

**Docket #16**

**Case No. CD-CPC-2022-00075**

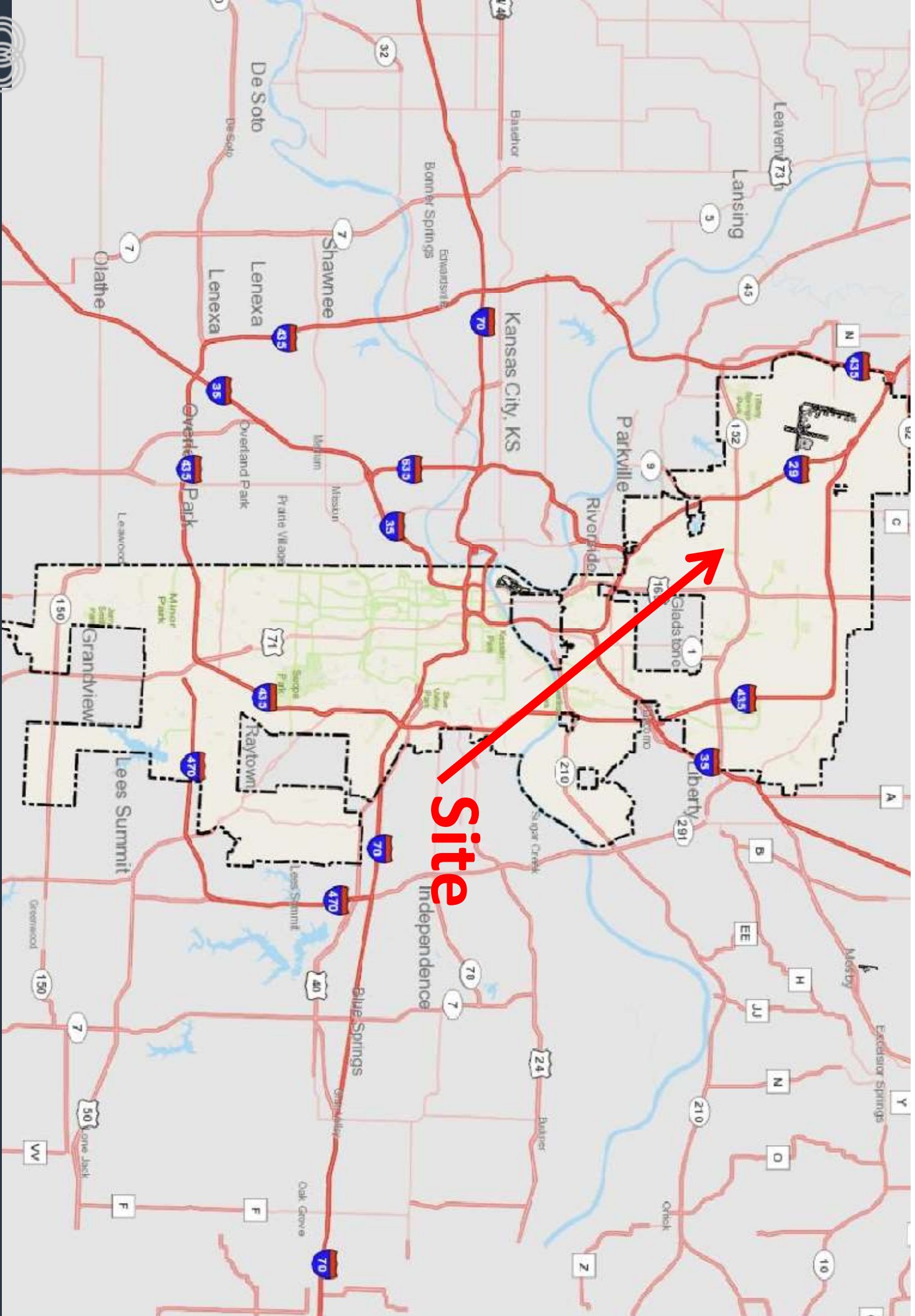
**8400 N. Granby Avenue**

**Development Plan (Residential)**

**Preliminary Plat**



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View looking north from Barry Road

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**View looking northeast from N. Granby Avenue**

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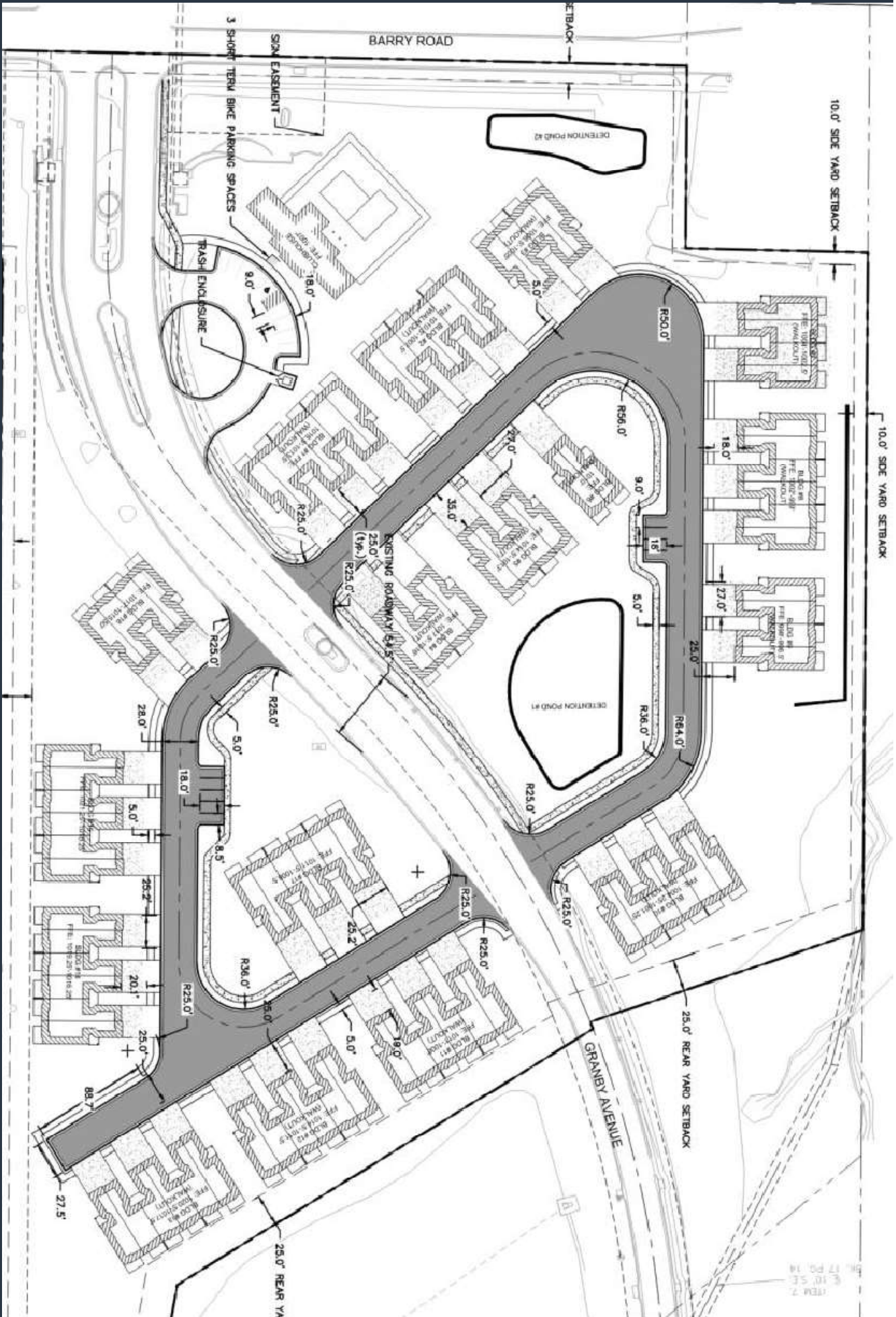


View looking northwest from N. Granby Avenue

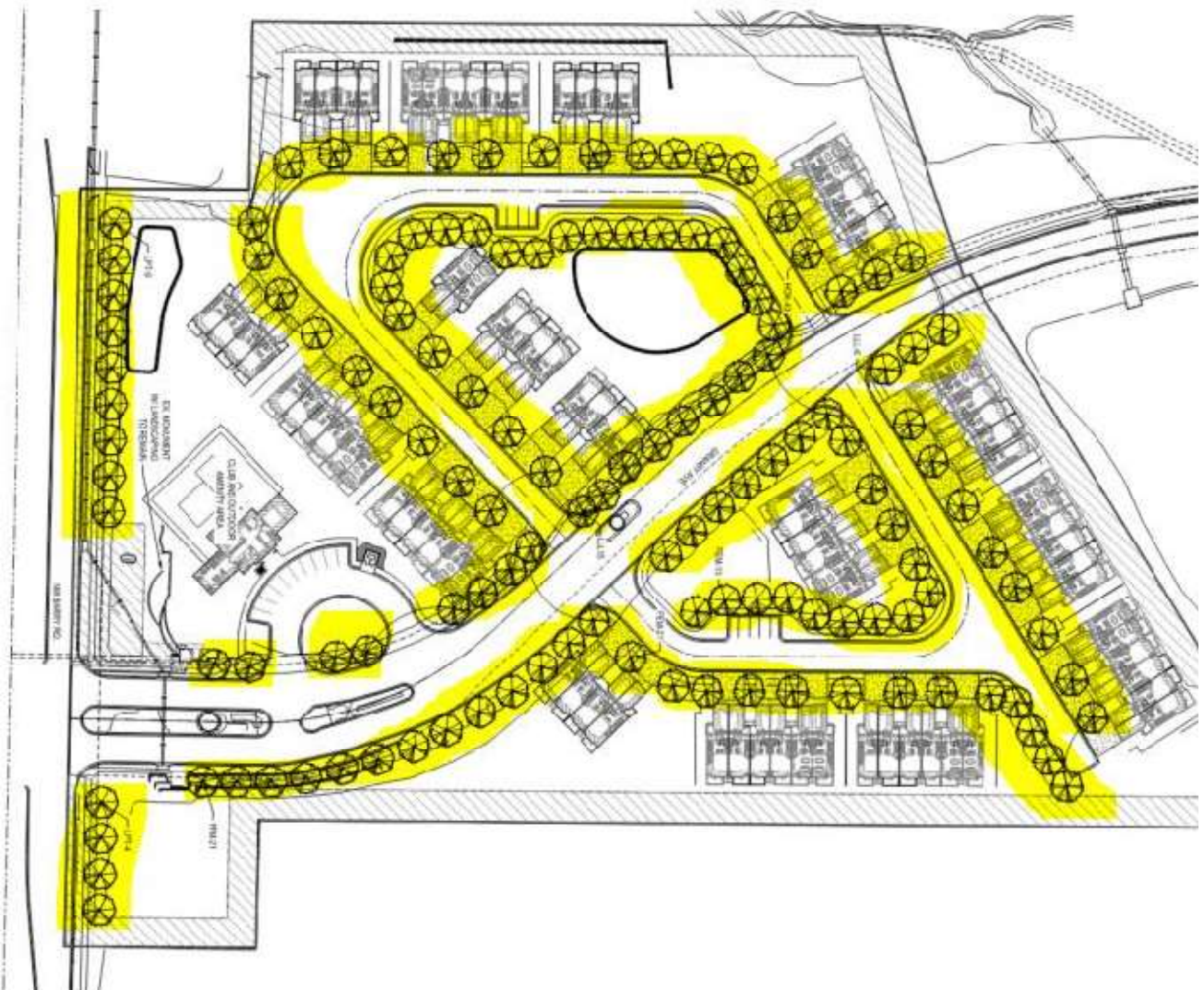
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Site Plan



17 PM 14  
18 SE  
7  
17 PM 14



**STREET TREES (89-425-03):**

1. 1 TREE PER 30 LF OF STREET FRONTAGE:

	REQUIRED:	PROVIDED:
BARRY ROAD = +/-632 LF / 30 LF =	21 TREES	13*
GRANBY AVE. = +/-1732 LF / 30 LF =	58 TREES	42*
NEW PRIVATE DRIVE = +/-2553	85 TREES	77*

\*NUMBER OF REQUIRED STREET TREES REDUCED DUE TO PRESENCES OF EXISTING EASEMENTS, AND PROPOSED INTERVENING ROADWAYS

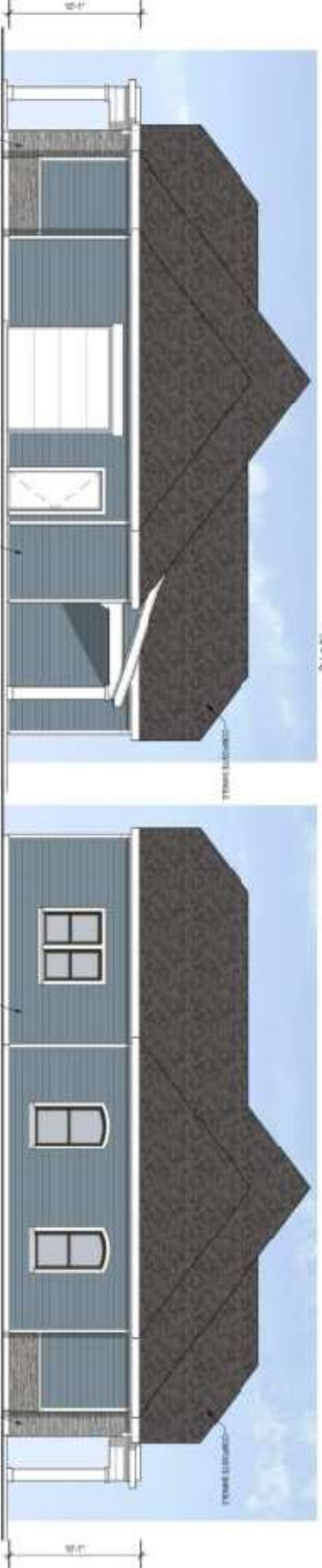
- 164 trees required
- 132 trees provided
- Staff supports reduced amount of trees provided due existing easements and proposed street configuration

## Landscape Plan





CLUB FRONT ELEVATION  
1/8" = 1'-0"



CLUB RIGHT ELEVATION  
1/8" = 1'-0"

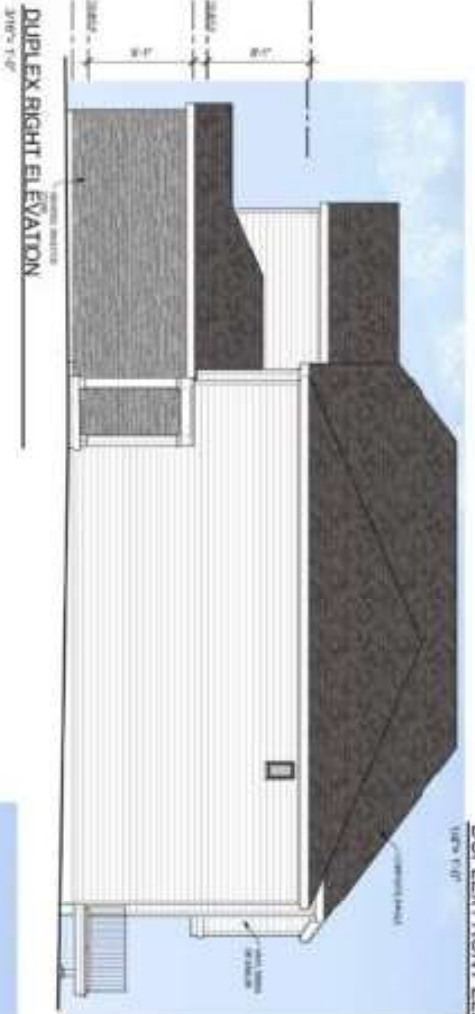
CLUB LEFT ELEVATION  
1/8" = 1'-0"

# Clubhouse Elevations

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**Duplex Elevations**



CLADDING MAT...



Duplex deviation request – Exceeds 40% garage wall area

Proposed garage area totals 50.7%, deviation request of 10.7%

Staff supports the deviation request

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4-PLEX FRONT ELEVATION (18' STEPS)



4-PLEX RIGHT ELEVATION





4-PLEX LEFT ELEVATION



4-PLEX REAR ELEVATION (18' STEPS)

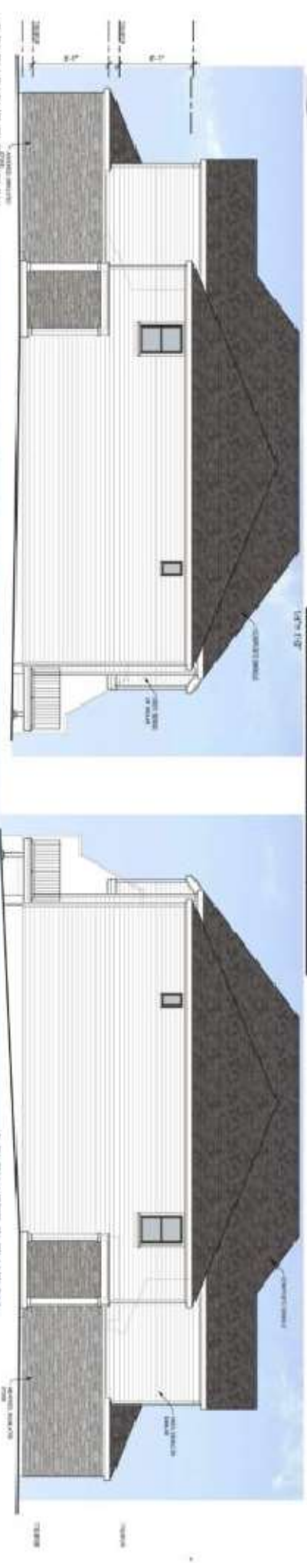
**CLADDING MATERIALS**

-  TRAVEL STONE OR SIMILAR (LIGHT GRAY)
-  KNOXVILLE BRICK (DARK GRAY)
-  ARCHITECTURAL BRICK (DARK GRAY)
-  HONEYCOMB BRICK (DARK BROWN)
-  HONEYCOMB BRICK (DARK BROWN)
-  HORIZONTAL GROUT (OFF-WHITE)
-  TRAIL DETAILING (OFF-WHITE)
-  HONEYCOMB BRICK (DARK BLUE)

NOT FOR CONSTRUCTION



6-PLEX FRONT ELEVATION (18" STEPS)



6-PLEX RIGHT ELEVATION

6-PLEX LEFT ELEVATION



6-PLEX REAR ELEVATION (18" STEPS)

**CLADDING MATERIALS**

- VINYL SIDING OR SIMILAR (SHEATH)
- HARDWOOD SIMULATED STONE (SHEATH)
- ARTIFICIAL STONE (SHEATH)
- HARDWOOD TRIM (SHEATH)
- HARDWOOD TRIM (SHEATH)
- HARDWOOD TRIM (SHEATH)
- WHITE GYPSUM (SHEATH)
- WHITE GYPSUM (SHEATH)
- WHITE GYPSUM (SHEATH)
- WHITE GYPSUM (SHEATH)

NOT FOR CONSTRUCTION

# Staff Recommendation:

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**Approval with Conditions**