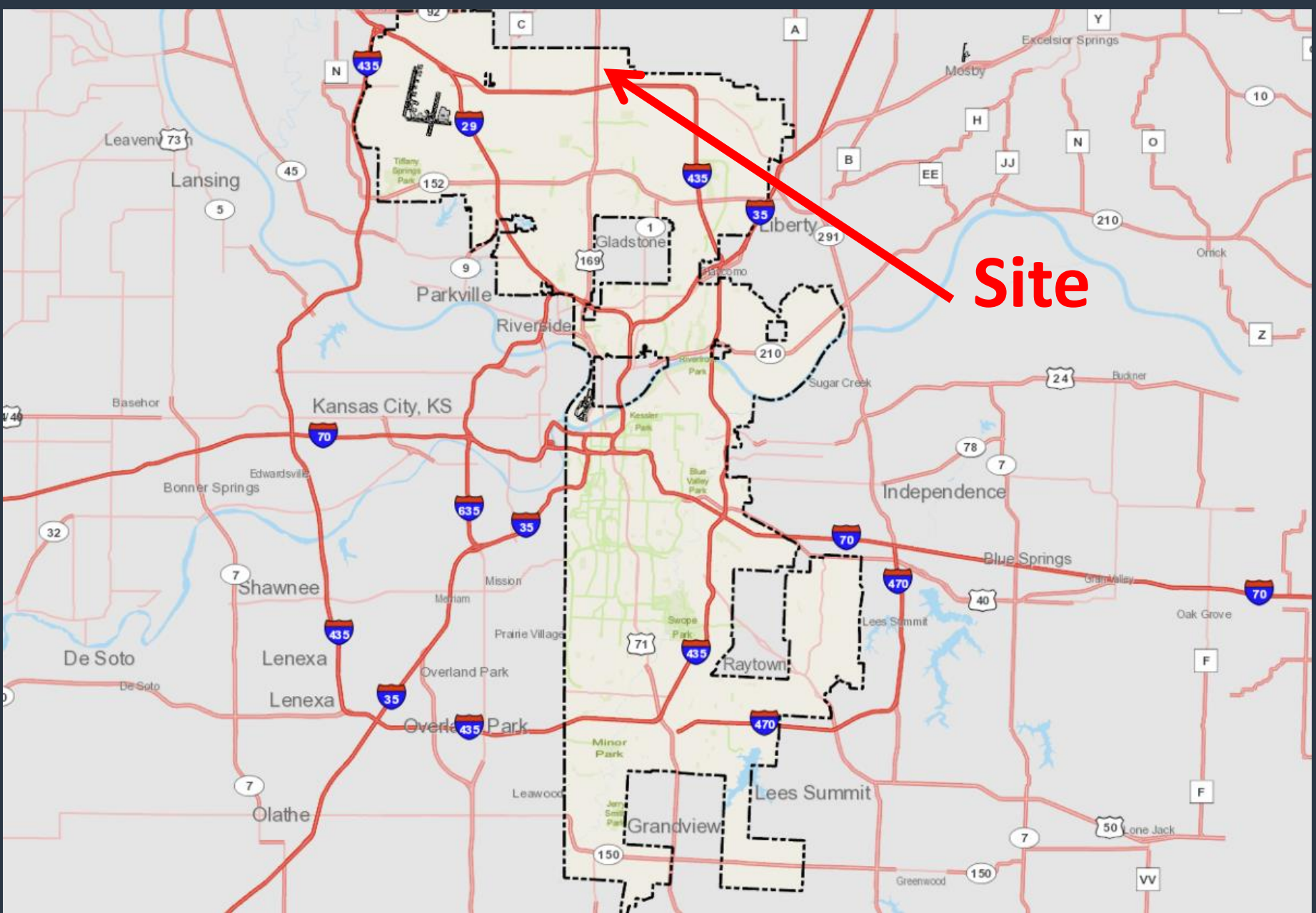


Docket # 3

Case No. CD-CPC-2022-00058
Rezoning to UR/MPD

Rocky Branch Creek Technology Park





Site



Case No. CD-CPC-2022-00058



R-6/R-2.5/R-1.5/B3-2

R-7.5

B2-2

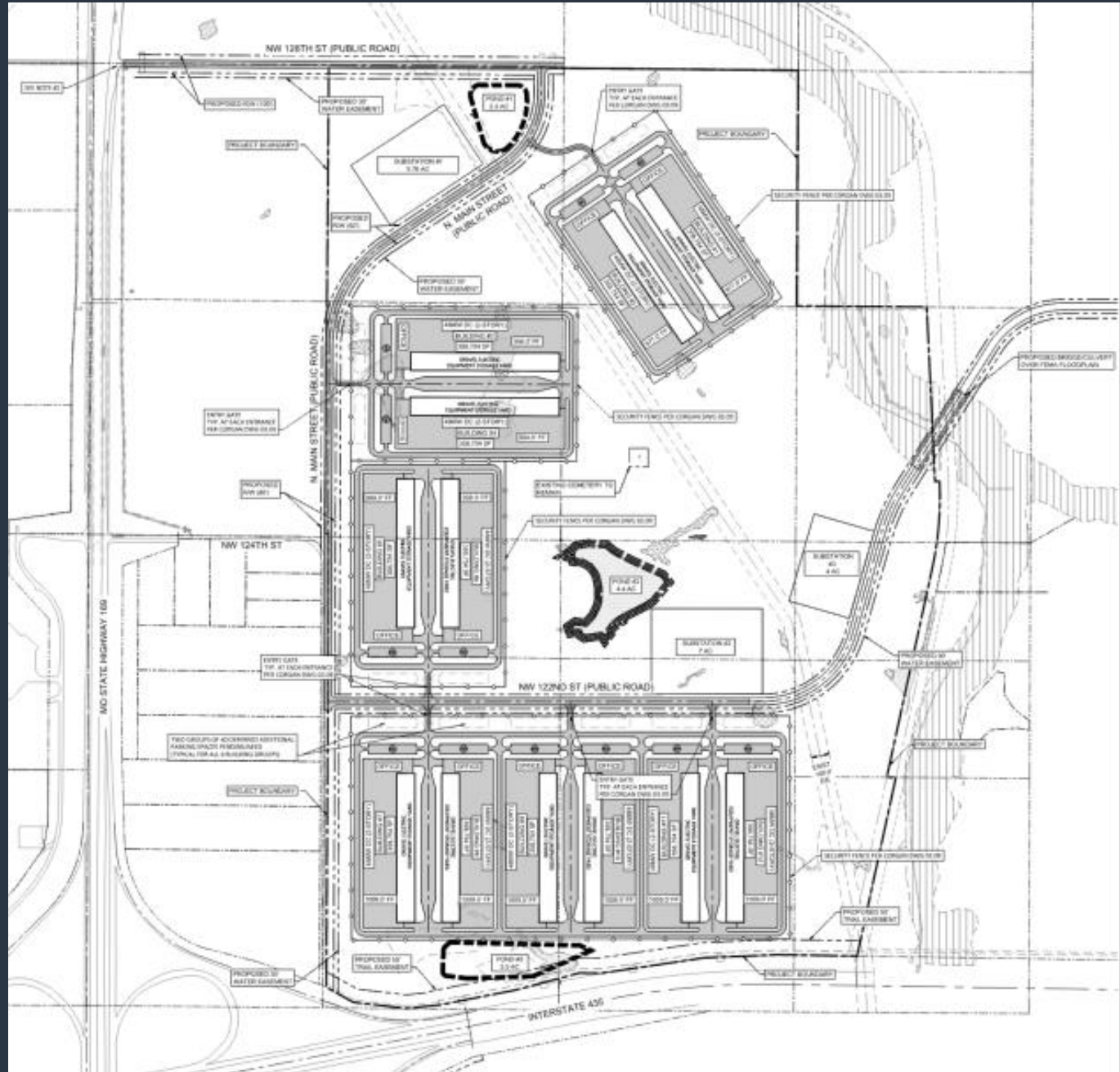
R-05

435

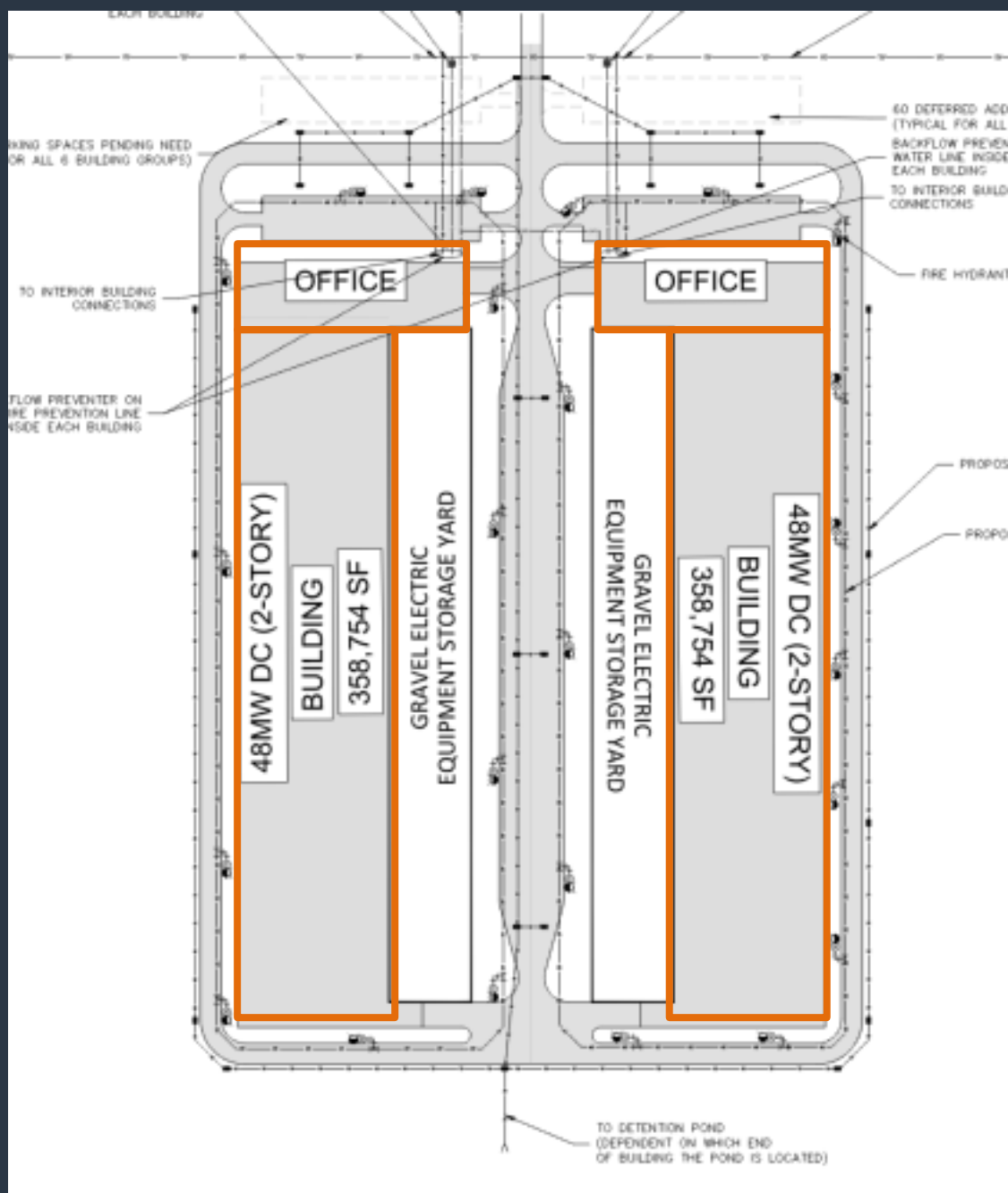
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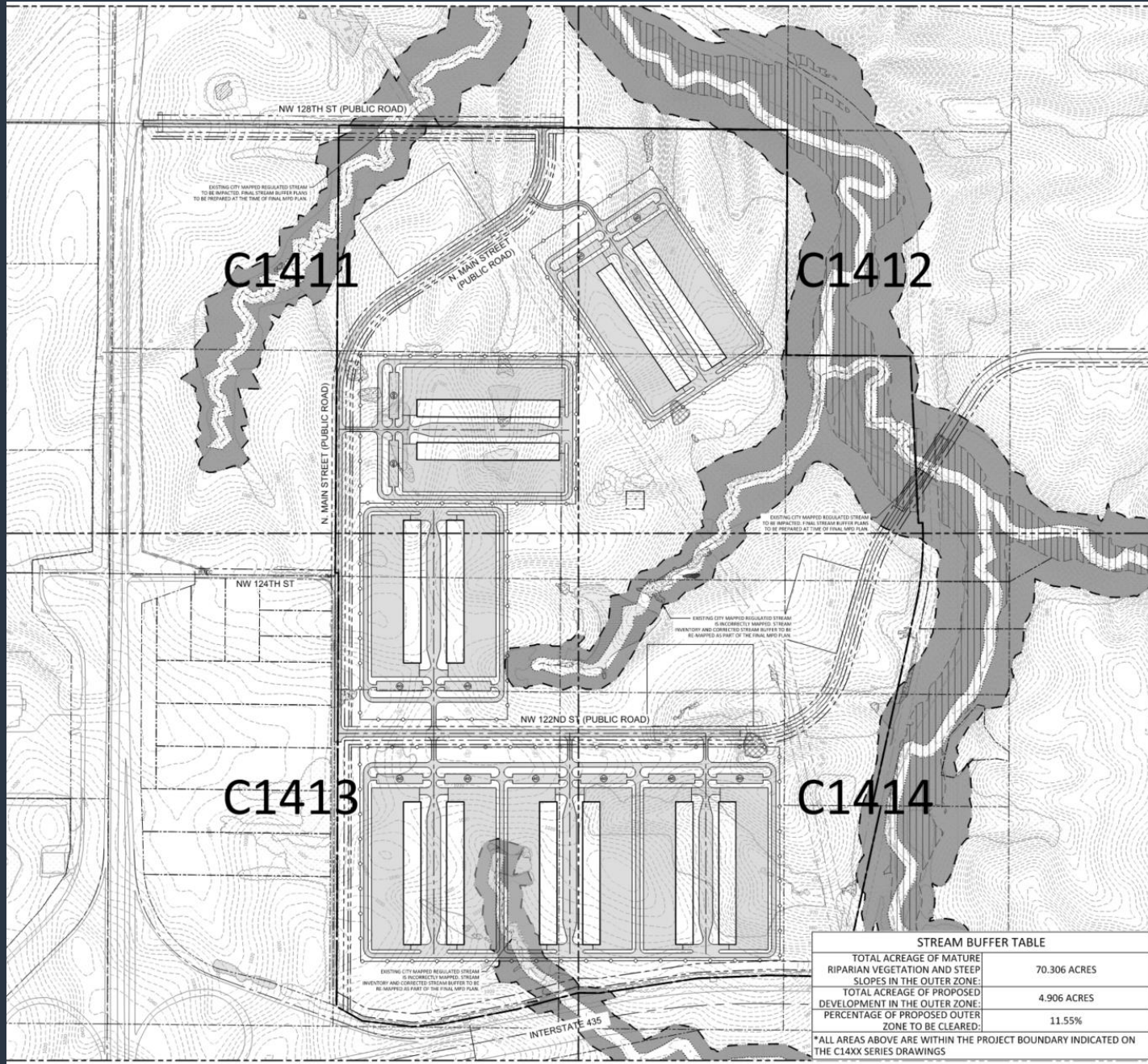


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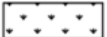
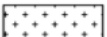




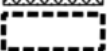


| STREAM BUFFER TABLE | |
|---|--------------|
| TOTAL ACREAGE OF MATURE RIPARIAN VEGETATION AND STEEP SLOPES IN THE OUTER ZONE: | 70.306 ACRES |
| TOTAL ACREAGE OF PROPOSED DEVELOPMENT IN THE OUTER ZONE: | 4.906 ACRES |
| PERCENTAGE OF PROPOSED OUTER ZONE TO BE CLEARED: | 11.55% |
| *ALL AREAS ABOVE ARE WITHIN THE PROJECT BOUNDARY INDICATED ON THE C14XX SERIES DRAWINGS | |



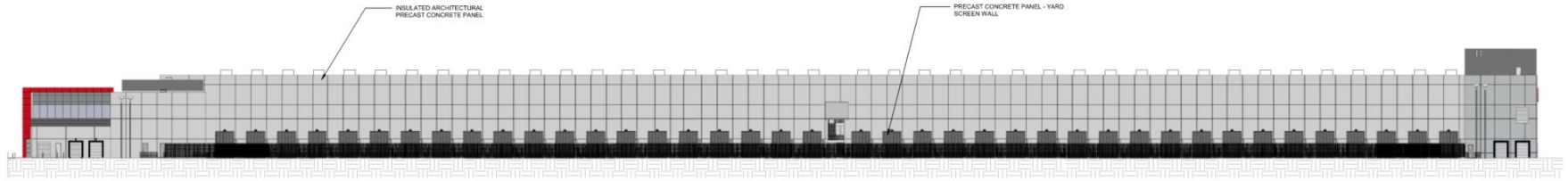


LEGEND

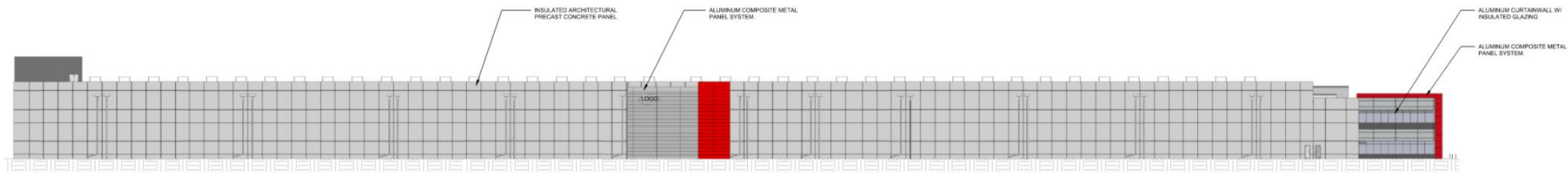
-  A. POTENTIAL WOODED AREA
-  B. POTENTIAL GRASSLAND AREA
-  C. POTENTIAL RIPARIAN AREA
-  D. POTENTIAL POND AREA
-  E. POTENTIAL STREET TREES
-  F. POTENTIAL GRASSLAND AREA
-  G. POTENTIAL MAINTAINED ORNAMENTAL LANDSCAPE AREA / PRELIMINARY AREA OF VEGETATION REMOVAL

POTENTIAL GREEN INFRASTRUCTURE CONCEPT IMAGES

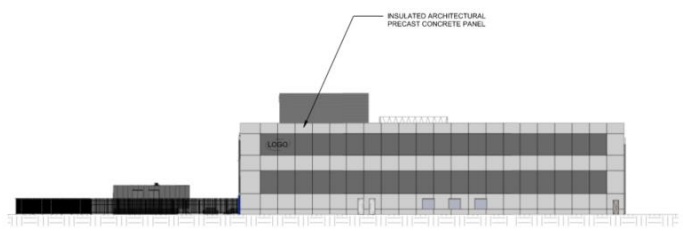




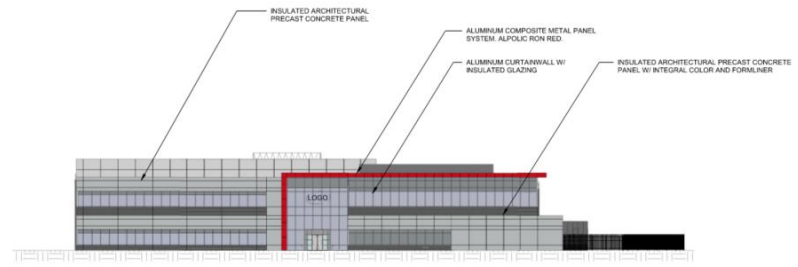
4 EXTERIOR ELEVATION @ SOUTH
1" = 30'-0"



3 EXTERIOR ELEVATION @ NORTH
1" = 30'-0"



2 EXTERIOR ELEVATION @ EAST
1" = 30'-0"



1 EXTERIOR ELEVATION @ WEST
1" = 30'-0"





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View looking east from HWY 169 towards site

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View looking north from I-435 towards the south portion of the site



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Modify Condition:

#1 - The developer shall secure approval of an MPD Final Plan for each ~~building or building pair~~, **or a maximum of three building pairs**, from the City Plan Commission prior to building permit.

#12 - The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks. **Any deviations from the City standards must be approved by the Transportation and Development Committee and Public Works Department.**

Remove Condition:

#15 - The developer shall submit a Preliminary Stream Buffer plan prior to approval of the Development/Rezoning plan in accordance with the Section 88-415 requirements.

Staff Recommendation:

Case No. CD-CPC-2022-00058

Approval with conditions