



# CD-CPC-2021-00240

**Location:** 15215 E US 40 Hwy

**Existing Zoning:** R-2.5

**Summary:** The applicant is seeking approval of a development plan to site duplexes on the subject site.

**Public Engagement Meeting:** Does apply. February 7<sup>th</sup> and February 8<sup>th</sup>, 2022

**Prior Cases:** None.

**Prior Cases:** Continue to March 8<sup>th</sup>, 2022







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TRAILS	
TRACT A	1,351 L.F.
TRACT B	406 L.F.
TRACT C	2,203 L.F.
<b>TOTAL</b>	<b>3,960 L.F.</b>

LOT SIZE TABLE					
Lots	Square Feet	Acres	Lots	Square Feet	Acres
1	10228	0.235	52-63	9440	0.217
2	11390	0.261	64	10224	0.235
3	12344	0.283	65	10229	0.235
4	12344	0.283	66	9831	0.226
5	11390	0.261	67	9457	0.217
6	11314	0.260	68	9588	0.220
7	9926	0.228	69	9600	0.220
8	11082	0.254	70	9612	0.221
9-11	10229	0.235	71	9624	0.221
12	10082	0.231	72	9636	0.221
13	10224	0.235	73	9648	0.221
14-16	9440	0.217	74	10463	0.240
17	10224	0.235	75	10474	0.240
18	10142	0.233	76	10100	0.232
19-21	9440	0.217	77	10116	0.232
22	10224	0.235	78	10132	0.233
23	9190	0.211	79	10148	0.233
24-26	9999	0.230	80	10164	0.233
27	10434	0.240	81	10180	0.234
28	10558	0.242	82	10196	0.234
29	10671	0.244	83	10212	0.234
30	9698	0.223	84	10228	0.235
31	10763	0.247	85	10249	0.247
32	10961	0.252	86	11046	0.254
33	10188	0.234	87	9876	0.227

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	25'	25'	No	
Front Setback	25'	25'	No	
Side Setback	8'	8'	No	
Side Setback (abutting street)	15'	15'	No	
Height	40'	28' max	No	

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	4.25 acres req'd; credit of 4.54 ac for trails
88-415 Stream Buffer	Pre'd Stream Buffer plan included for stream at south end
88-430 Outdoor Lighting	Std. Street Lighting & minimal lighting for monument sign
88-435 Outdoor Display, Storage & Work Areas	N/A
88-445 Signs	One monument sign at main entrance only
88-450 Pedestrian Standards	Sidewalks on both sides of internal streets, some trails

SITE DATA	Existing	Proposed	Deviation Requested?	Approved	Notes





# CD-CPC-2021-00240

Option A

OPTION 1

OPTION 2





# CD-CPC-2021-00240

Option B

OPTION 1

OPTION 2



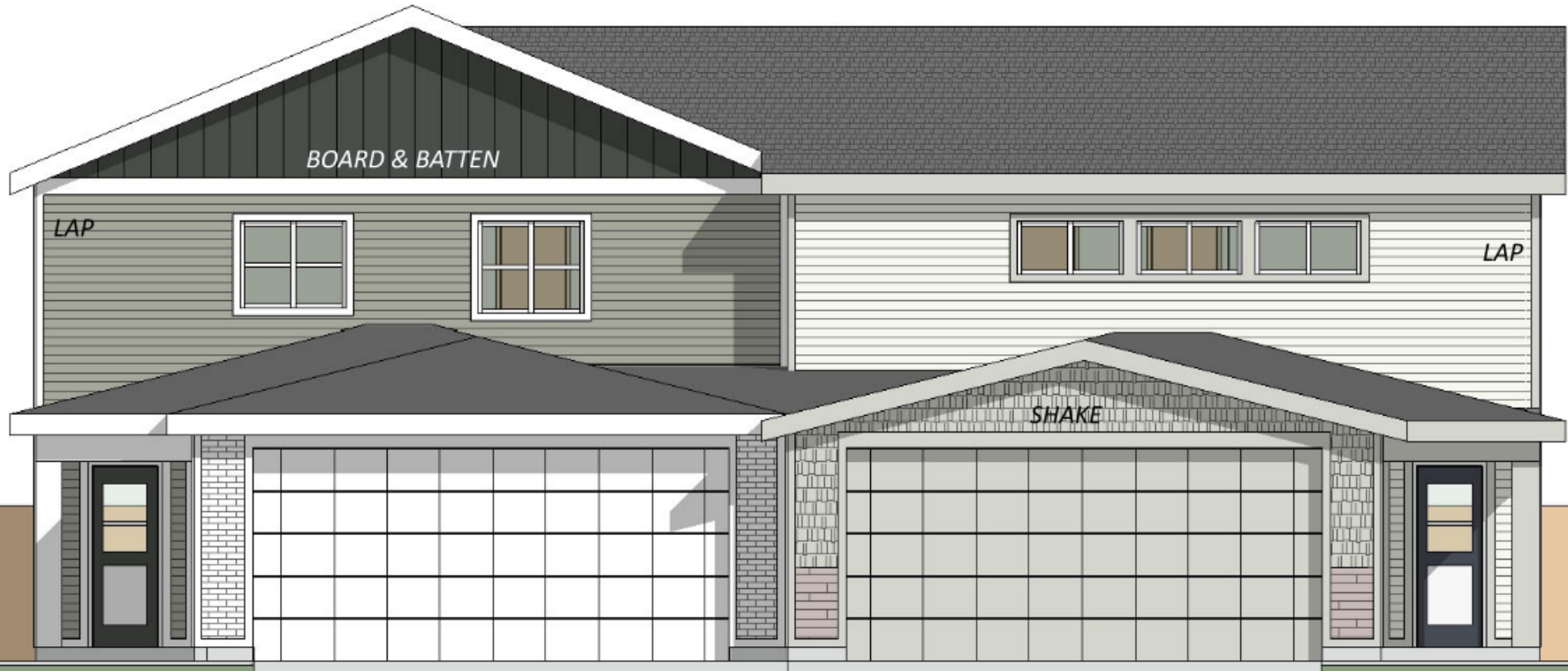


# CD-CPC-2021-00240

Option C

OPTION 1

OPTION 2



STONE

BRICK





# CD-CPC-2021-00240

## City Plan Commission Recommendation:

Approval, Subject to Conditions

### \*Condition #17 Rewrite

“The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps as necessary.”

### \*Condition #33 Add

“A Street Name Plan shall be approved before Final Plat is reviewed by the City Plan Commission.”

