

Docket Item #2.1, 2.2, 2.3

CD-CPC-2023-00175

Area Plan Amendment

CD-CPC-2023-00172

Rezoning

CD-SUP-2023-00050

Special Use Permit

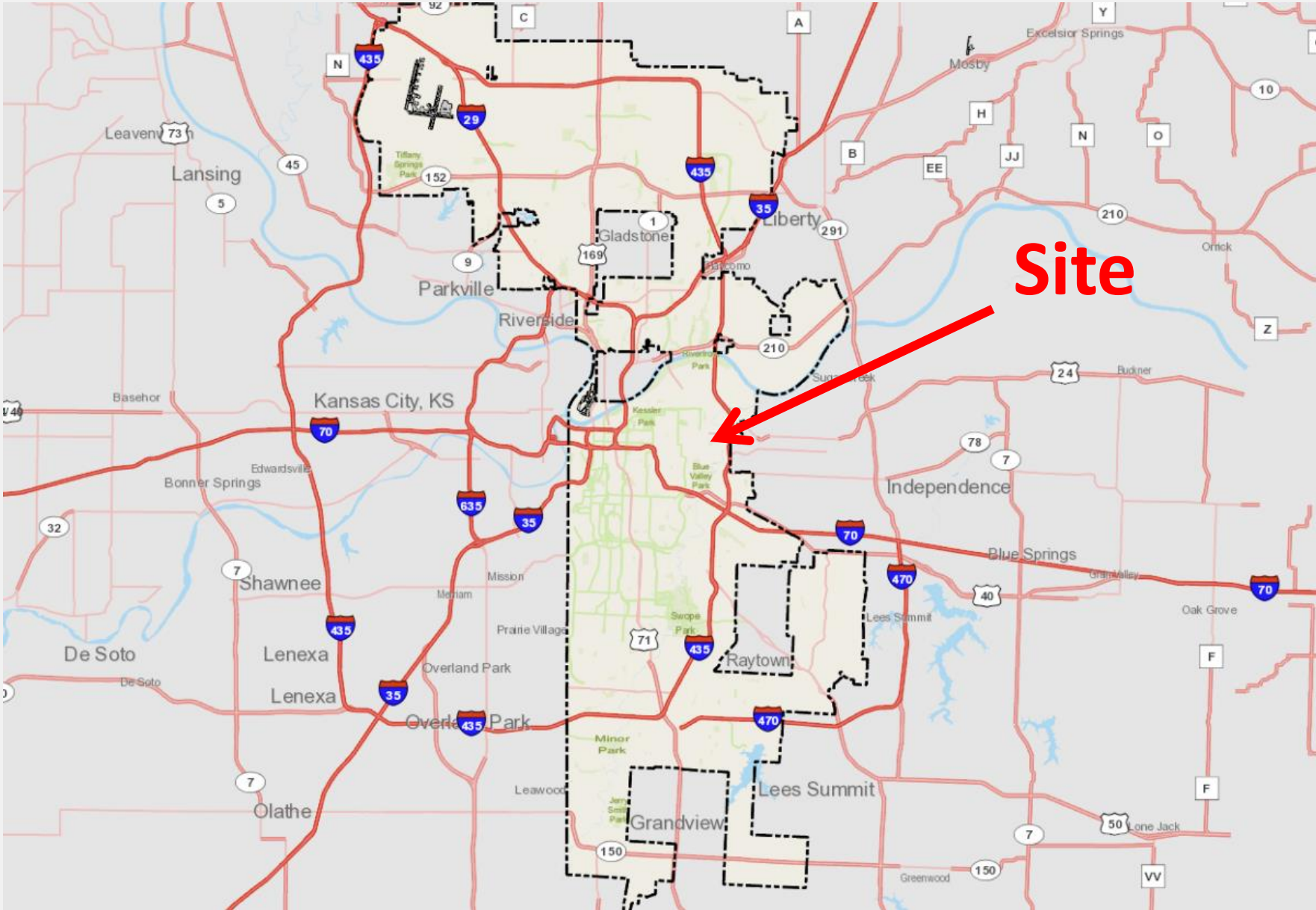
Sheffield Place – 916 Newton Ave

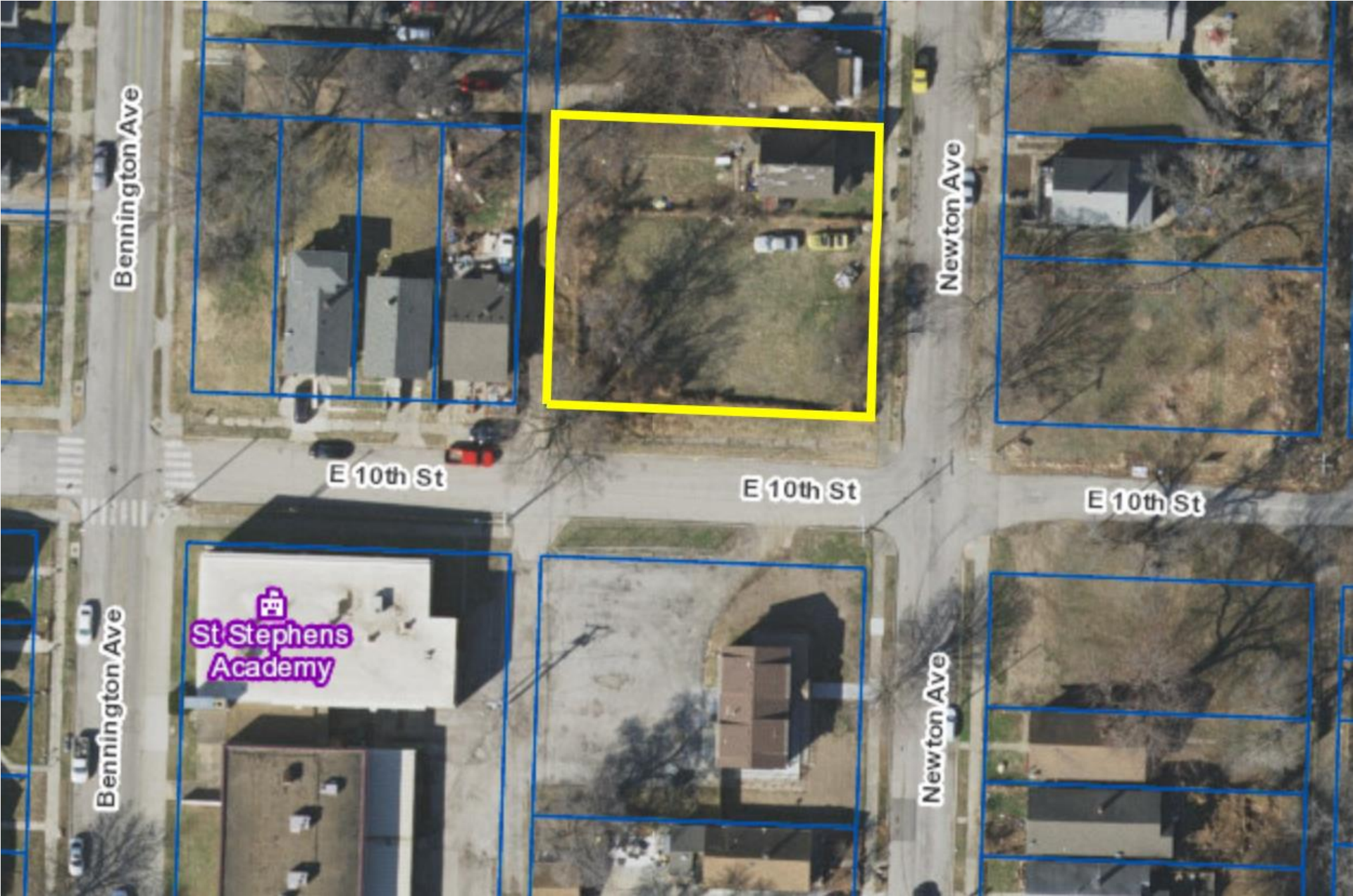
December 19, 2023

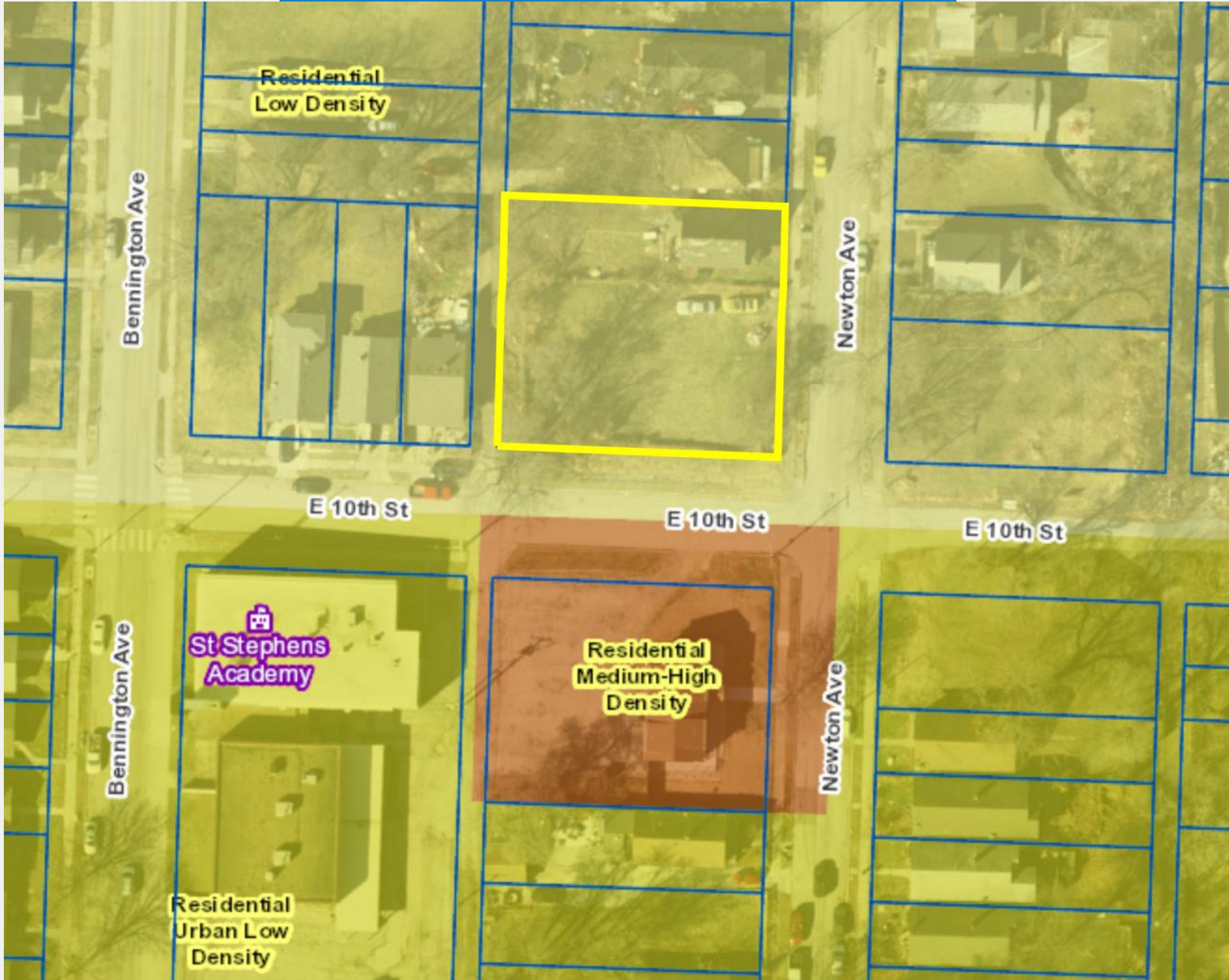
Prepared for

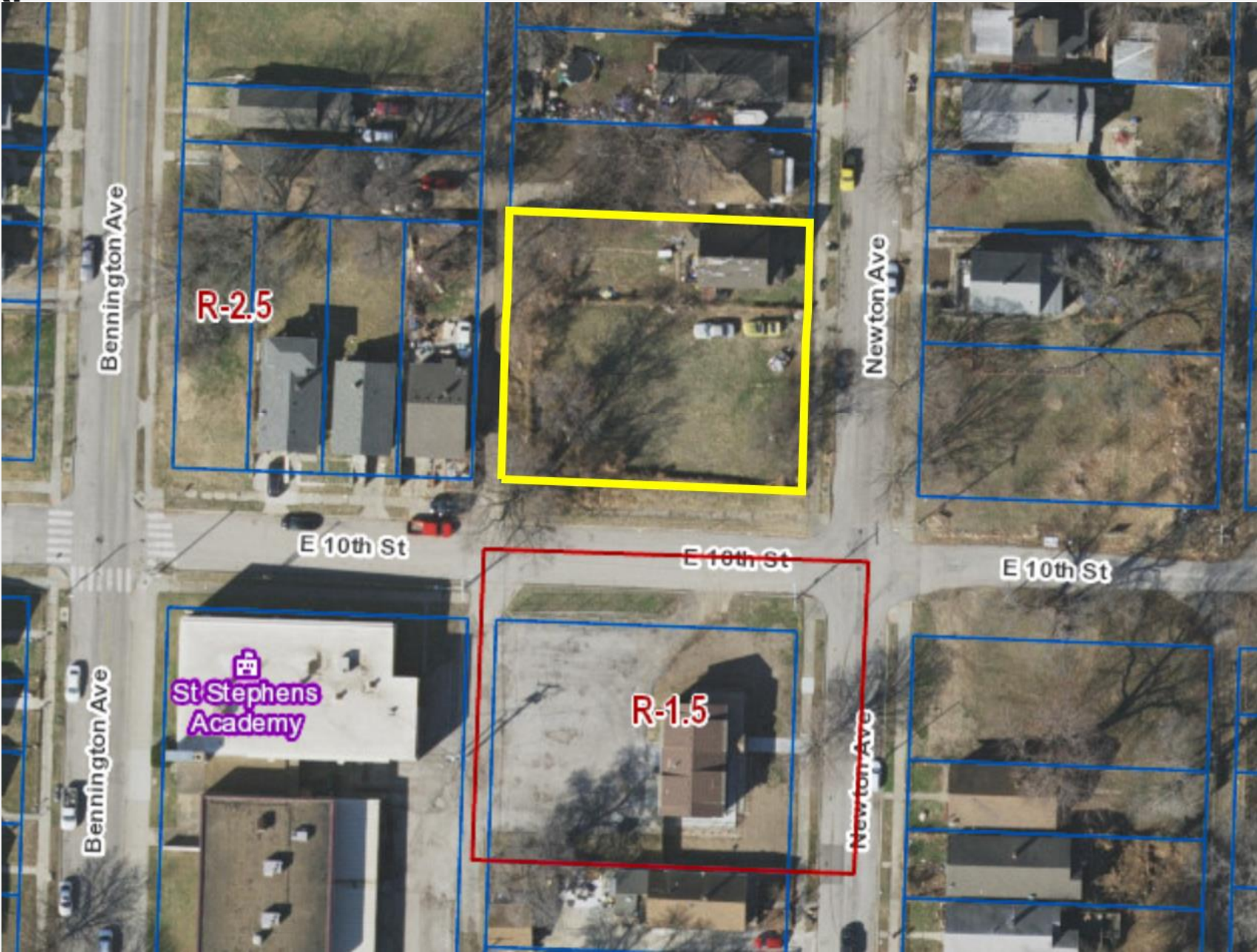
City Plan Commission

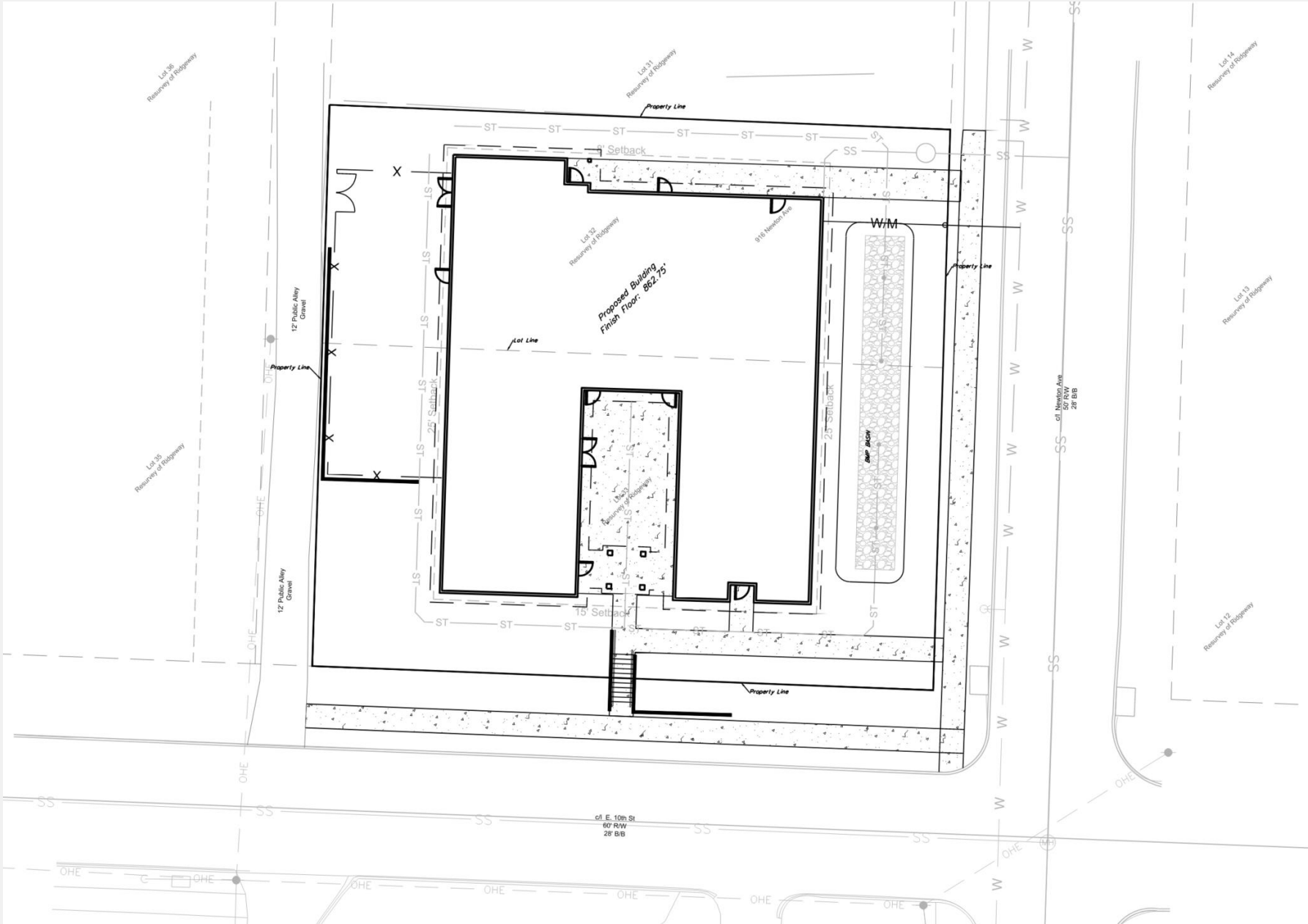




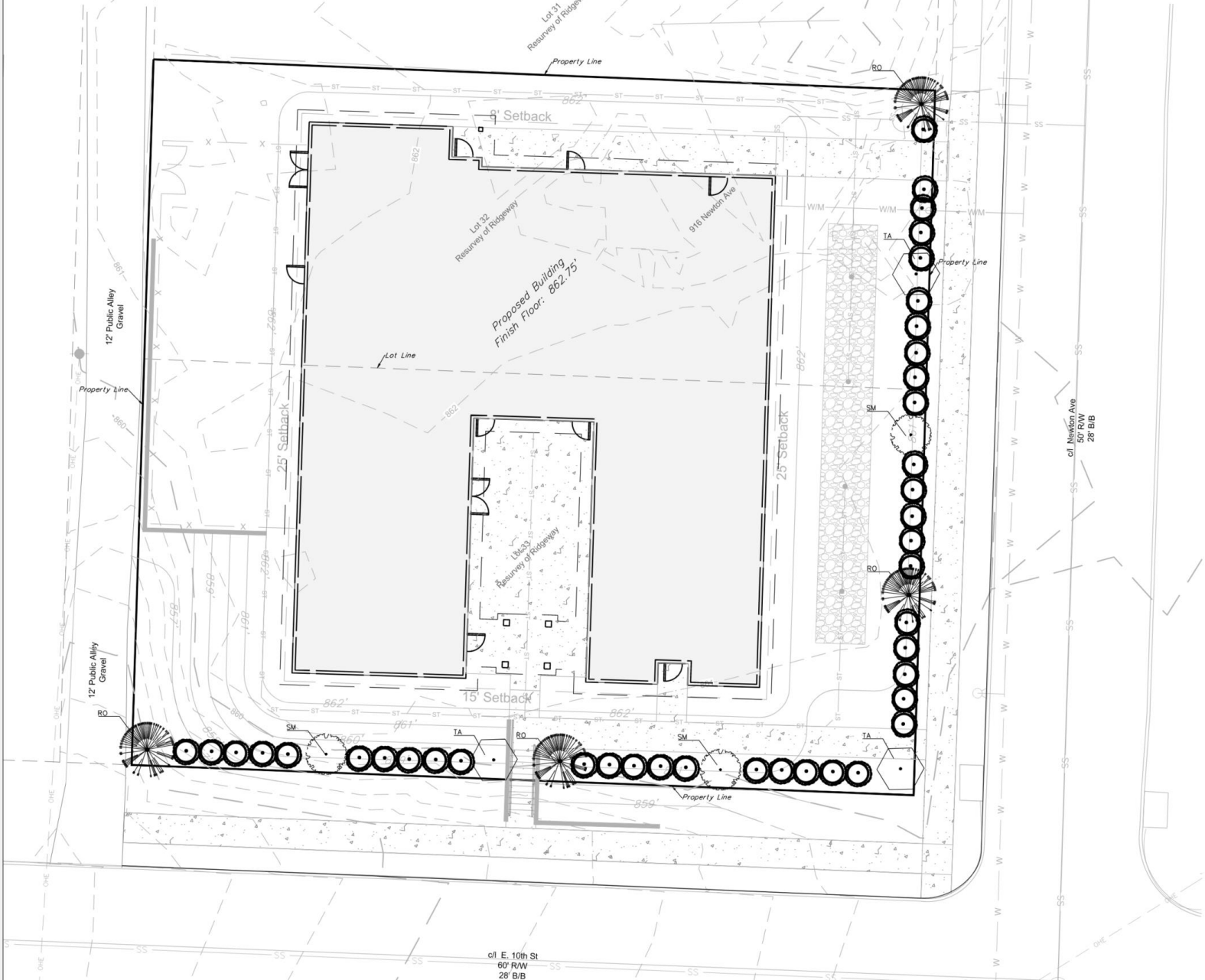






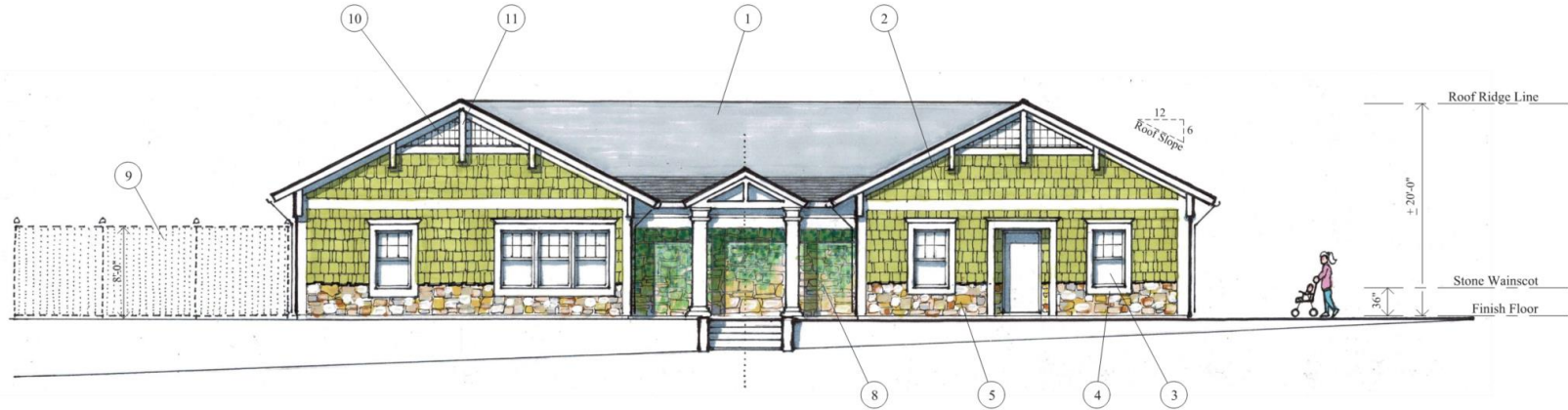


Site Plan



Landscape Plan

cl. E. 10th St
60' R/W
28' B/B

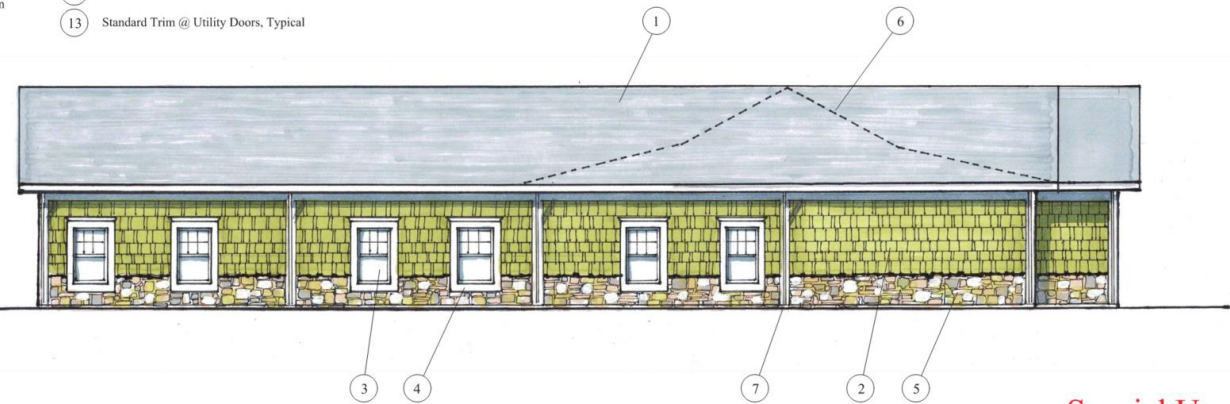
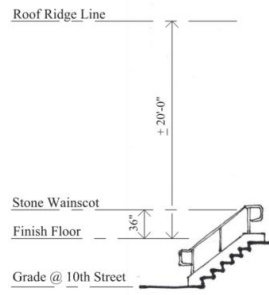


Material Legend

- ① (50) Year Timberline HDZ Roof Shingle System, Color Yet To Be Determined
- ② James Hardie, Shingle Style "Staggered" Edge Pattern With Paint Finish
- ③ Thermal Insulated Windows, Typical
- ④ James Hardie Trim @ Windows & Doors
- ⑤ Manufactured "Stone" Veneer Wainscot, Pattern Yet To Be Determined
- ⑥ Indicates Roof Line Beyond Between West & East Wings, Reference Site Plan / Roof Plan
- ⑦ Downspouts Tied To PVC Boots And Continued To Storm System
- ⑧ 8'-0" High "Privacy" Stone Veneered Wall Beyond Covered With English Ivy To Create A "Green Wall"
- ⑨ 8'-0" High "Privacy" Fence @ Children's Play Garden
- ⑩ Architectural Trim Work, Not A Roof Vent
- ⑪ Architectural Wood Bracket(s)
- ⑫ Glass Block @ (2) Kitchen Windows, Only
- ⑬ Standard Trim @ Utility Doors, Typical

South Elevation

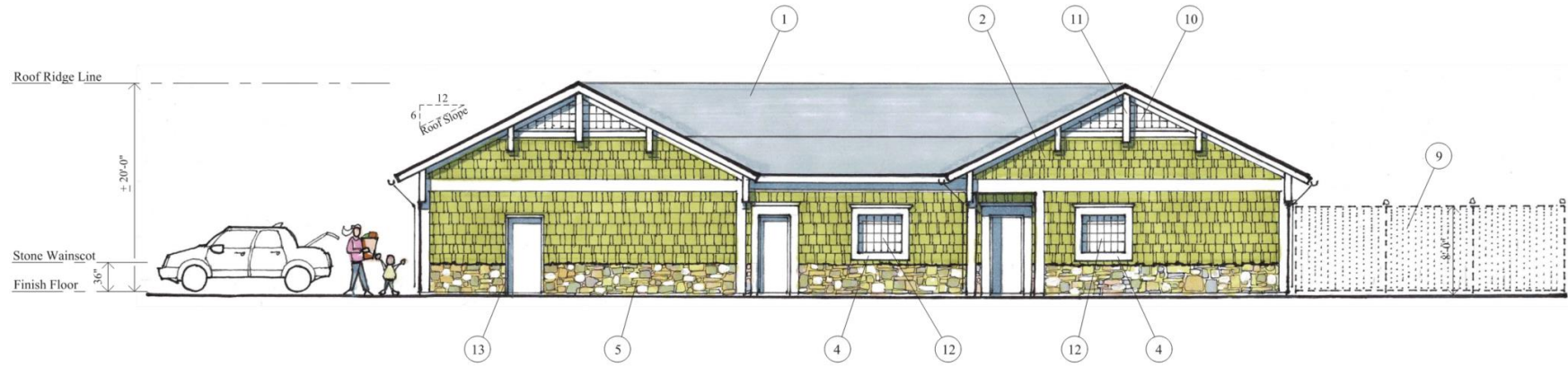
Scale: $\frac{3}{16}$ " = 1'-0"



East Elevation

Scale: $\frac{3}{16}$ " = 1'-0"

**Special Use Permit
Application**
(Not For Construction)



North Elevation

Scale: $\frac{3}{16}'' = 1'-0''$

Material Legend

- ① (50) Year Timberline HDZ Roof Shingle System, Color Yet To Be Determined
- ② James Hardie, Shingle Style "Staggered" Edge Pattern With Paint Finish
- ③ Thermal Insulated Windows, Typical
- ④ James Hardie Trim @ Windows & Doors
- ⑤ Manufactured "Stone" Veneer Wainscot, Pattern Yet To Be Determined
- ⑥ Indicates Roof Line Beyond Between West & East Wings, Reference Site Plan / Roof Plan
- ⑦ Downspouts Tied To PVC Boots And Continued To Storm System
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- ⑩ Architectural Trim Work, Not A Roof Vent
- ⑪ Architectural Wood Bracket(s)
- ⑫ Glass Block @ (2) Kitchen Windows, Only
- ⑬ Standard Trim @ Utility Doors, Typical



West Elevation

Scale: $\frac{3}{16}'' = 1'-0''$

Special Use Permit Application
(Not For Construction)



View towards subject site at the intersection of E 10th and Newton



View towards east side of subject site. Existing house will be demolished



View west on E 10th St. Existing Sheffield Place building on the left, subject site on the right

Staff Recommendation

Case No. CD-CPC-2023-00175 – Area Plan Amendment

Approval

Case No. CD-CPC-2023-00172 – Rezoning

Approval

Case No. CD-SUP-2023-00050 – Development Plan

Approval with Conditions