

Applicant Letter

The proposed project is a for-sale live/work townhome development on a .44 acre (19,149 sf.), site located at 1540 Superior Ave with a proposed density of 9 units (20.5 du/ac). The 9 units are proposed to have 2-unit types comprising of 3 story with 3-bedroom plus live/workspace at the ground level, plans shall have a square footage of +/-1,992. The floor area ratio is proposed at .79, well under the 1 required, lot coverage shall be 7,686 sf. or 40% of lot area and open space shall be proposed at 5,952 sf. or 31% of lot area. Parking shall comprise of 2 enclosed spaces for each unit with an additional 9 spaces provided on the site for a total of 27 spaces. The units are an innovative housing model that combines the advantages of a townhome and a live/work unit in a compact plan that takes advantage of shared spaces on the ground level and optimizes private outdoor space with expansive individual roof decks. Workspaces at the ground floor will feature roll-up doors that open to private patios and communal ways. Personal residential space is located on the upper floors with roof decks providing ample space for entertaining. The exterior elevations are proposed to have modern materials and clean lines.

Currently, the property on 1540 Superior is a single-tenant, one-story flex industrial building which comprises approximately 4,360 square feet. The facility rests on a 0.43-acre lot.