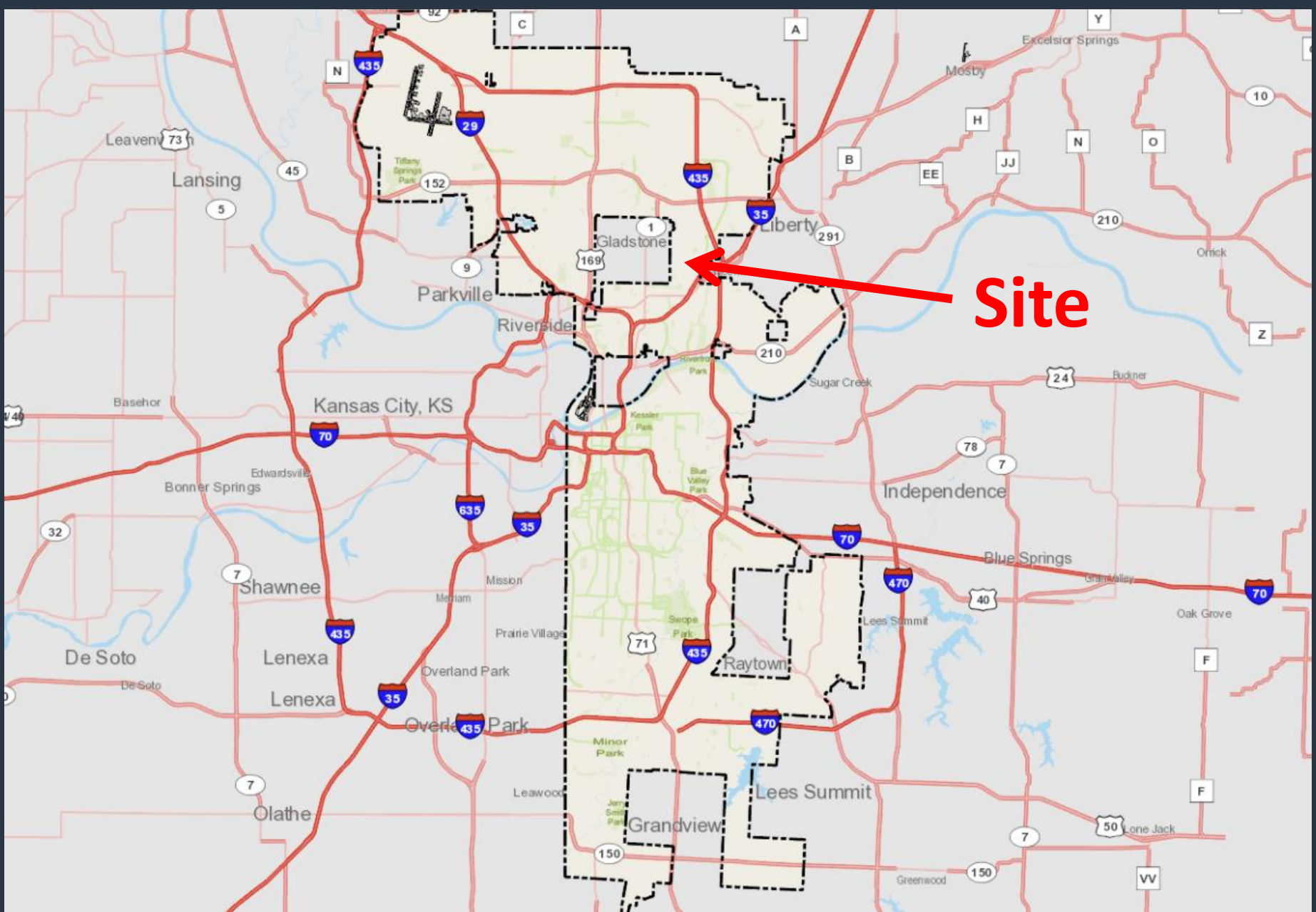


**Docket # 7**

**Case No. CD-CPC-2022-00021**  
**Rezoning to UR/MPD**

**Redwood on North Brighton**

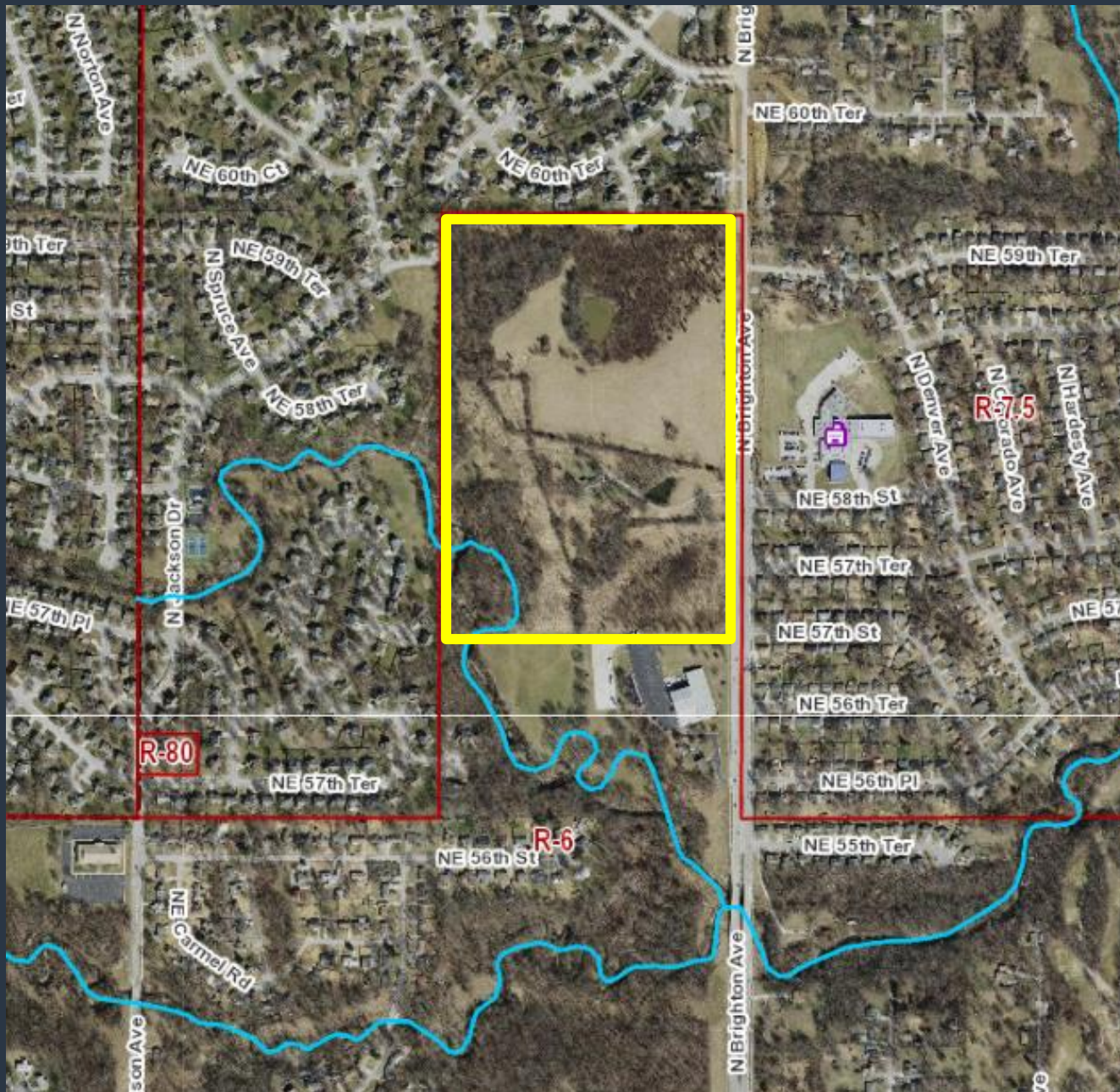




**Site**



Case No. CD-CPC-2022-00021



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# 88-280 - MPD, MASTER PLANNED DEVELOPMENT DISTRICT

## 88-280-01 - PURPOSE

### 88-280-01-A. GENERAL

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

**1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

**2. TRADITIONAL URBAN DEVELOPMENT**

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

**3. MIXED-USE DEVELOPMENT**

Developments that contain a complementary mix of residential and nonresidential uses.

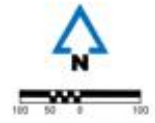
**4. MIXED HOUSING DEVELOPMENT**

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.



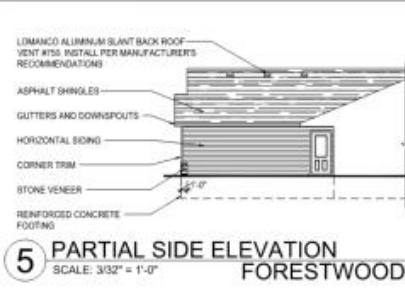


- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD

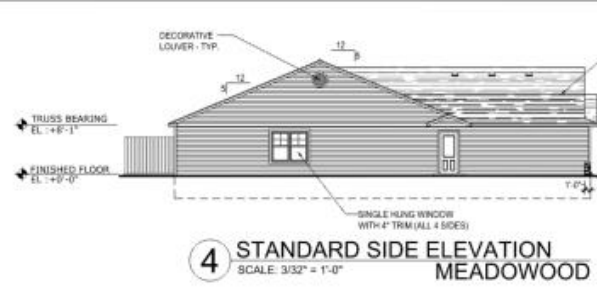


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**5 PARTIAL SIDE ELEVATION FORESTWOOD**  
SCALE: 3/32" = 1'-0"



**4 STANDARD SIDE ELEVATION MEADOWOOD**  
SCALE: 3/32" = 1'-0"



**3 HIGH PROFILE SIDE ELEVATION CAPEWOOD**  
SCALE: 3/32" = 1'-0"



**2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD**  
SCALE: 3/32" = 1'-0"



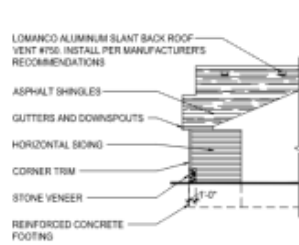
**1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD**  
SCALE: 3/32" = 1'-0"

# Forestwood, Meadowood, and Capewood Elevations

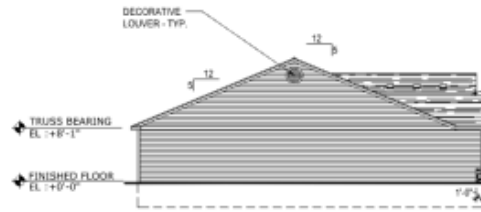






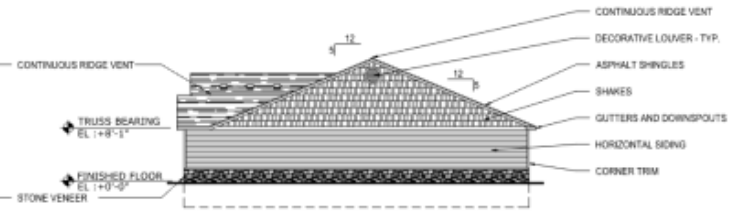


**5 PARTIAL SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**

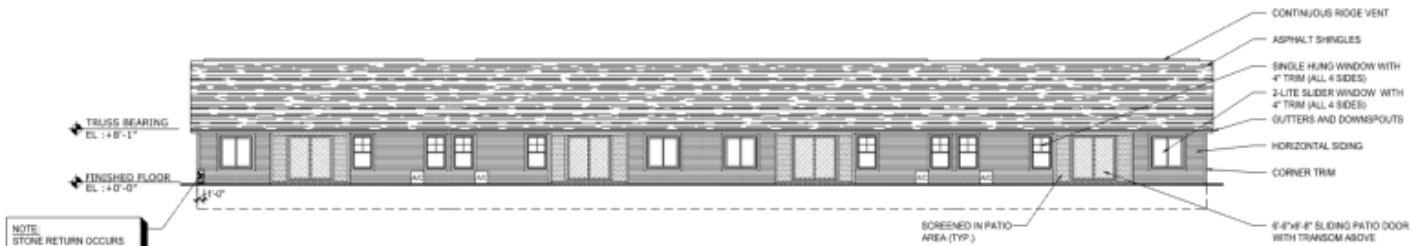


**4 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

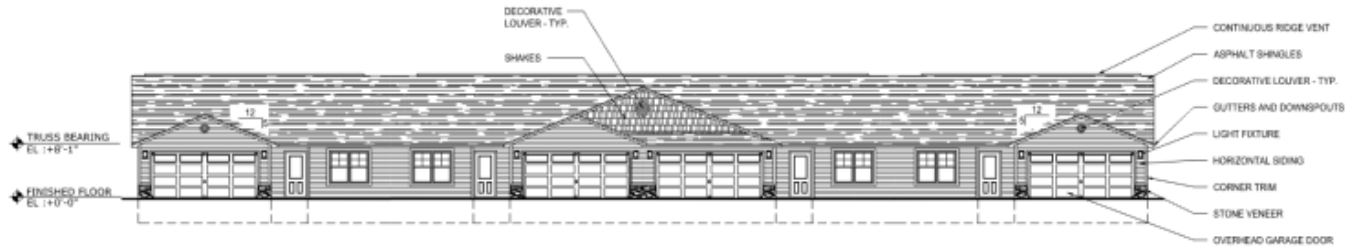


**3 HIGH PROFILE SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**



NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY

**2 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**



**1 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"  
**WILLOWOOD**

# Willowood Elevations





Capewood Model



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Meadowood Model



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View looking southwest on N Brighton Ave



**Case No. CD-CPC-2022-00021**



View looking east on existing N Jackson Dr dead end



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# Staff Recommendations:

**Case No. CD-CPC-2022-00021**

**Approval with conditions**