

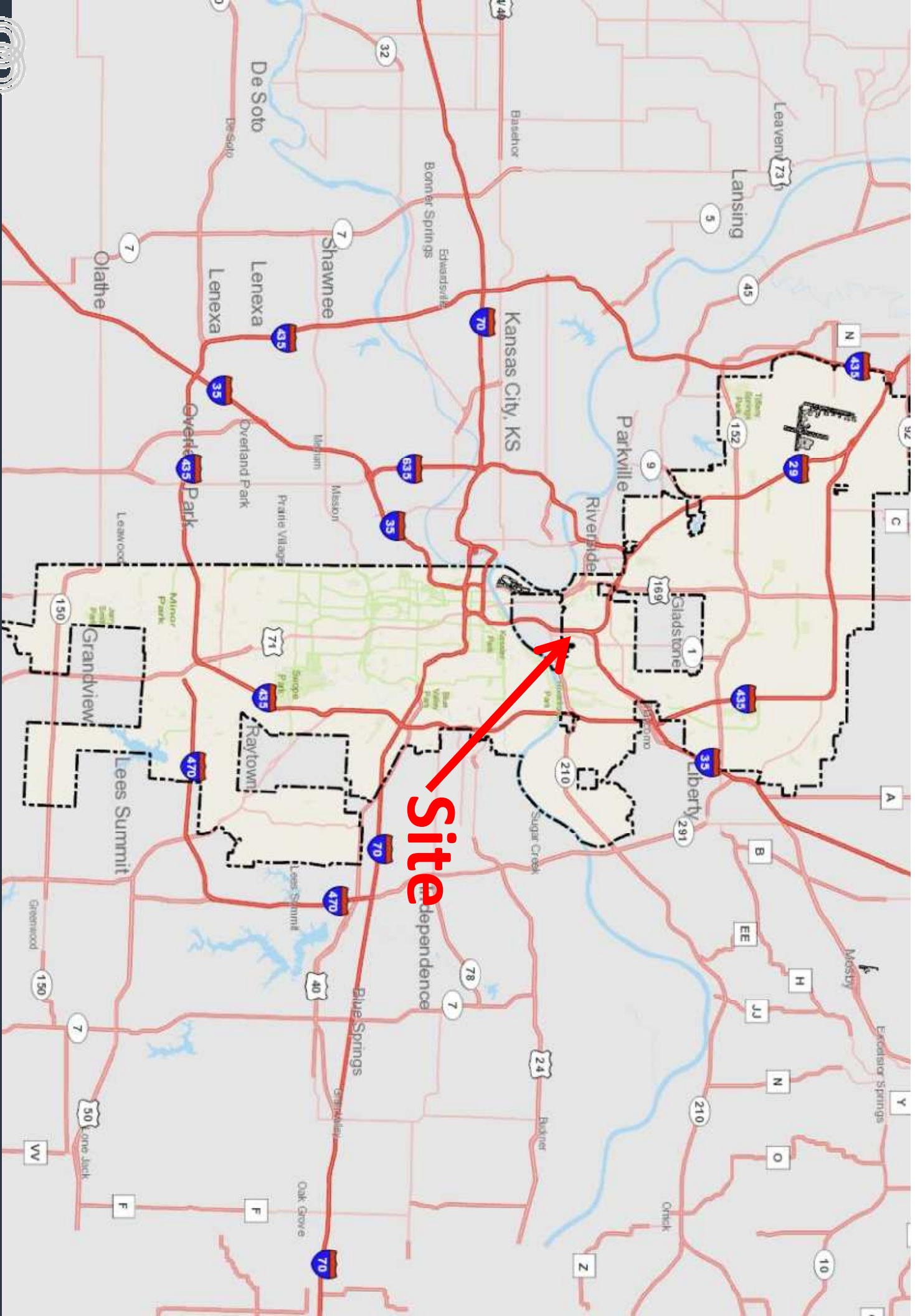
Docket #2

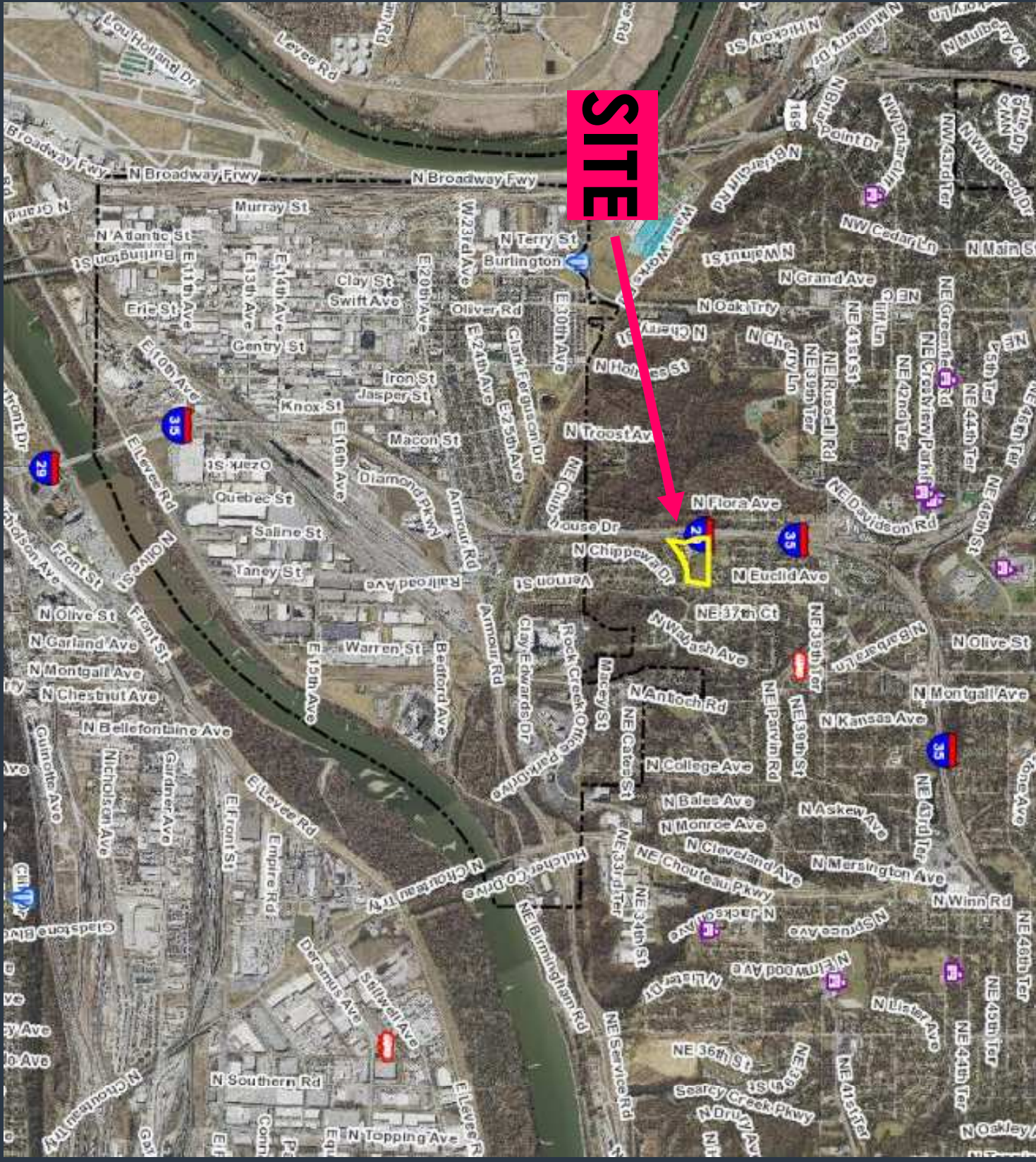
Case No. CD-CPC-2022-00166

**River Forest Village – Rezoning to MPD
+ Preliminary Plat
3500 NE Prather Road**



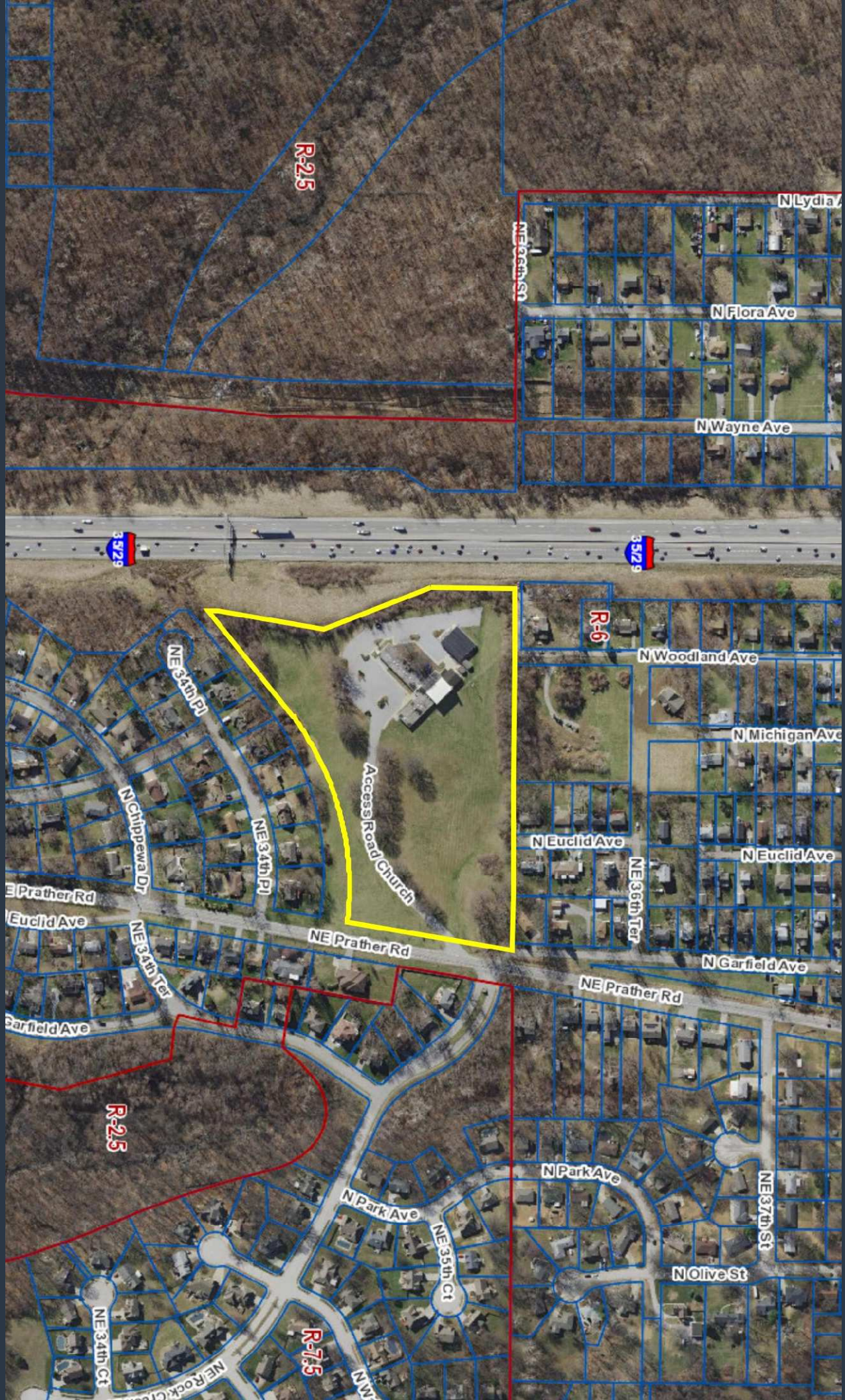
Case No. CD-CPC-2022-00166







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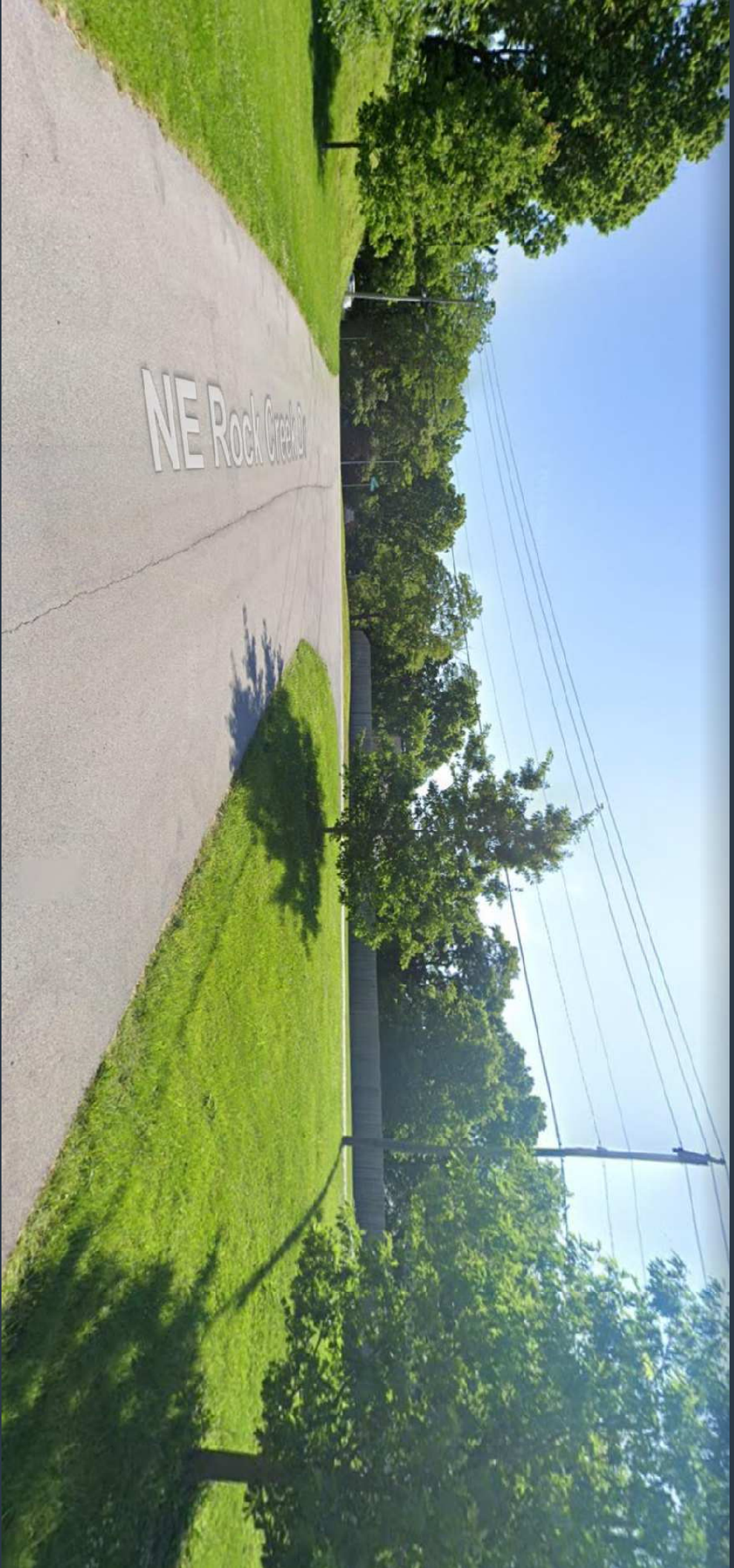




View looking west from NE Prather Rd

Case No. CD-CPC-2022-00166





View looking east onto NE Prather Rd



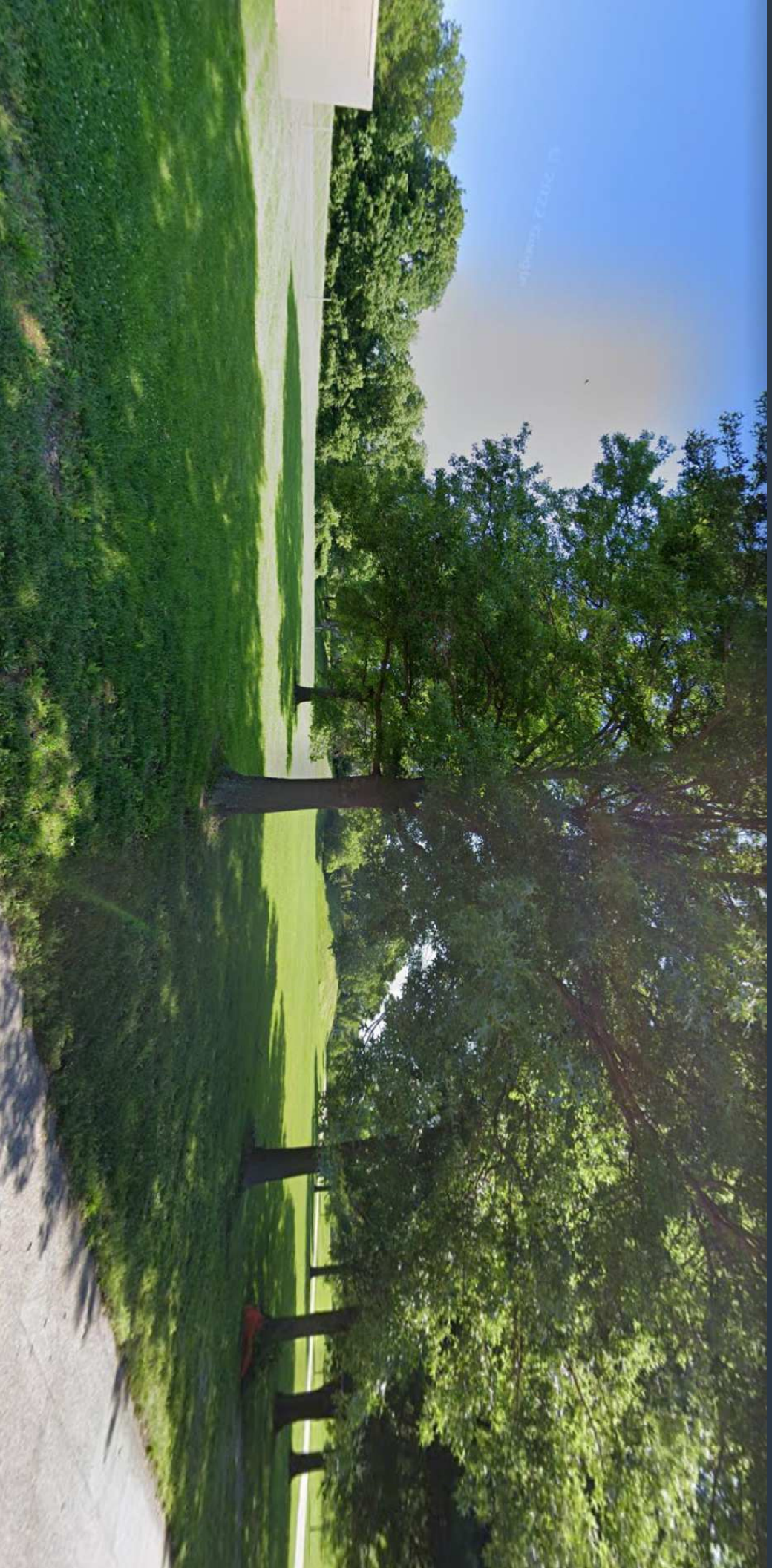
Case No. CD-CPC-2022-00166



View looking southwest from existing parking lot

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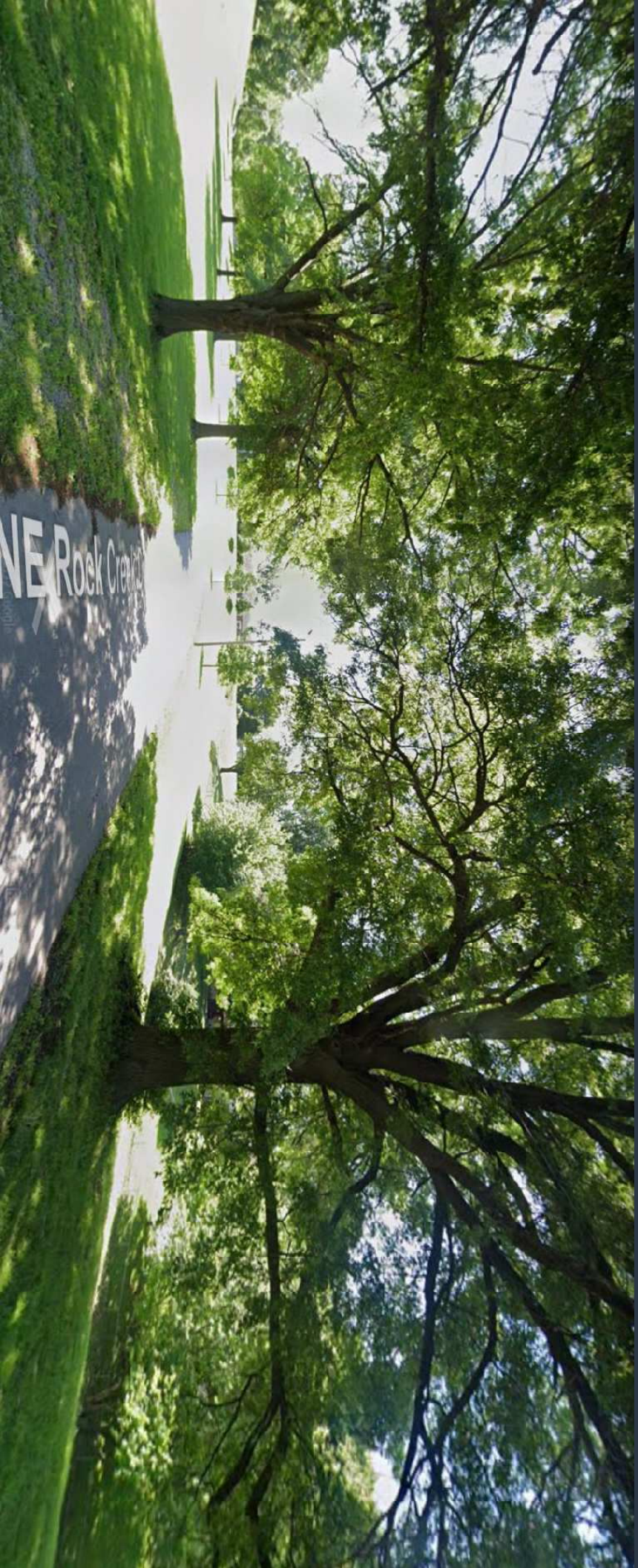




View looking north from private drive



Case No. CD-CPC-2022-00166



View looking east from private drive



Case No. CD-CPC-2022-00166



View looking west of currently vacant structures



Case No. CD-CPC-2022-00166



Phase I

- 20 dwelling units
- offices
- counselling room
- multipurpose flex space

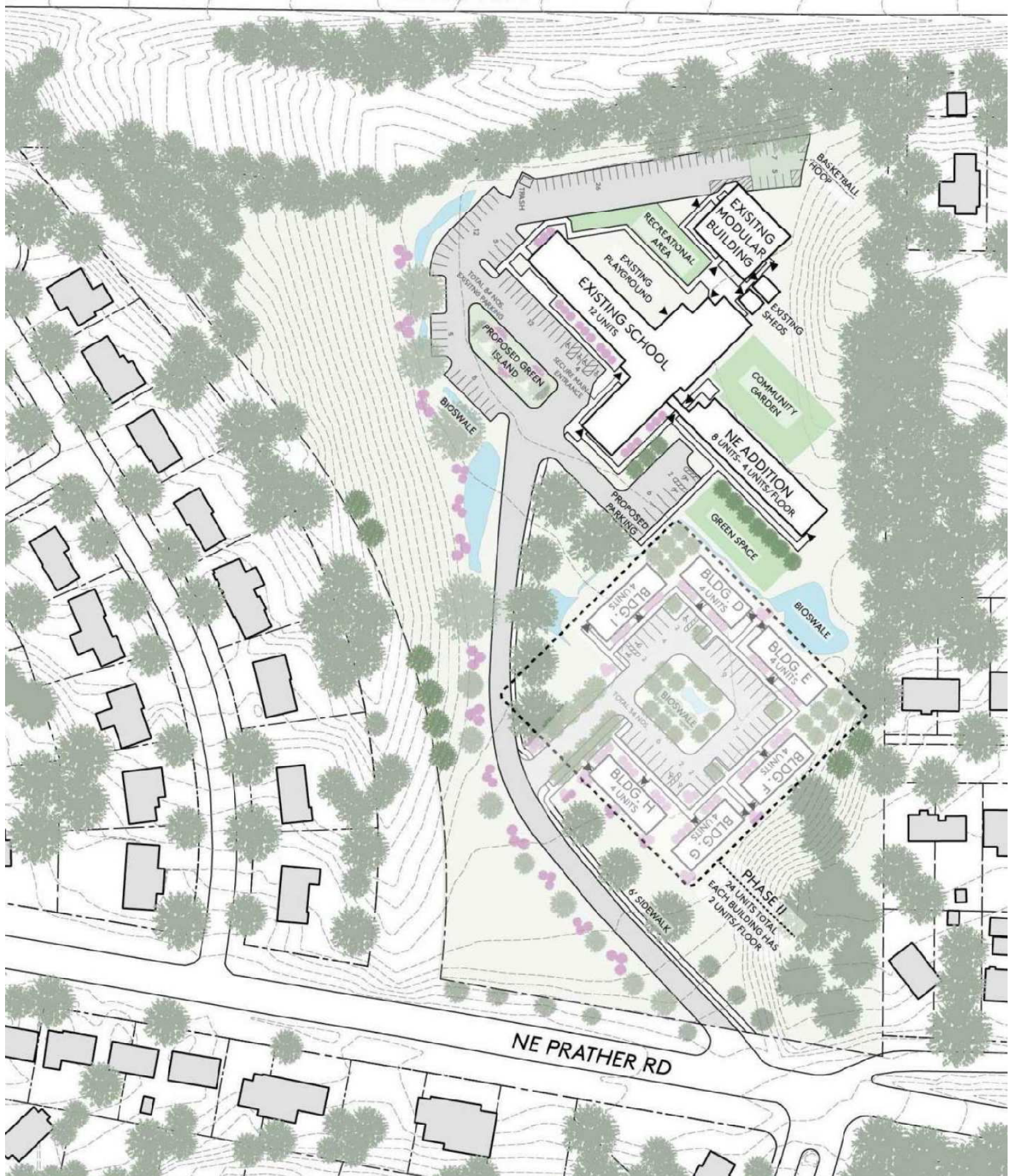
Phase II

- 6 new buildings
- 24 dwelling units



Case No. CD-CPC-2022-00166

MONARCH HWY



NE PRATHER RD

EXISTING SCHOOL
12 UNITS

EXISTING MODULAR BUILDING

EXISTING SHEDS

NE ADDITION
8 UNITS 4 UNITS/FLOOR

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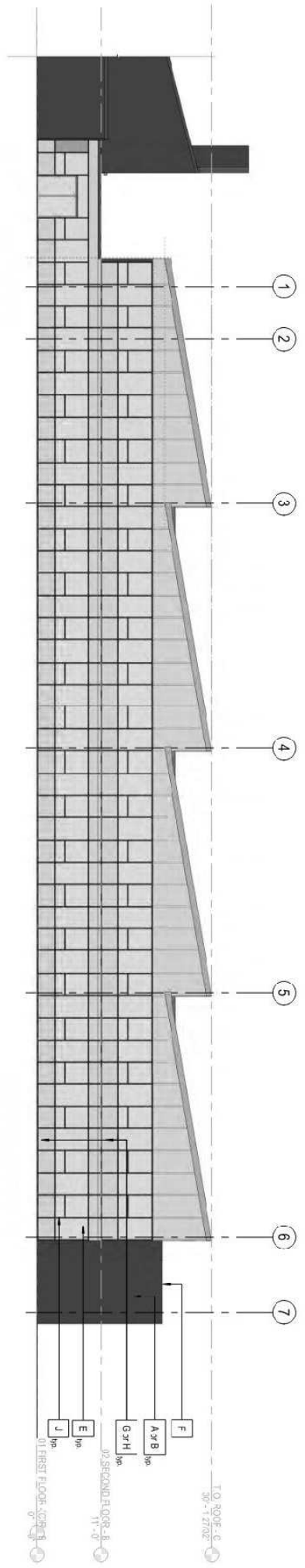
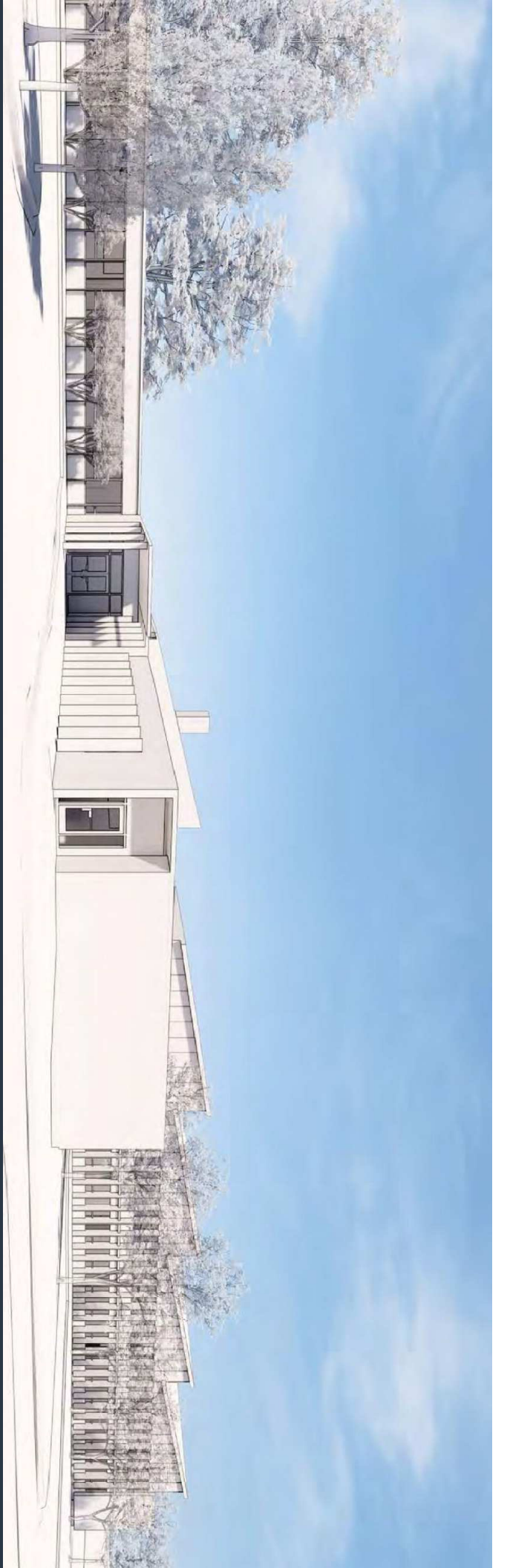
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BLDG. JO
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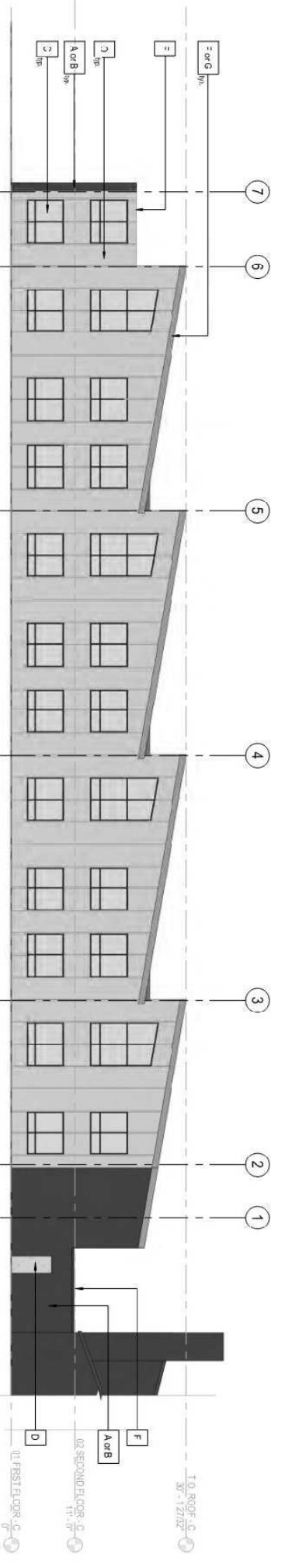
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NORTHEAST ELEVATION - CPC

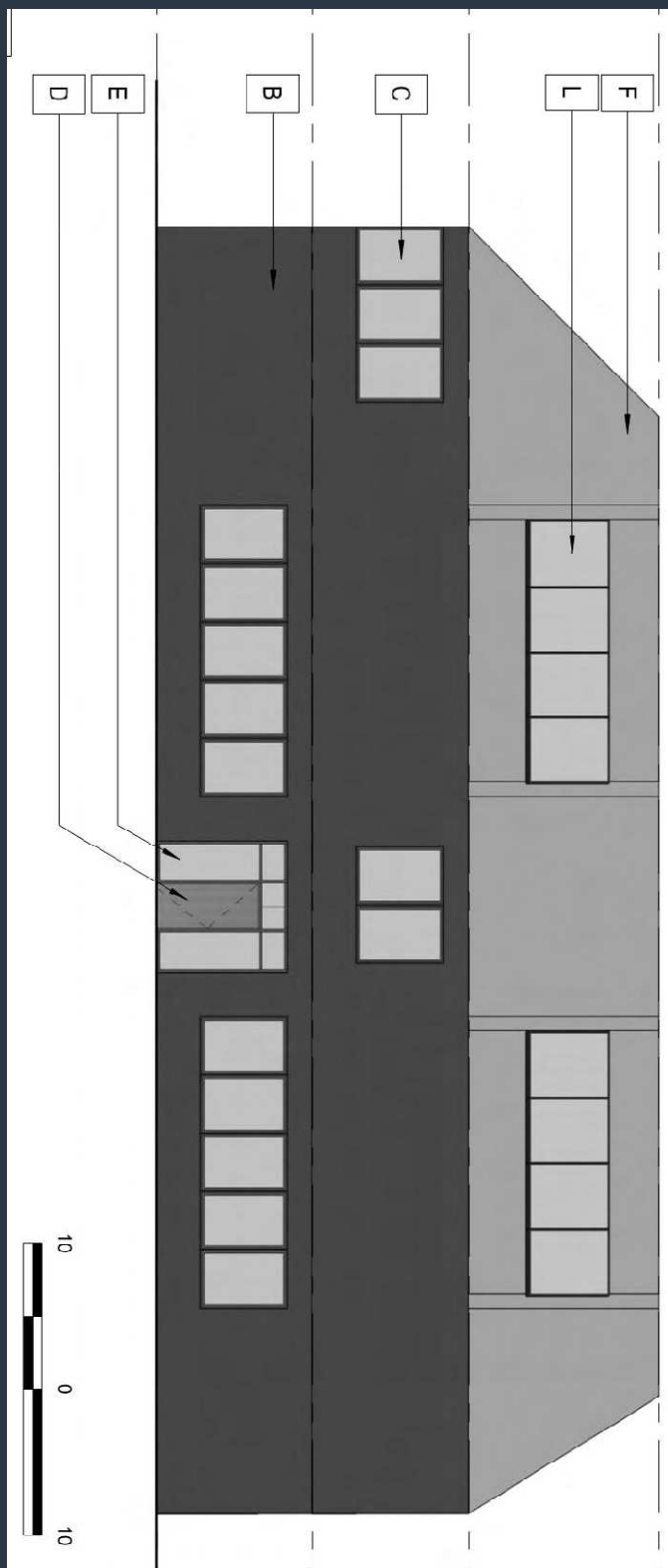










NORTHEAST ELEVATION - CPC










Proposed Phase II Elevations

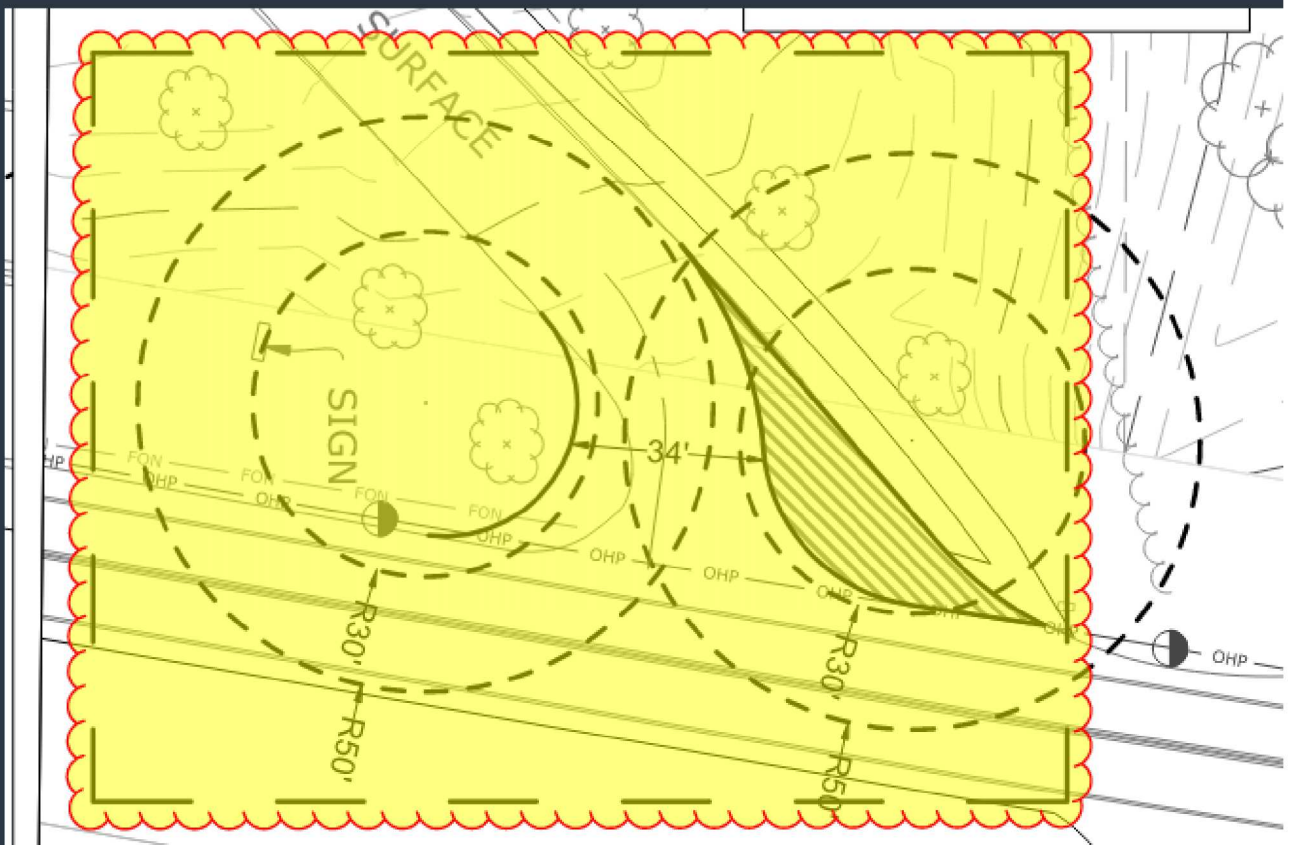
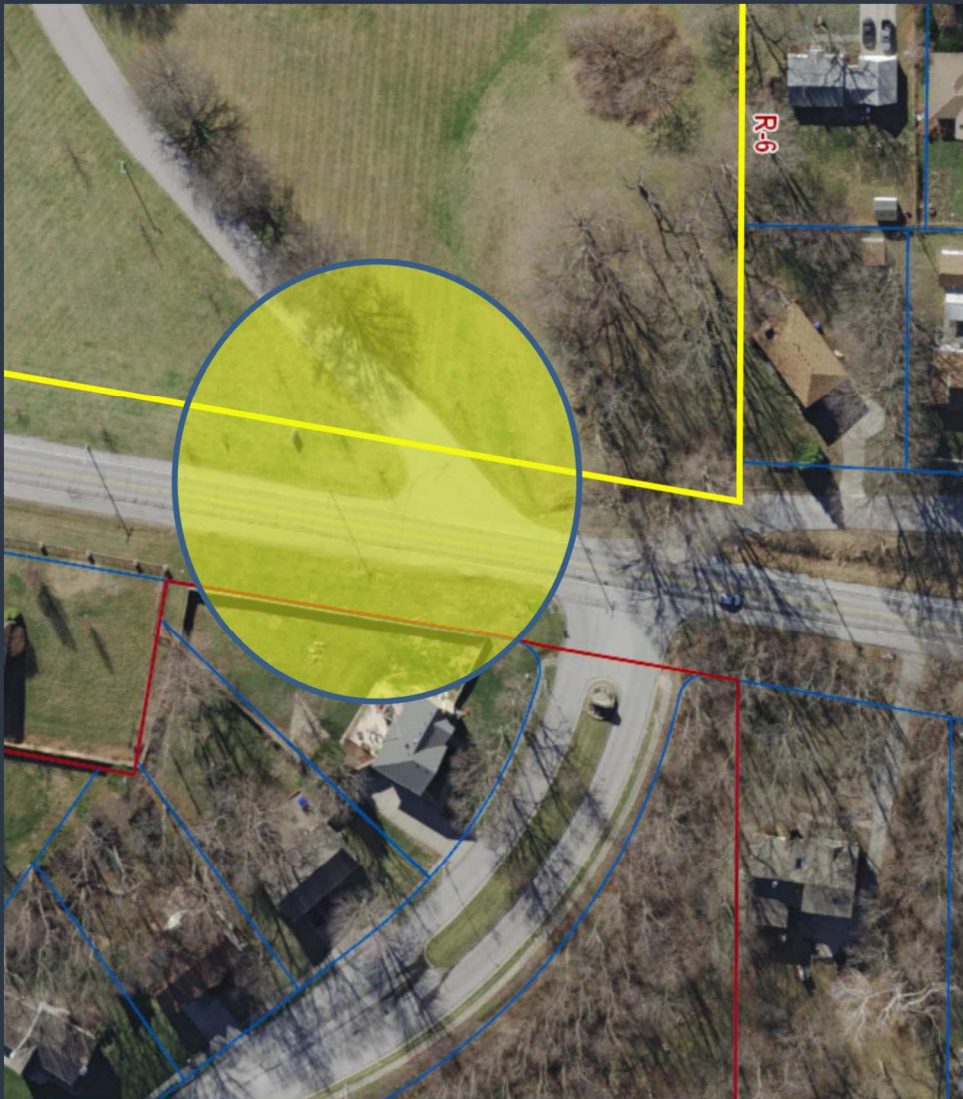
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	A - BUFF BRICK FINISH
	B - GRAY STAINED BRICK FINISH
	C - WINDOW
	D - DOOR
	E - STOREFRONT
	F - TPO
	G - STANDING SEAM METAL ROOF
	H - SPANDREL PANEL

	I - SPANDREL PANEL
	J - PERFORATED/SLATED FINS
	K - SLIDING DOOR
	L - SKYLIGHT
	M - RAILING
	N - PAINTED EXISTING CORRUGATED METAL
	O - VERTICAL HARDIE BOARD SIDING

Improved alignment for vehicular safety



Staff and the applicant request that condition #22 is revised from:

The developer shall ~~pay money in lieu of parkland dedication as indicated on plans with amount due based upon the 2022 acquisition rate of \$64,220.18 per acre.~~ This requirement shall be satisfied prior to certificate of occupancy.

And shall read:

The developer shall dedicate .550 acres of private open space to serve as parkland within Tracts A, B and C as indicated on plans. Proposed tracts shall be platted into private open space tracts via Final Plat. This requirement shall be satisfied prior to certificate of occupancy or recording final plat, whichever occurs first.

88-425 - OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	The Preliminary Plat dedicates private open space within Tracts A, B & C equalling (24,000sf or) 0.550 acres of Dedicated Parkland. This exceeds the 0.528 acre requirement for 44 multifamily



Case No. CD-CPC-2022-00166

Public Engagement

The applicant held the required public engagement meeting and also participated at the Northland Neighborhoods, Inc (NNI) Planning and Development Committee meeting on October 27.

Five letters of support were submitted for this project.



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Housing Trust Fund

ORDINANCE NO. 220462

On August 4th, 2022 Council approved \$750,000 to KC MASS Services, LLC- Synergy Services Domestic Violence Housing



Case No. CD-CPC-2022-00166

Staff Recommendation:

Case No. CD-CPC-2022-00166

Approval with Conditions

***With revisions to condition #22**