

**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

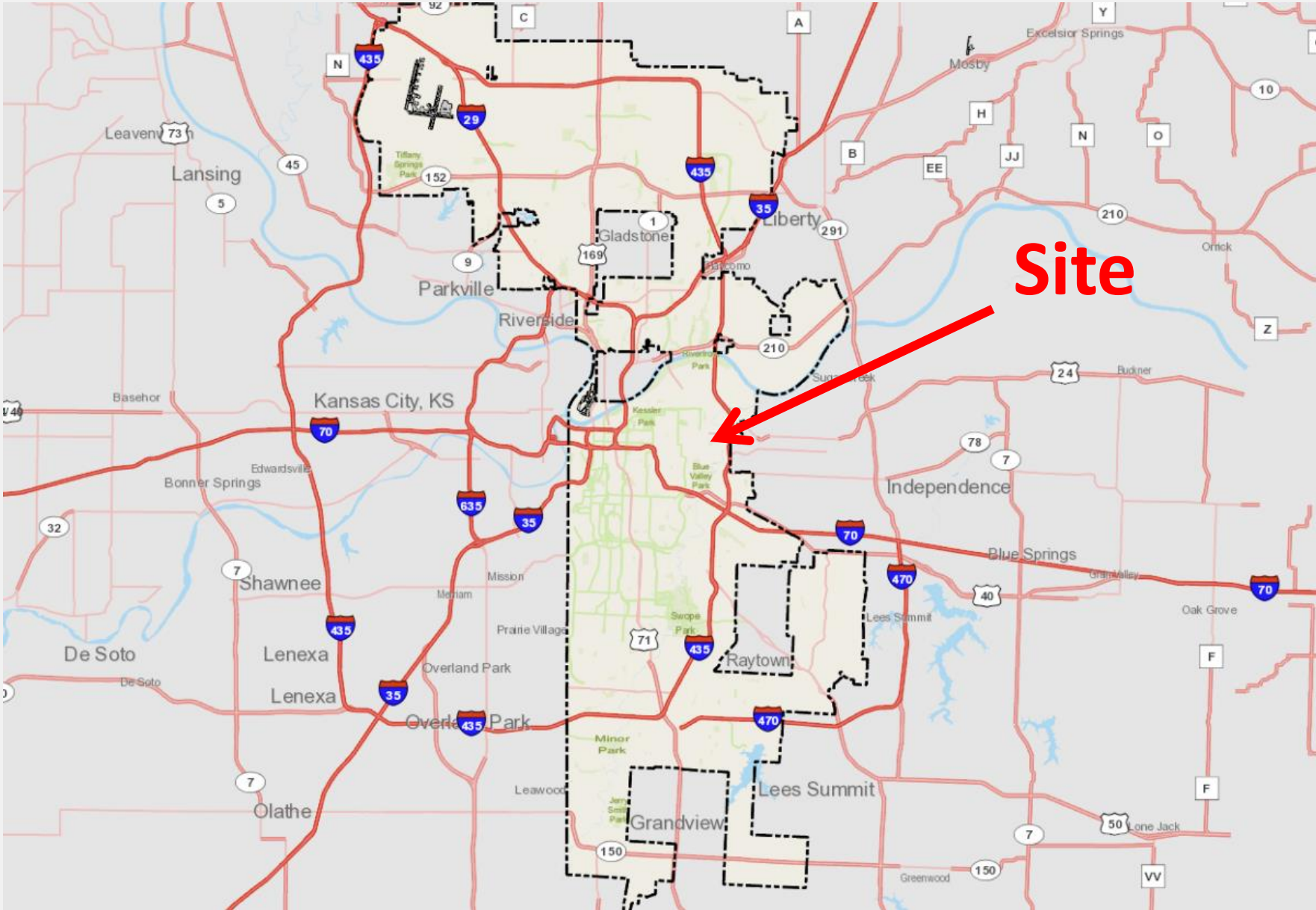
Sheffield Place – 916 Newton Ave

December 19, 2023

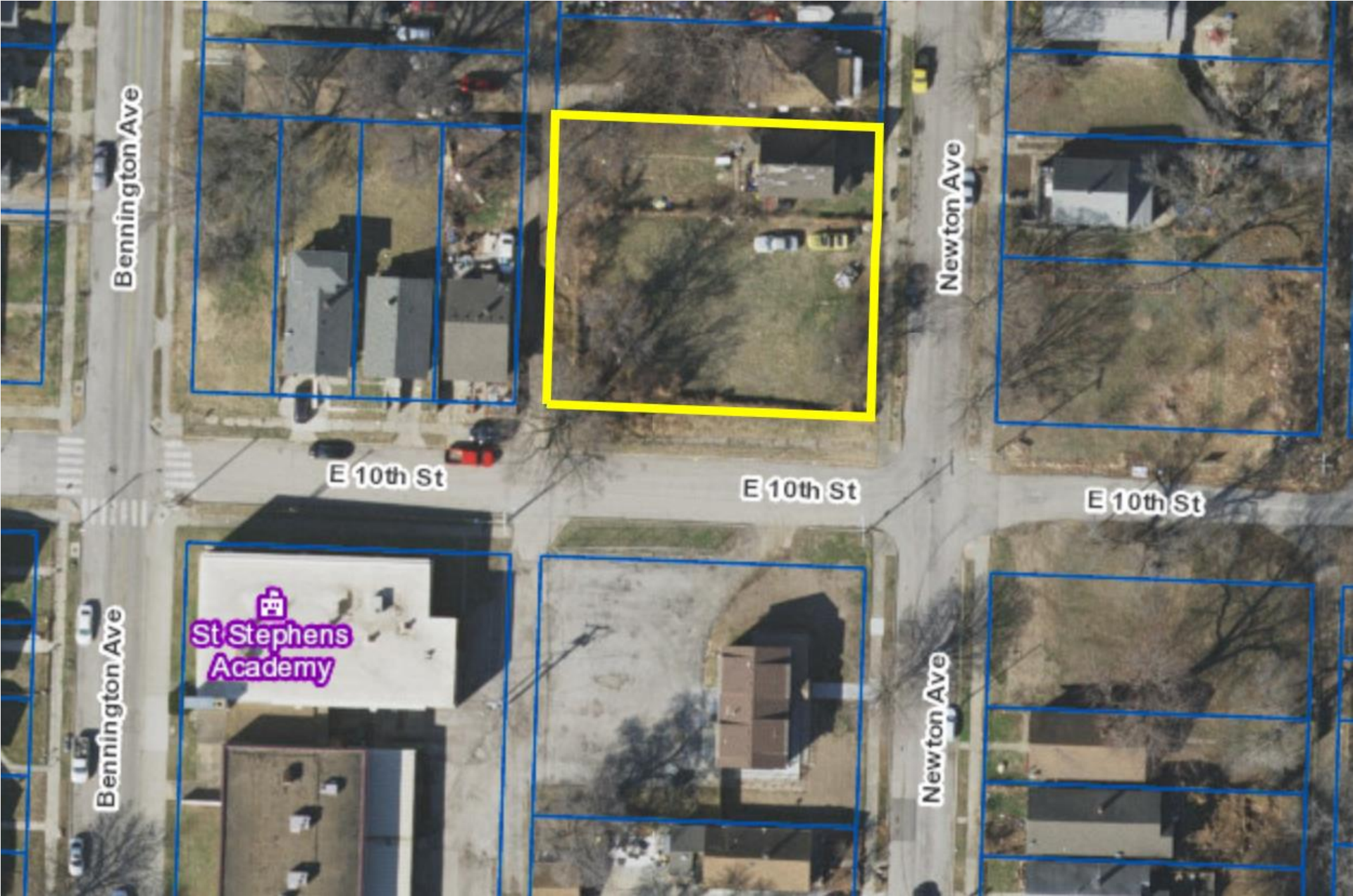
*Prepared for*

City Plan Commission









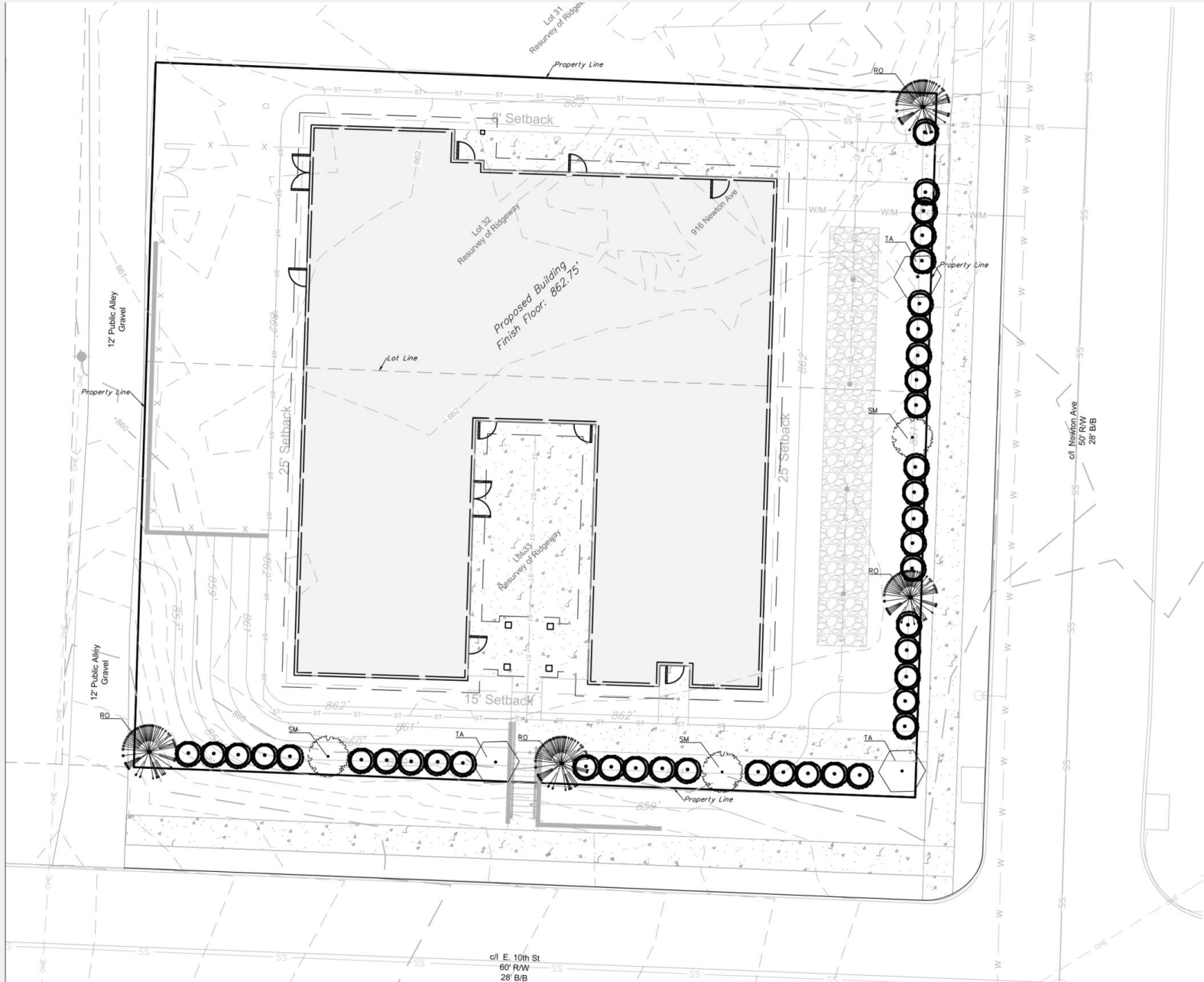








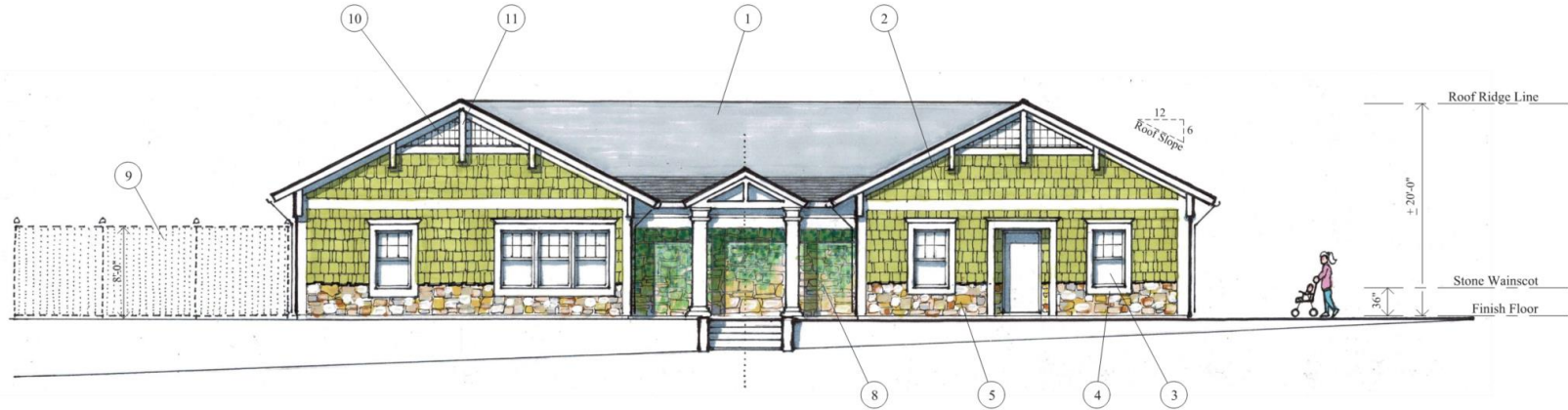




Landscape Plan

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



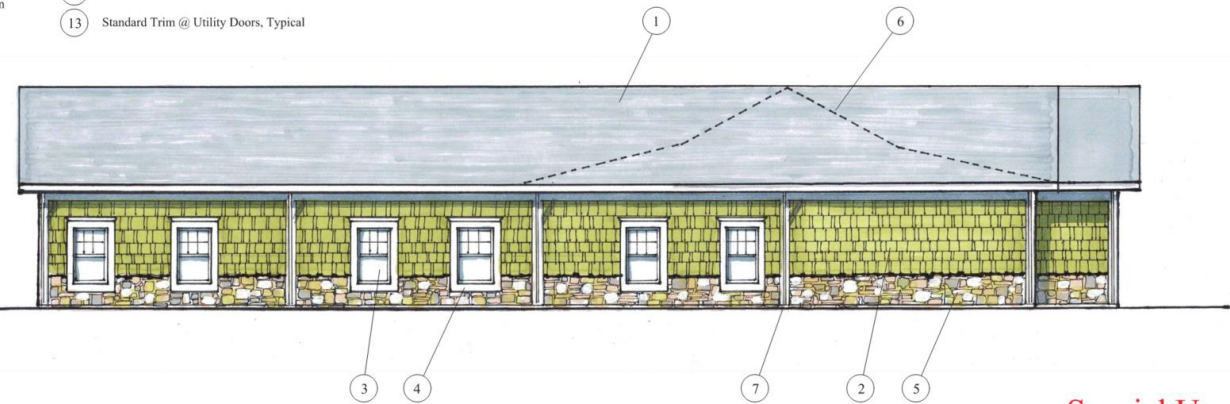
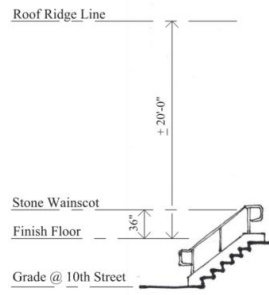


**Material Legend**

- 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: 3/16" = 1'-0"

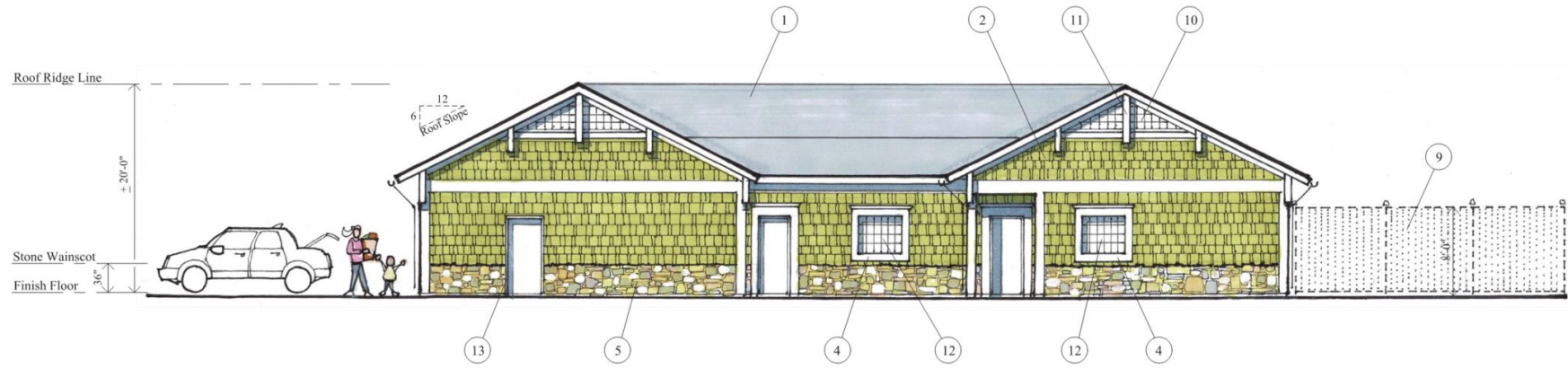


**East Elevation**

Scale: 3/16" = 1'-0"

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





**North Elevation**

Scale: 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: 3/16" = 1'-0"

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





View towards subject site at the intersection of E 10<sup>th</sup> and Newton





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





View west on E 10<sup>th</sup> 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