

THE HERMAN APARTMENTS

Detailed Site Plan

Companion Case: DDS-24003 & AC-25009

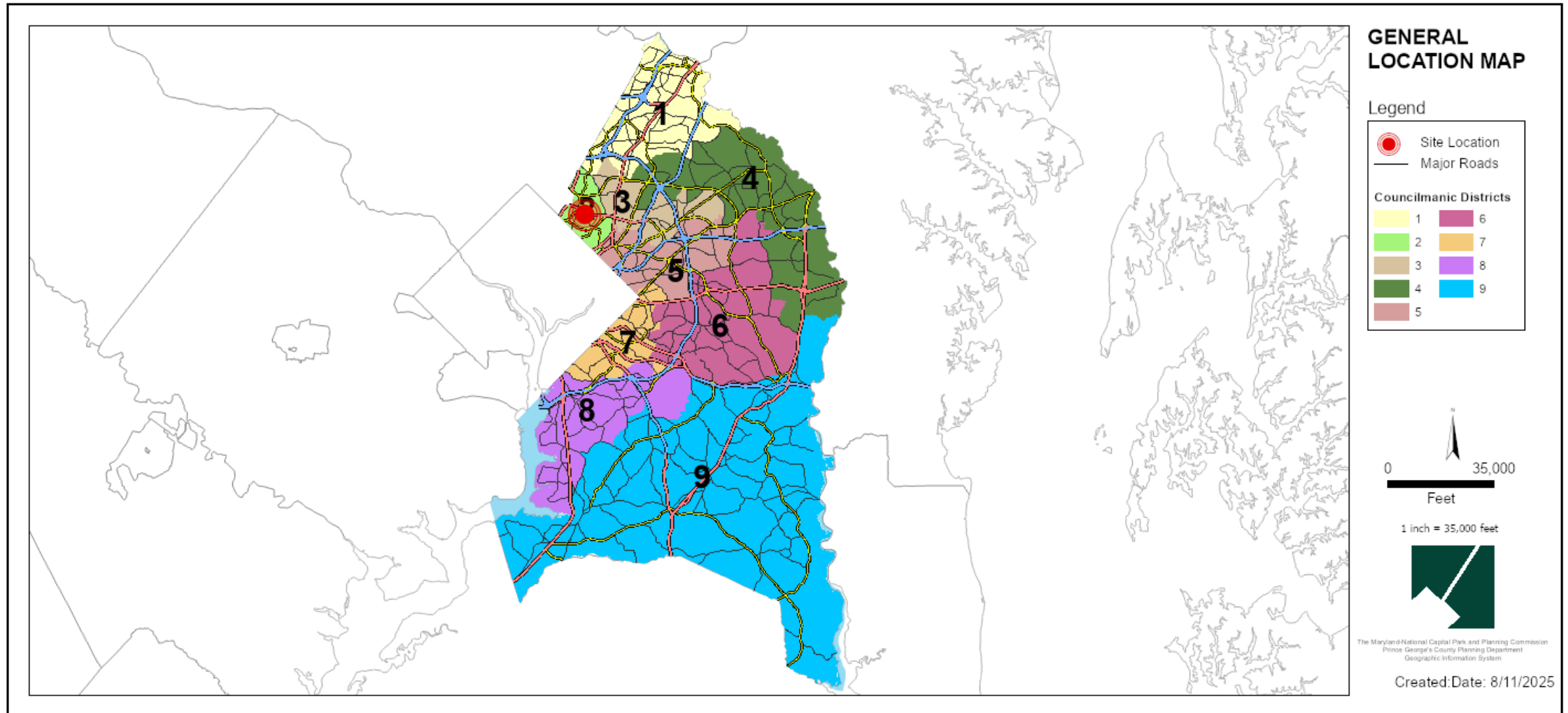
Staff Recommendation: APPROVAL with conditions



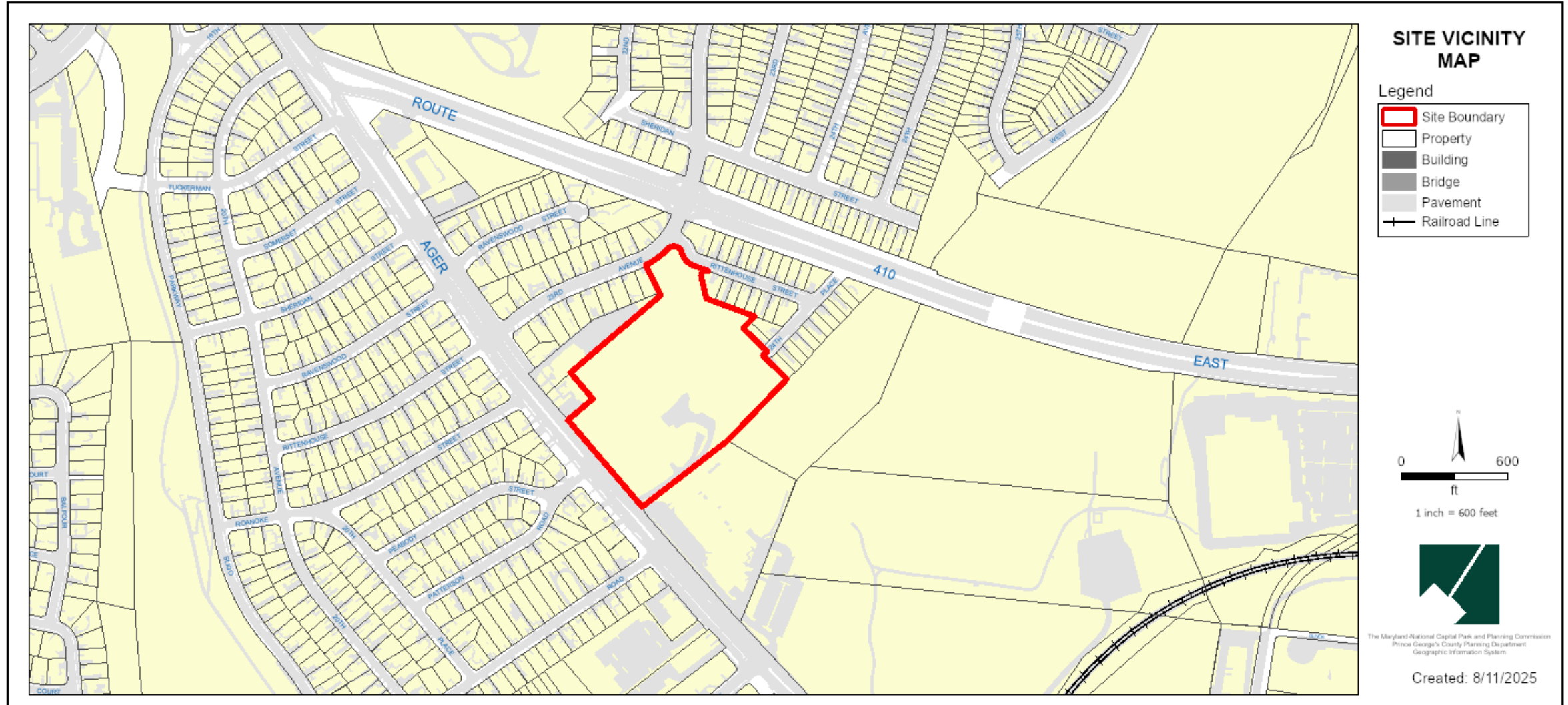
GENERAL LOCATION MAP

Council District: 02

Planning Area: 65

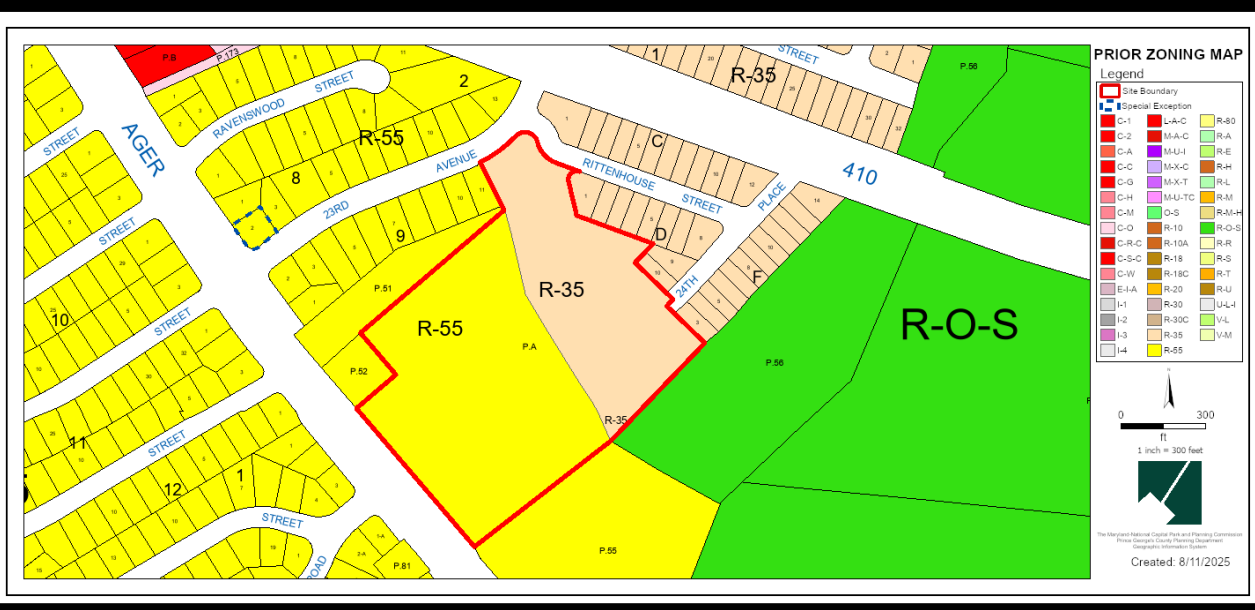


SITE VICINITY MAP

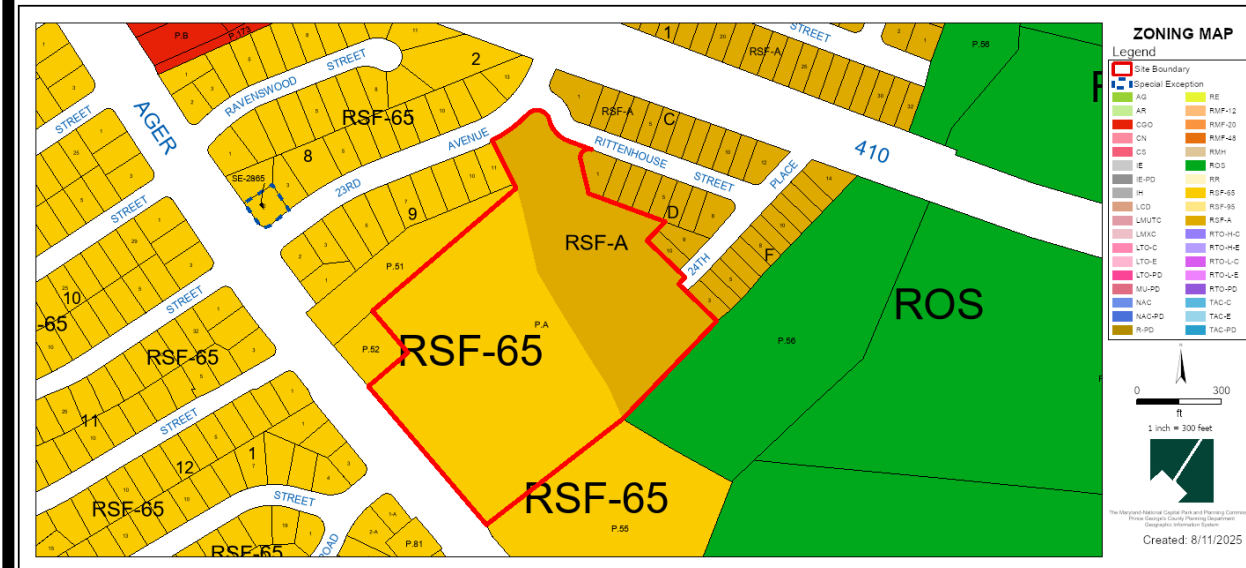


ZONING MAP (PRIOR AND CURRENT)

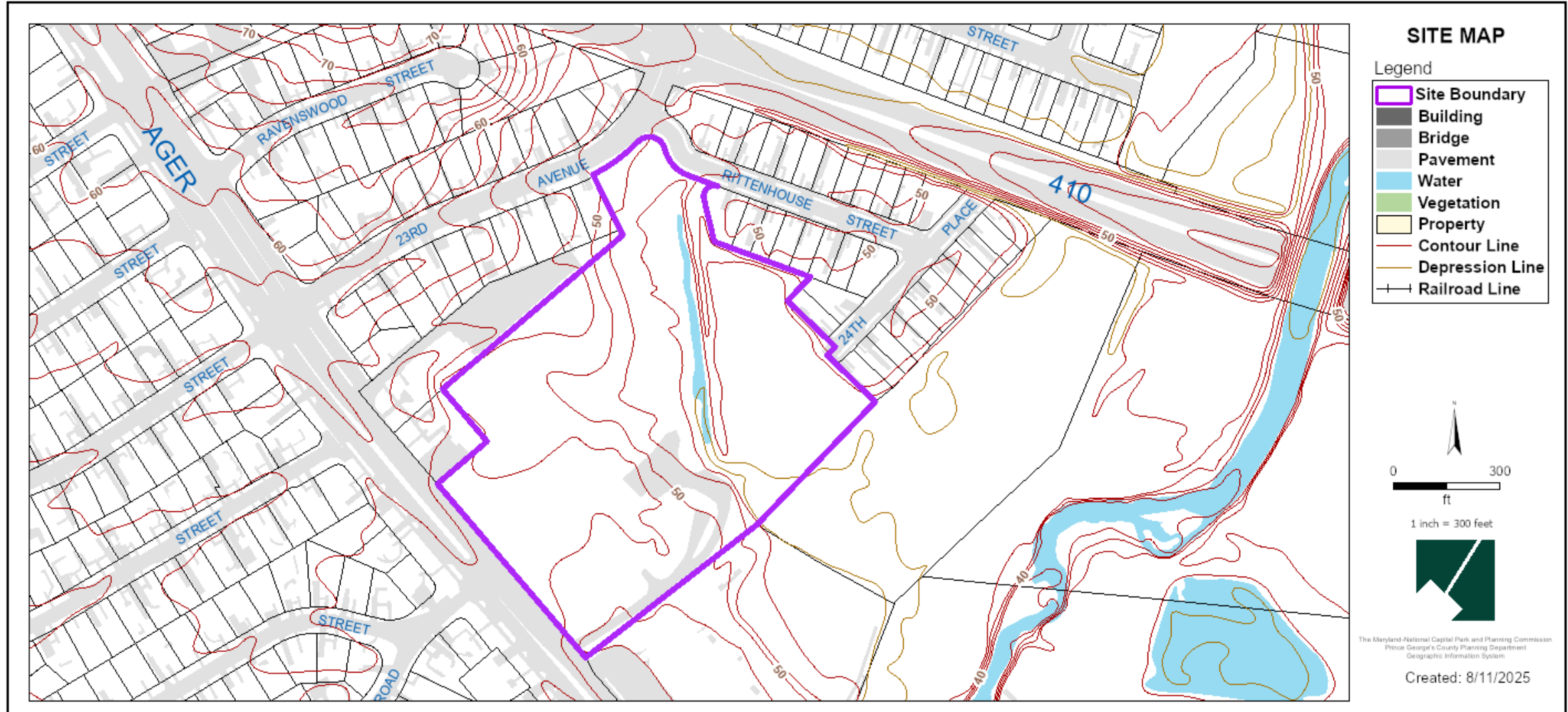
Prior Zoning Map: R-55/R-35



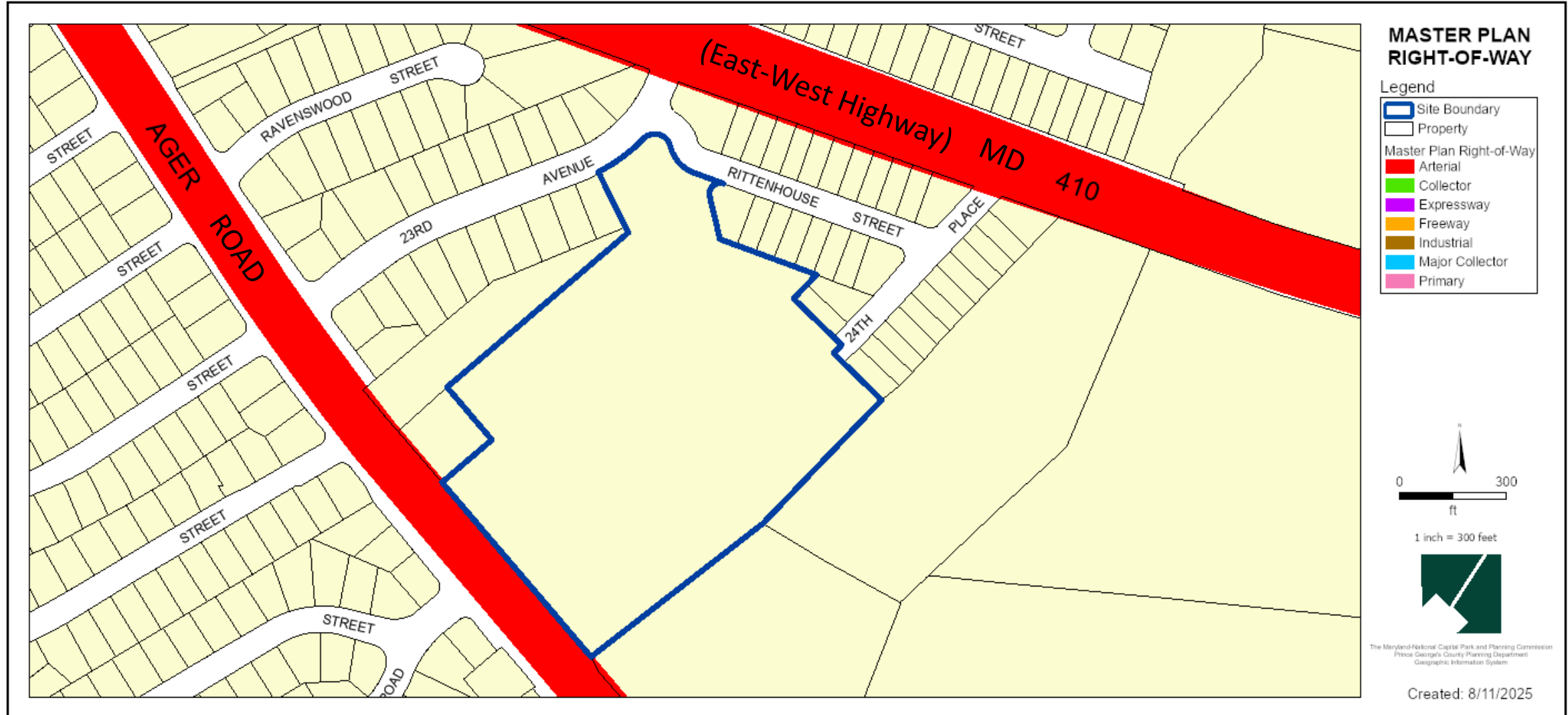
Current Zoning Map: RSF-65/RSF-A



SITE MAP



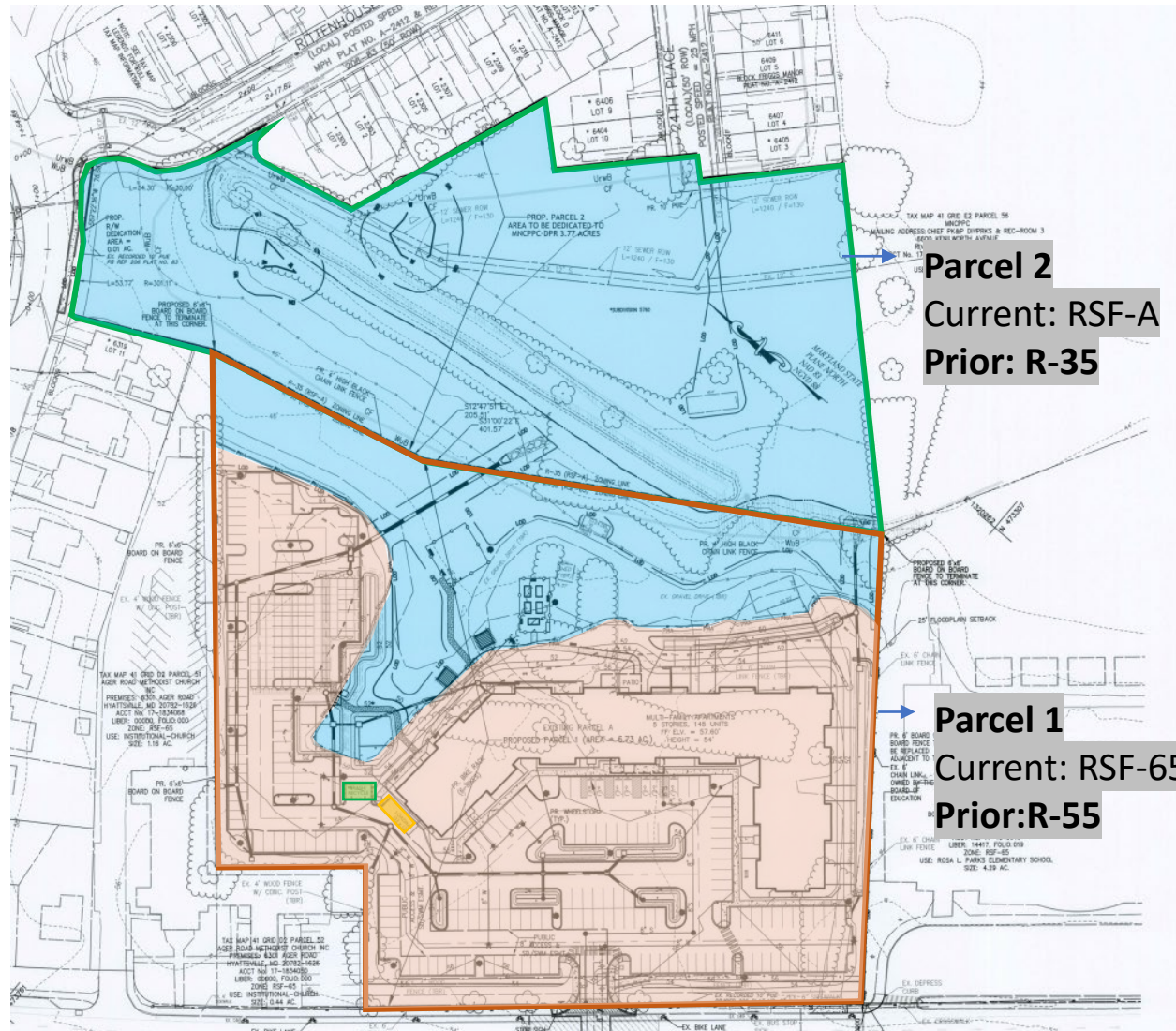
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



Parcel 2
Current: RSF-A
Prior: R-35

Gross lot area
(Parcel 1 + Parcel 2) = 9.51ac

100 yrs Floodplain = 5.36 ac
Net lot area= 4.15 ac

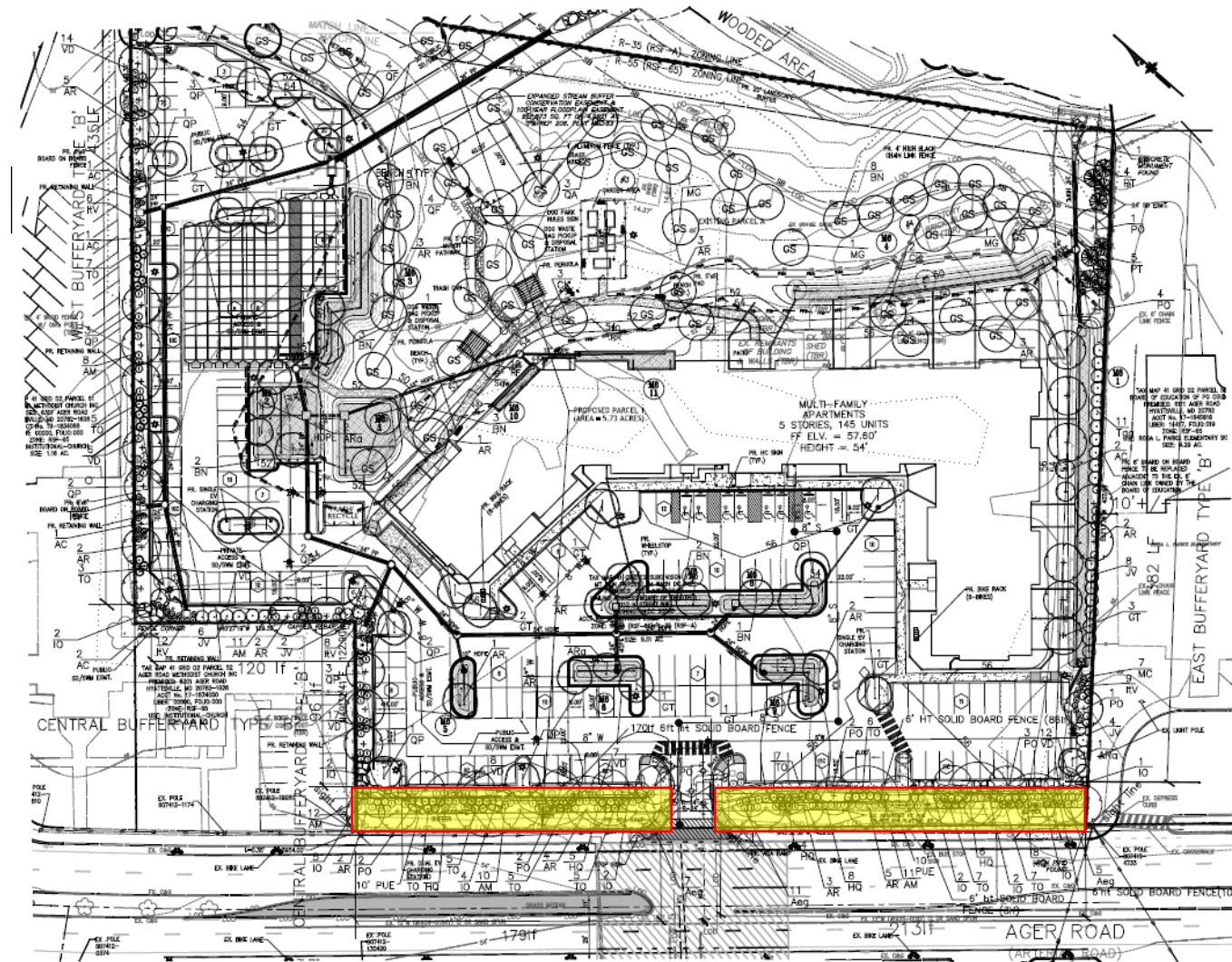
Loading area
Dumpster

Parcel 1
Current: RSF-65
Prior: R-55

ILLUSTRATIVE DETAILED SITE PLAN



LANDSCAPE PLAN



Legend



AC request area

LANDSCAPE PLAN - SITE

ELEVATIONS



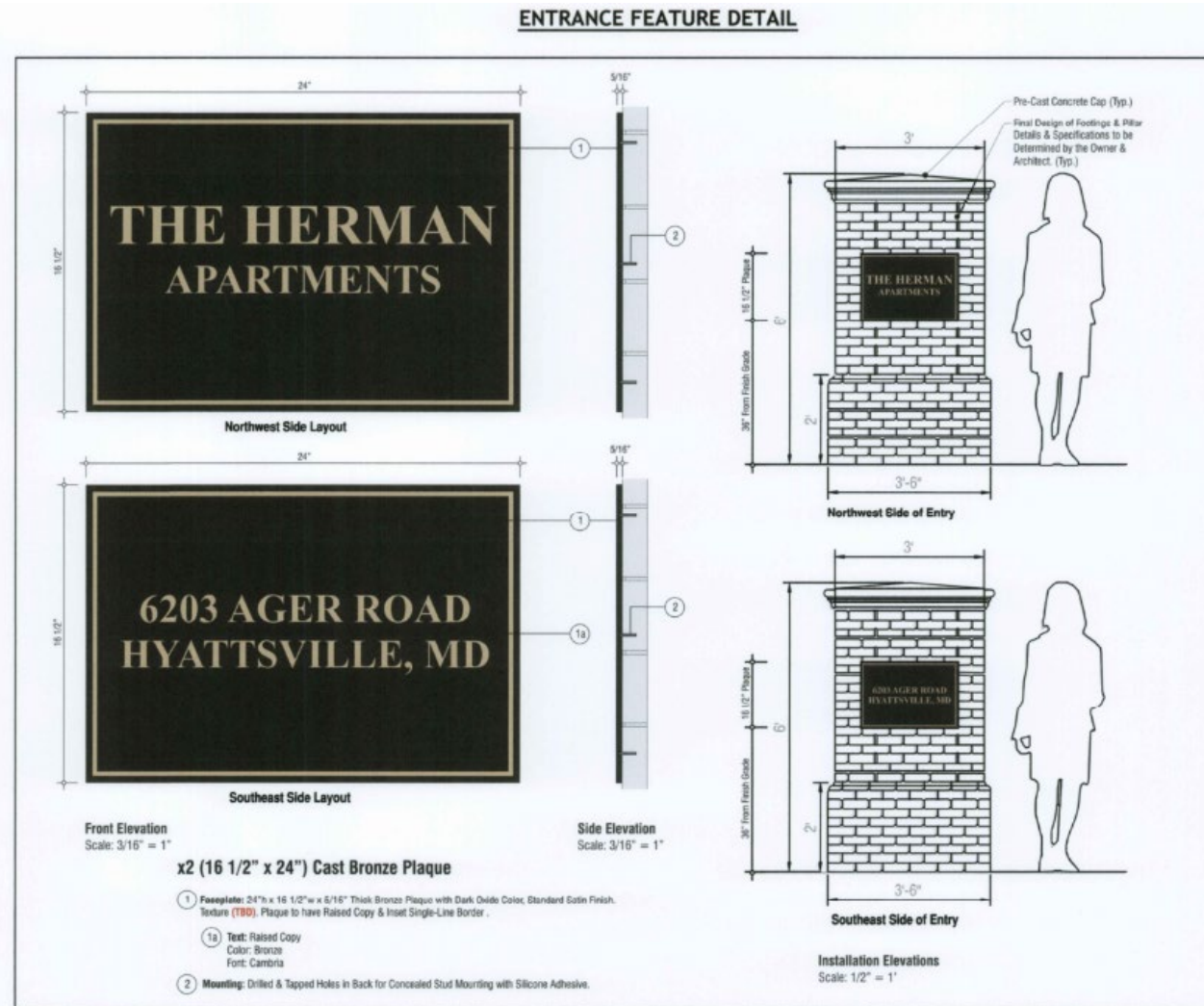
RENDERING - FRONT ENTRANCE



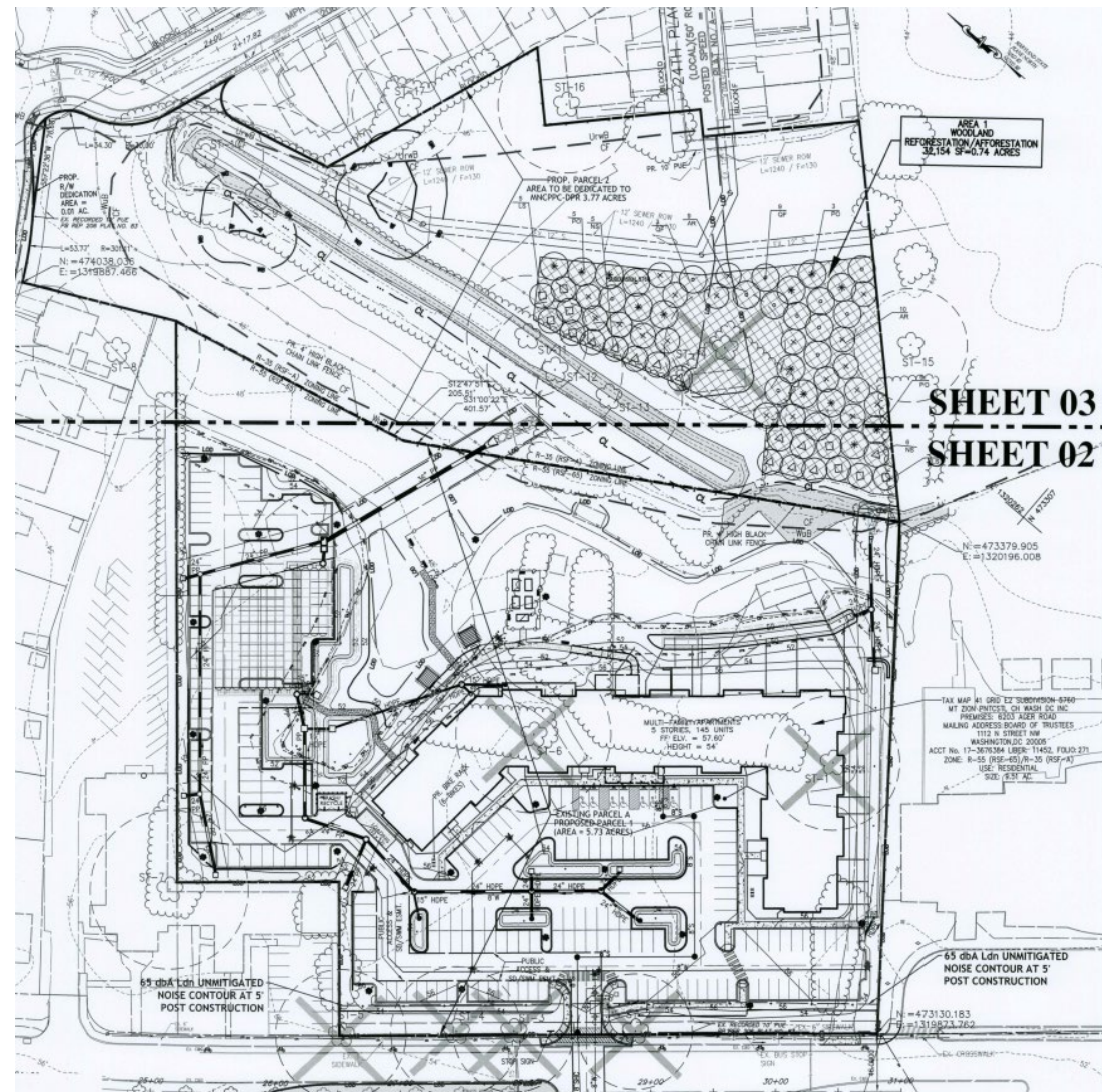
RENDERING – REAR OF THE BUILDING



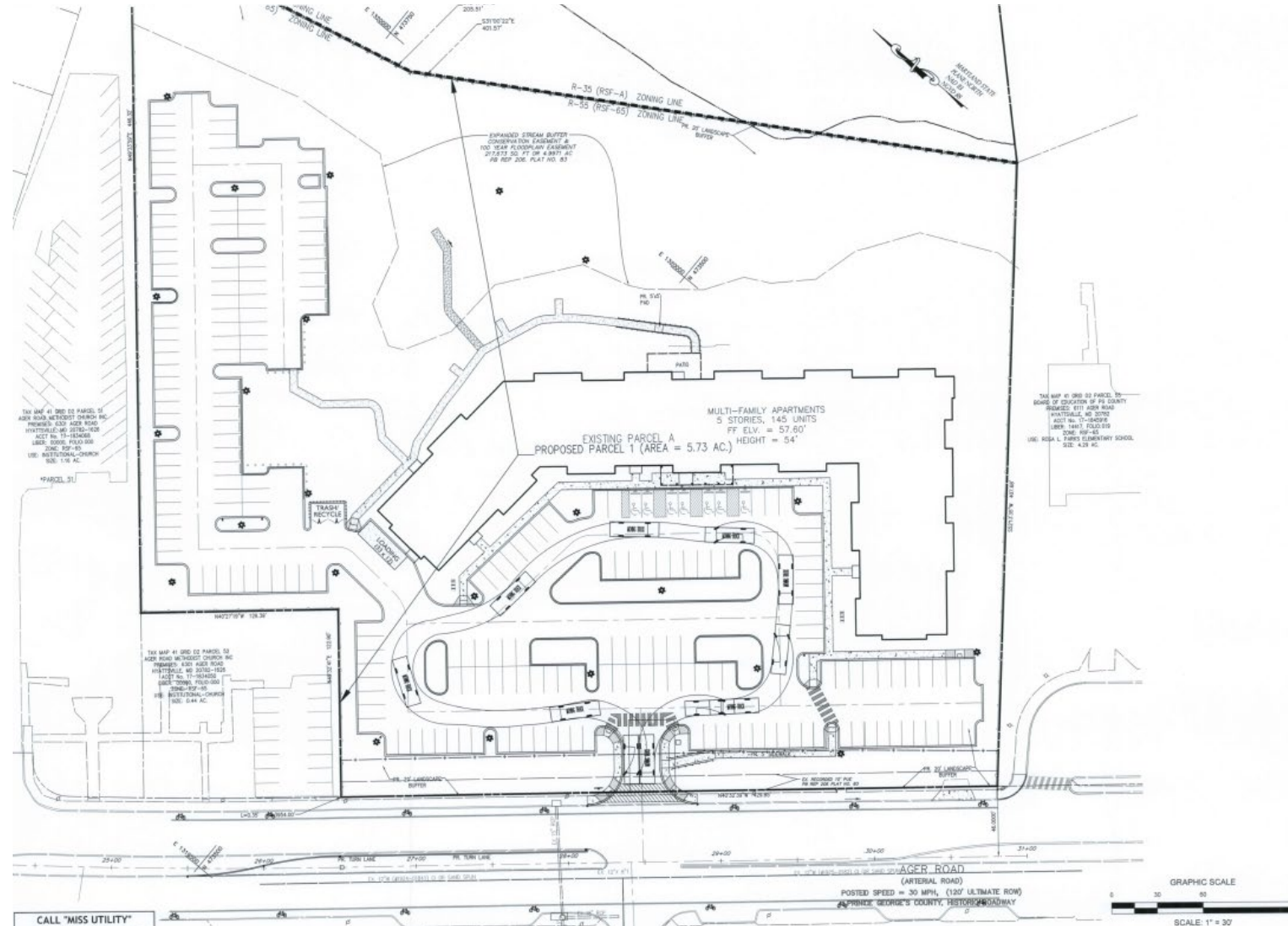
SIGNAGE DETAILS



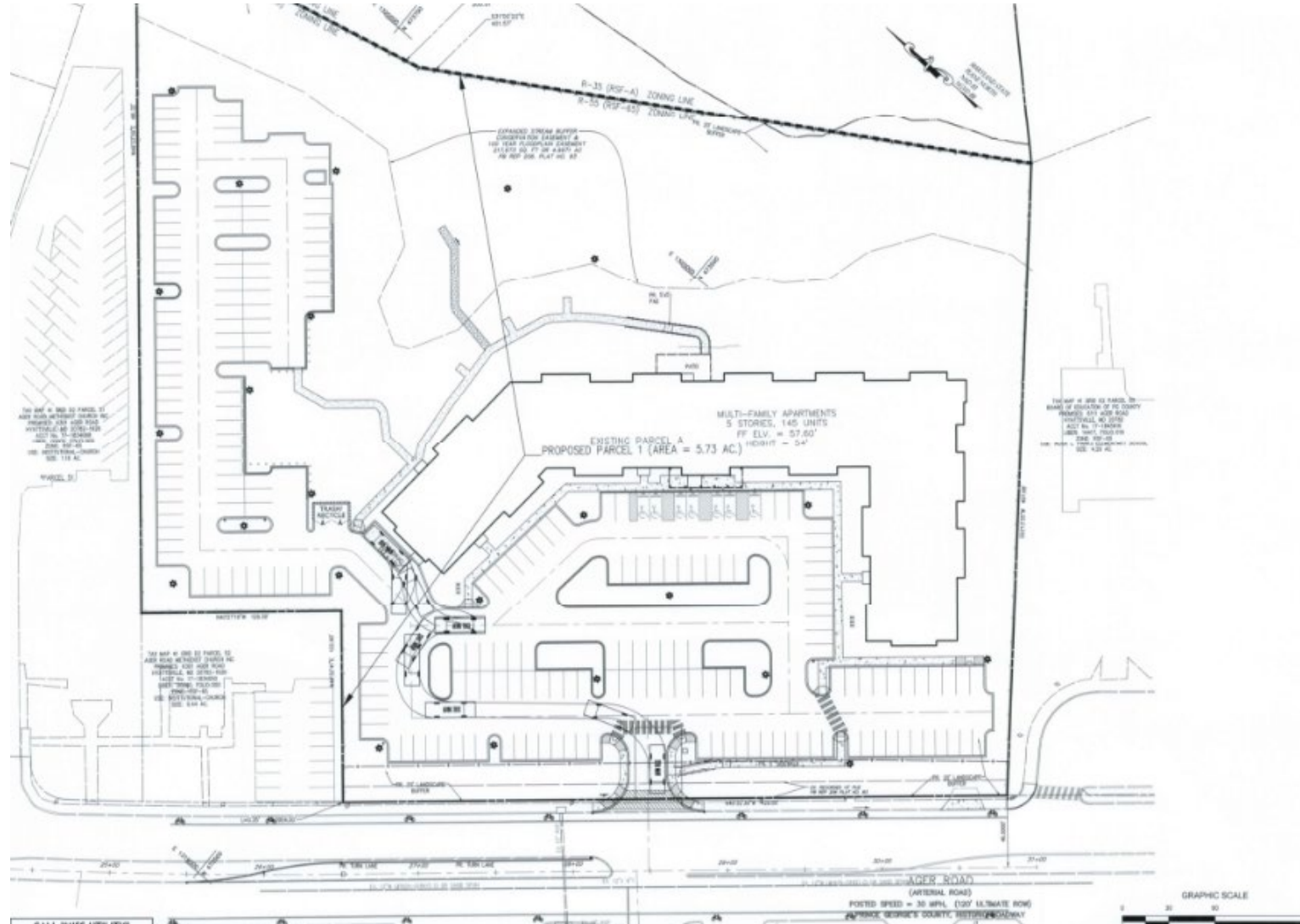
TYPE II TREE CONSERVATION PLAN



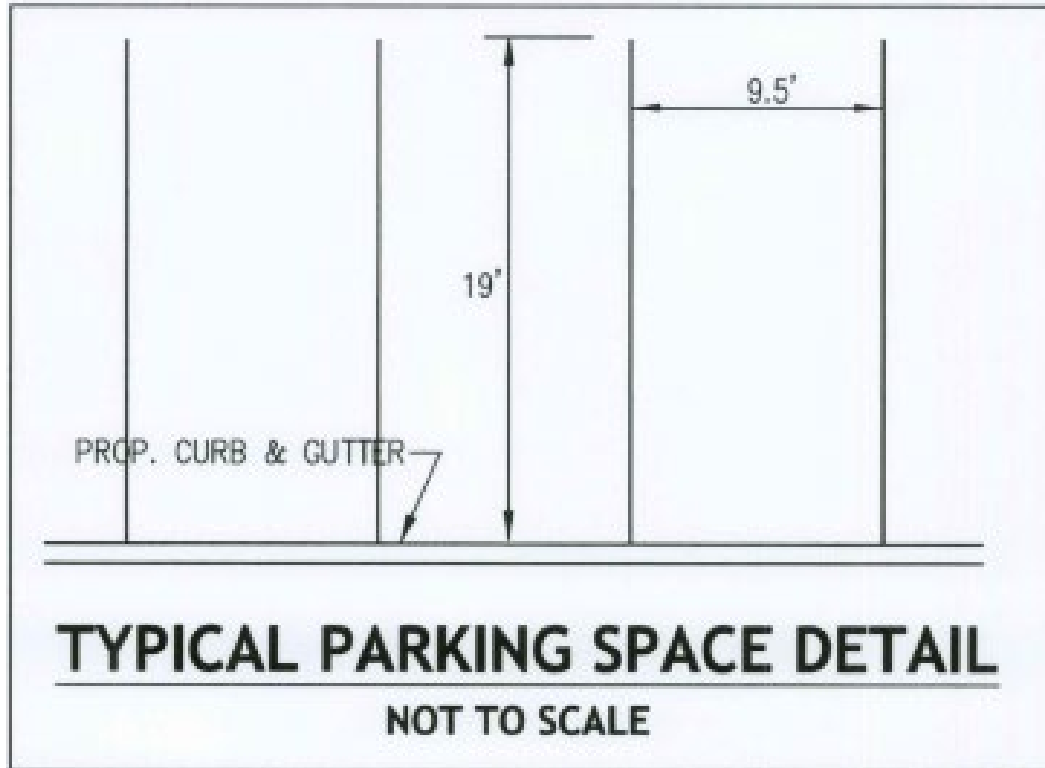
TRUCK TURNING EXHIBIT - PARKING



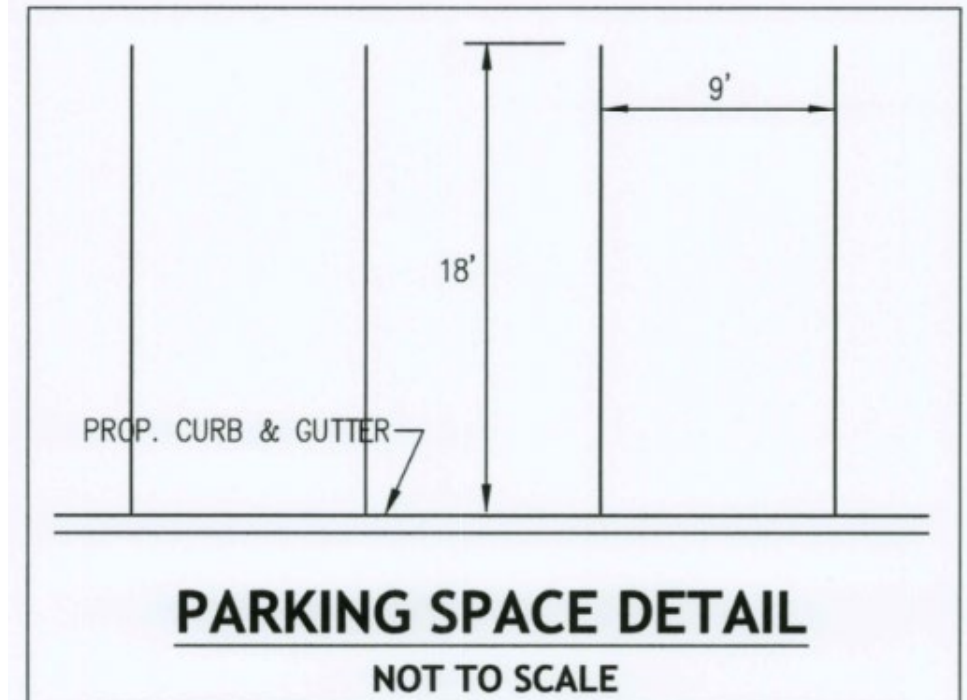
TRUCK TURNING EXHIBIT - LOADING



DEPARTURE FROM DESIGN STANDARDS DDS-24003



Standard Nonparallel parking space size
9.5'x19'



Departure to reduce standard nonparallel
parking space size to 9'x18'

VARIANCE FROM SECTION 27-442(C)



In R-55 zone	Required	Requested by variance
Lot Coverage (Maximum % of Net Lot Area)	40%	62%
Green Area Minimum % of Net Lot Area (Multifamily dwellings having 4 or more stories)	60%	38%

- Floodplain
- Green area
- Lot Coverage

STAFF RECOMMENDATION

APPROVAL with conditions

- Detailed Site Plan DSP-22017
- Departure from Design Standards DDS-24003
- Alternative Compliance AC-25009
- Type 2 Tree Conservation Plan TCP2-023-2025
- Variance to Section 27-442(c)

Applicant Required Mailings:

- Informational Mailing: 11/08/2022
- Acceptance Mailing: 05/06/2025