Donelson Street

City Council
July 6, 2021

Site Context

- Surrounded by single-family dwellings
- Zoned R-8/residential single-family



SUP Request

Applicant requests SUP approval to construct a two-story dwelling on substandard lot



Existing dwelling

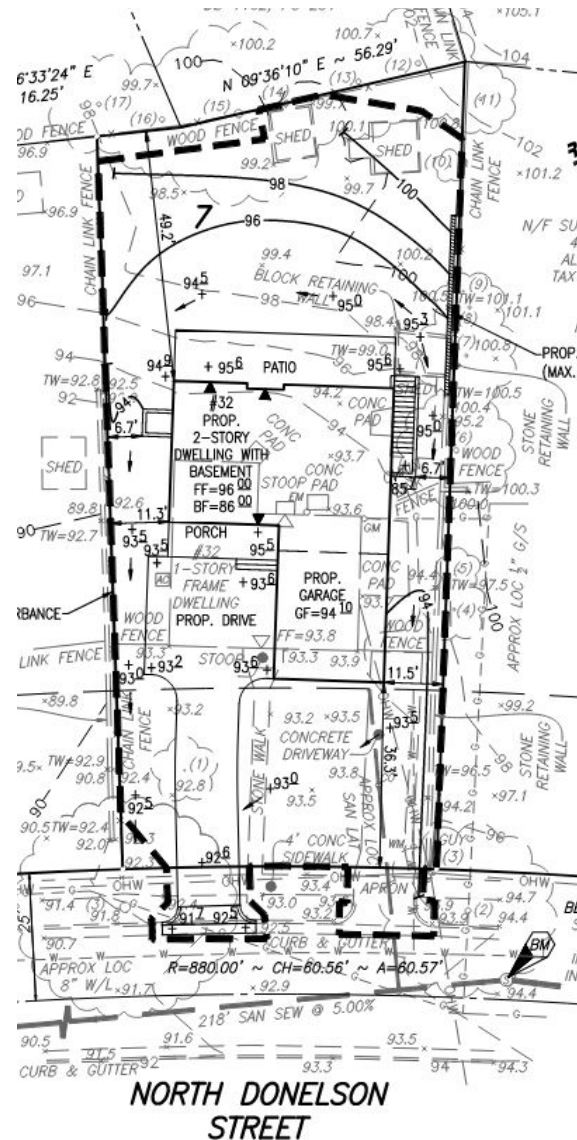


Proposed dwelling



	Required/Permitted	Provided /Proposed
Lot Area	8,000 Sq. Ft.	9,846 Sq. Ft.
Lot Width	65 Ft.	62.8 Ft.
Lot Frontage	40 Ft.	60.57 Ft.
Front Yard	30 Ft. (minimum)	35.3 Ft.
Side Yard (North)	10.7 Ft. (1:2 height to setback ratio, 8 Ft. min.)	11.5 Ft.
Side Yard (South)	11.1 Ft. (1:2 height to setback ratio, 8 Ft. min.)	11.3 Ft.
Rear Yard	25.0 Ft. (1:1 height to setback ratio, 8 Ft. min.)	49.2 Ft.
Net Floor Area	3,446 Sq. Ft. 0.35 Floor Area Ratio (FAR)	3,437 Sq. Ft. 0.35 FAR
Maximum Height	30 Ft.	25.9 Ft.
Maximum Threshold Height	2.5 Ft.	2.5 Ft.

Proposed Site Plan



Substandard Lot

- Subject property is substandard (does not meet minimum lot width requirement)
- SUP review required for redevelopment of substandard lot
- Pursuant to Section 12-901(C), City Council must find the proposal compatible with existing neighborhood character in terms of:
 - Bulk
 - Height
 - Design



Height

Height is compatible with neighborhood character

24 N. Donelson St.	18.6 Ft.
40 N. Donelson St.	18.9 Ft.
108 N. Donelson St.	19.0 Ft.
116 N. Donelson St.	19.2 Ft.
16 N. Donelson St.	20.5 Ft.
Average	21.6 Ft.
33 N. Donelson St.	24.9 Ft.
Average Height + 20%	25.9 Ft.
Proposed Dwelling	25.9Ft.
25 N. Donelson St.	29.8 Ft.

Bulk and Design

Compatible with neighborhood character in terms of bulk and design.





Planning Commission Recommended Approval