

Resolution No. 240033

Area Plan Amendment

Ordinance No. 240032

Rezoning

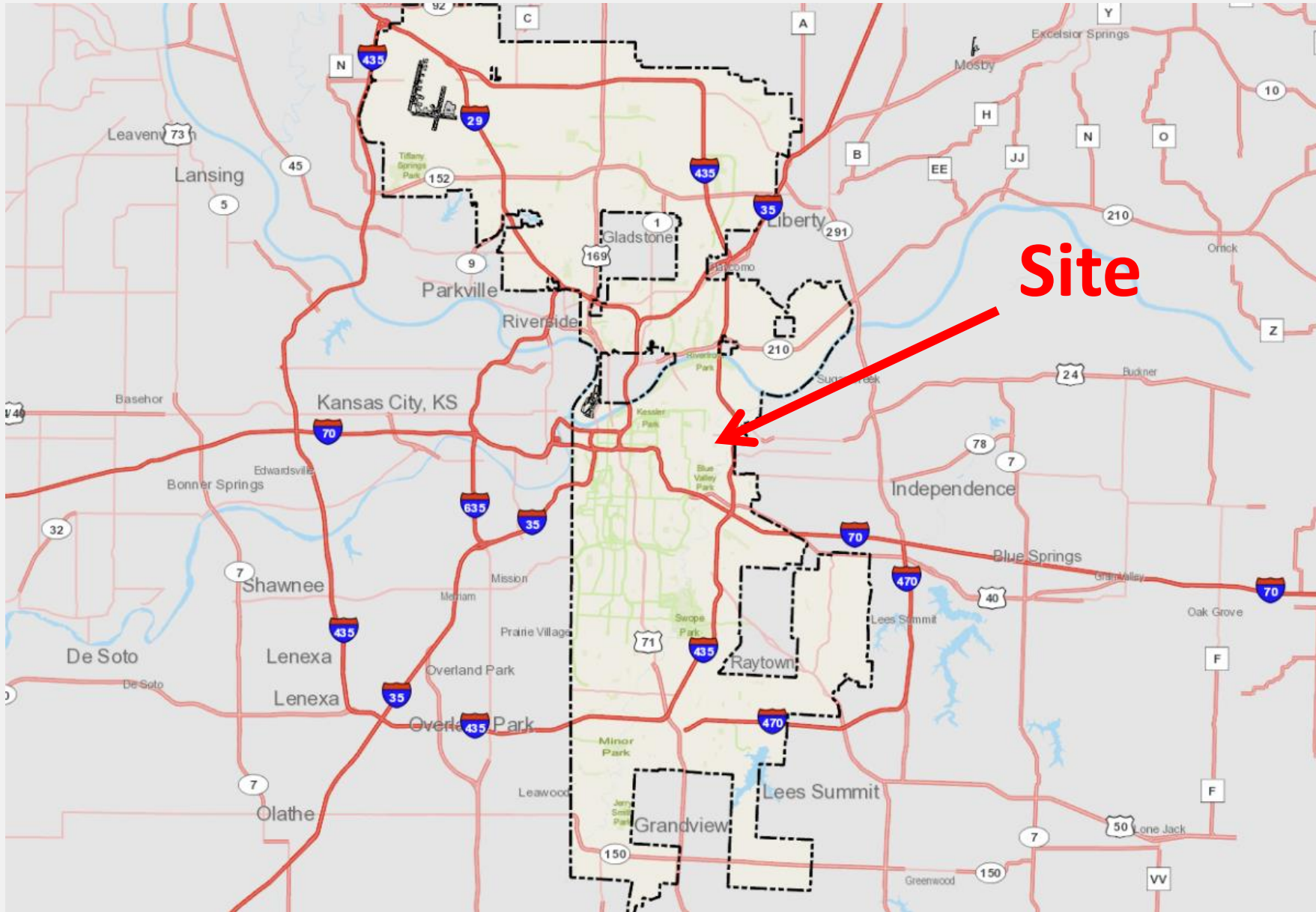
Sheffield Place – 916 Newton Ave

January 24, 2024

Prepared for

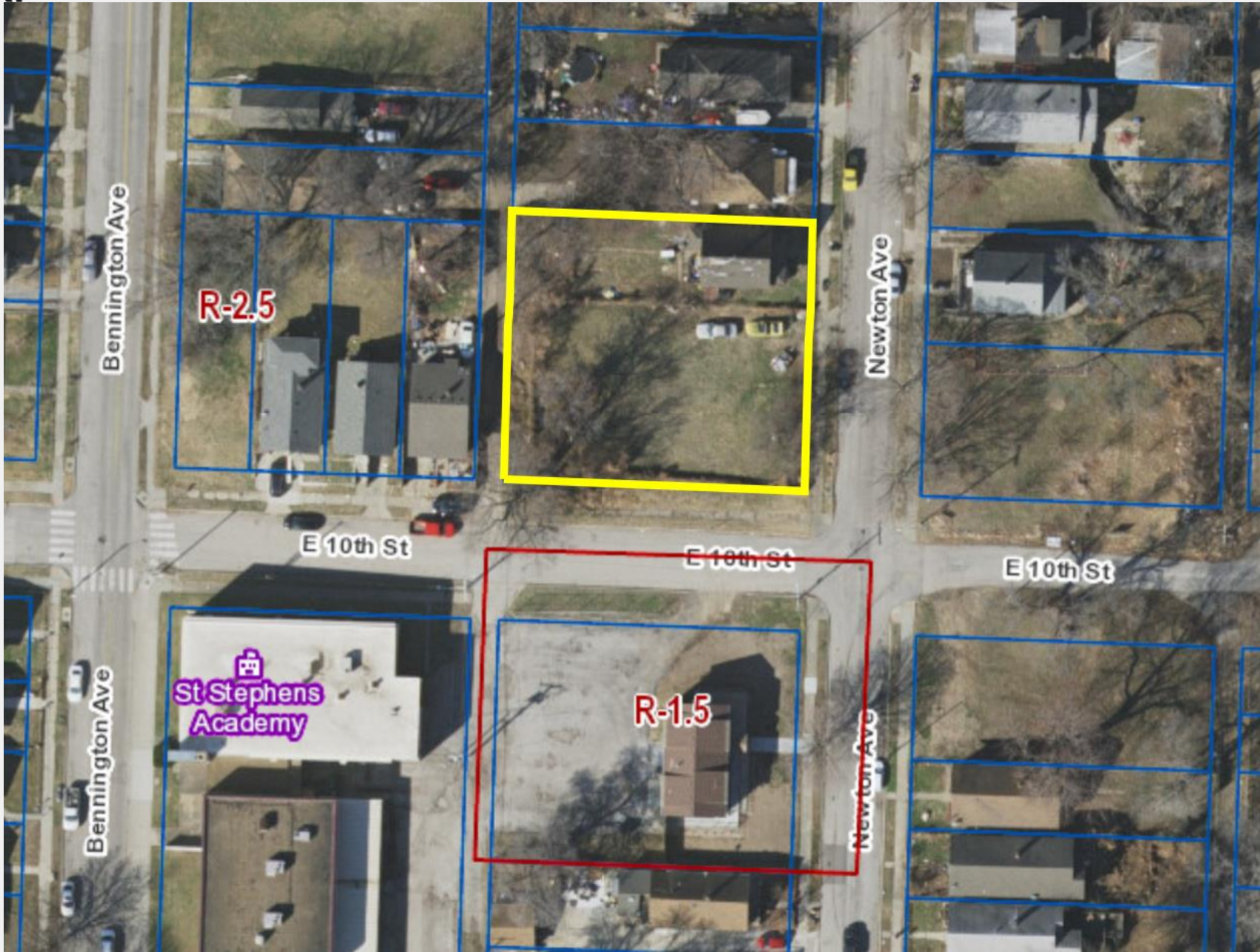
Neighborhood Planning and Development Committee











88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.



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



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

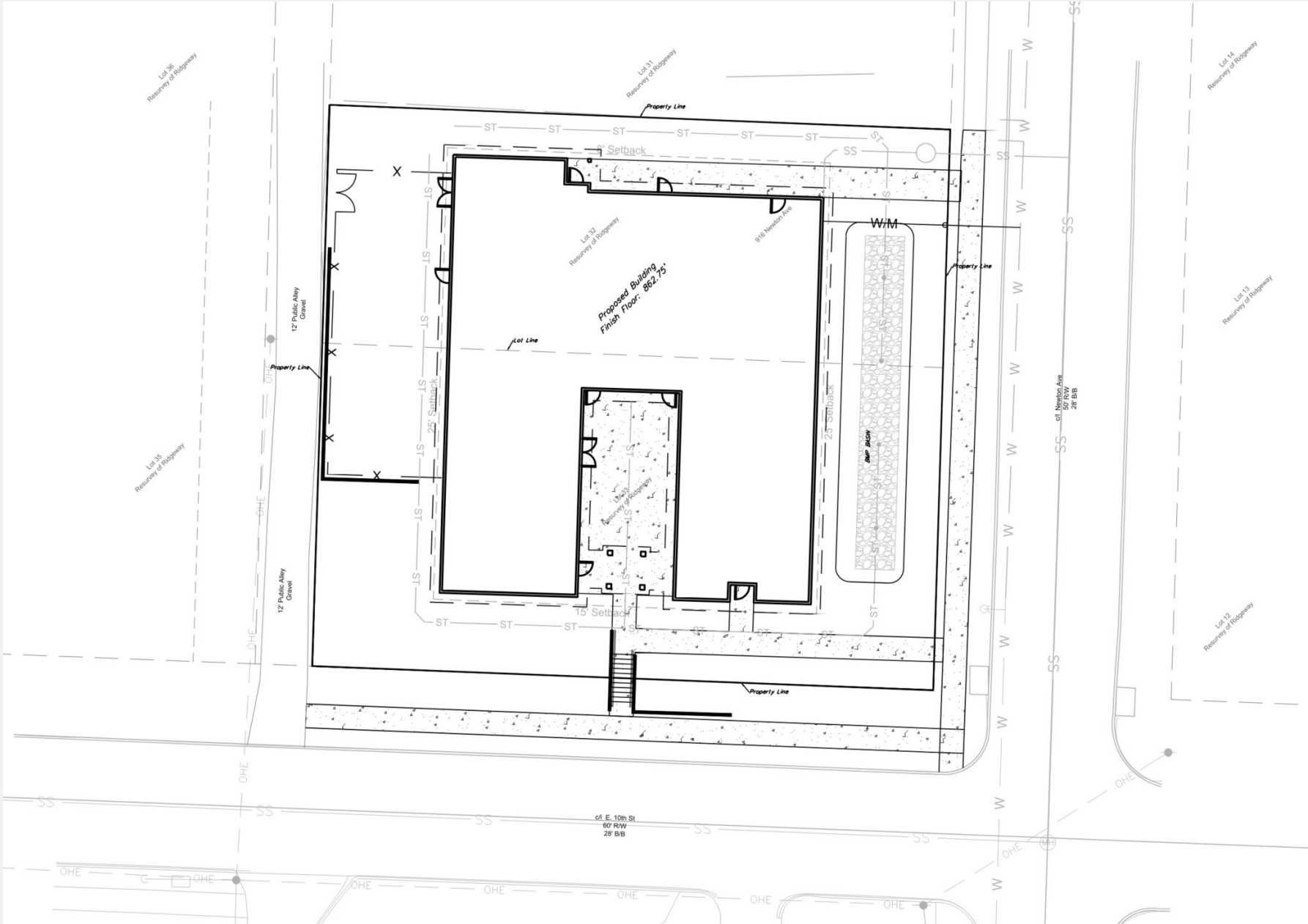


View west on E 10th St. Existing Sheffield Place building on the left, subject site on the right

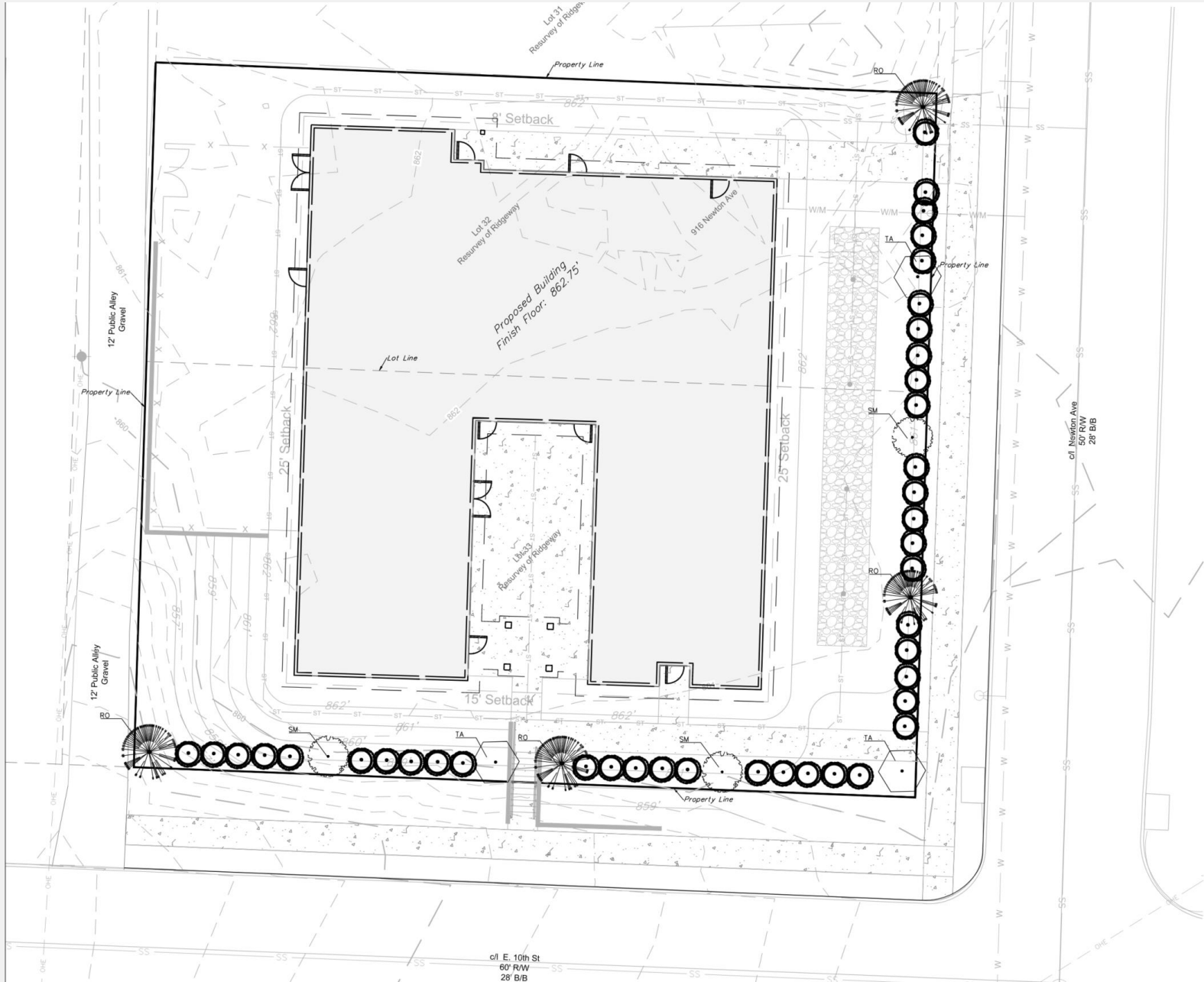
City Plan Commission & Staff Recommendation

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

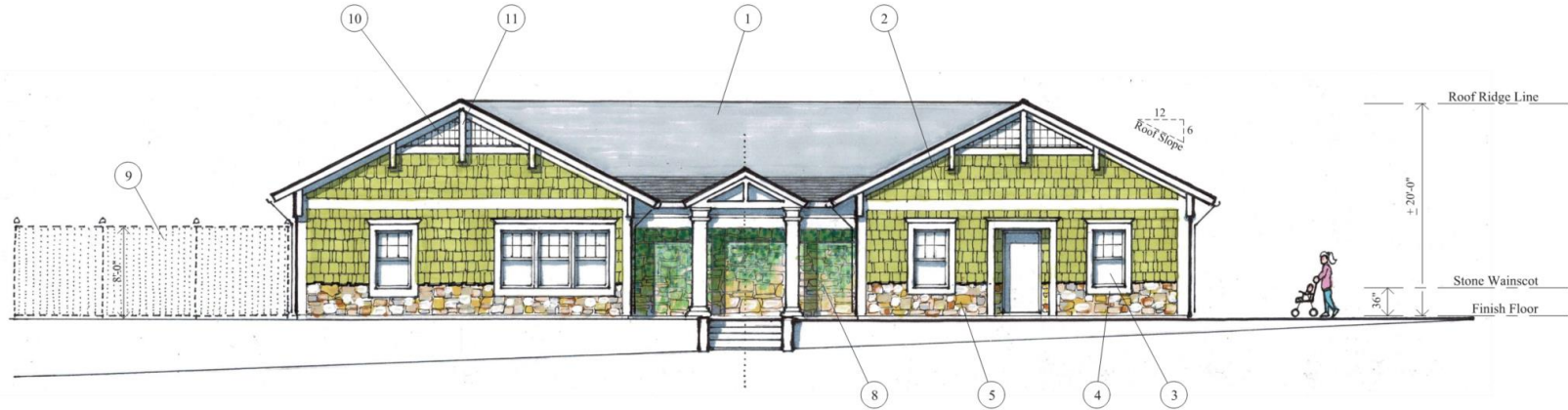
**Case No. CD-CPC-2023-00172 – Rezoning
Approval**



Site Plan



Landscape Plan

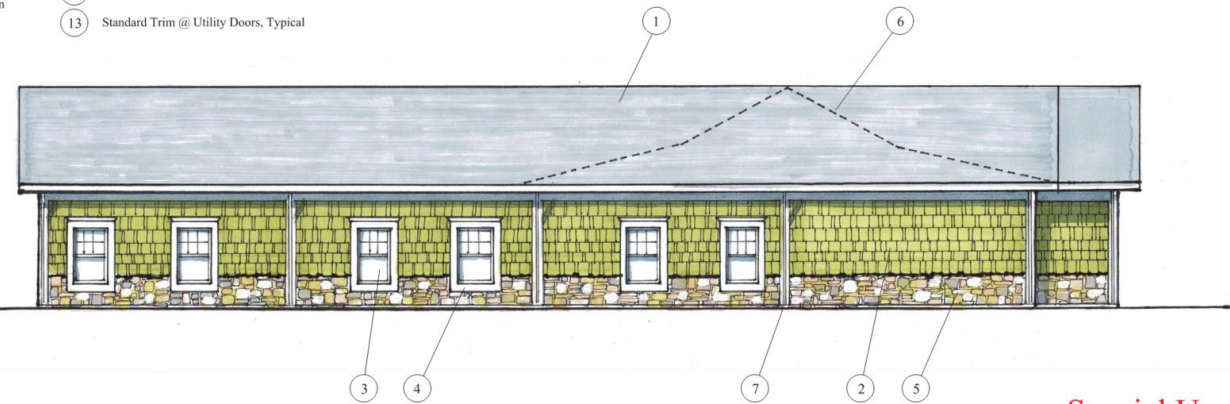
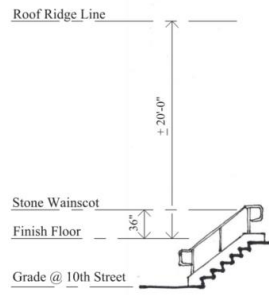


Material Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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

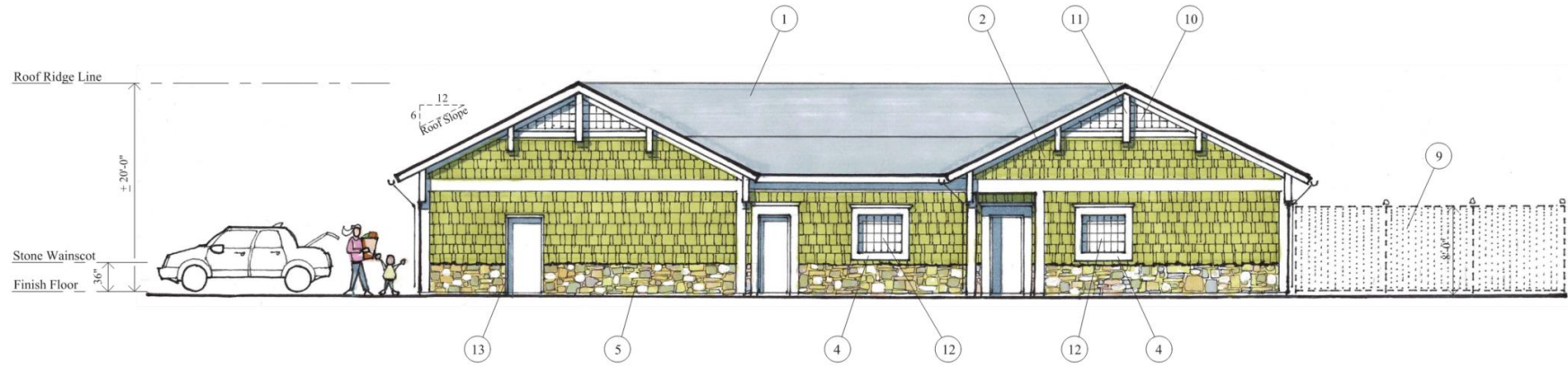
Scale: $\frac{3}{16}$ " = 1'-0"



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