

Docket 7

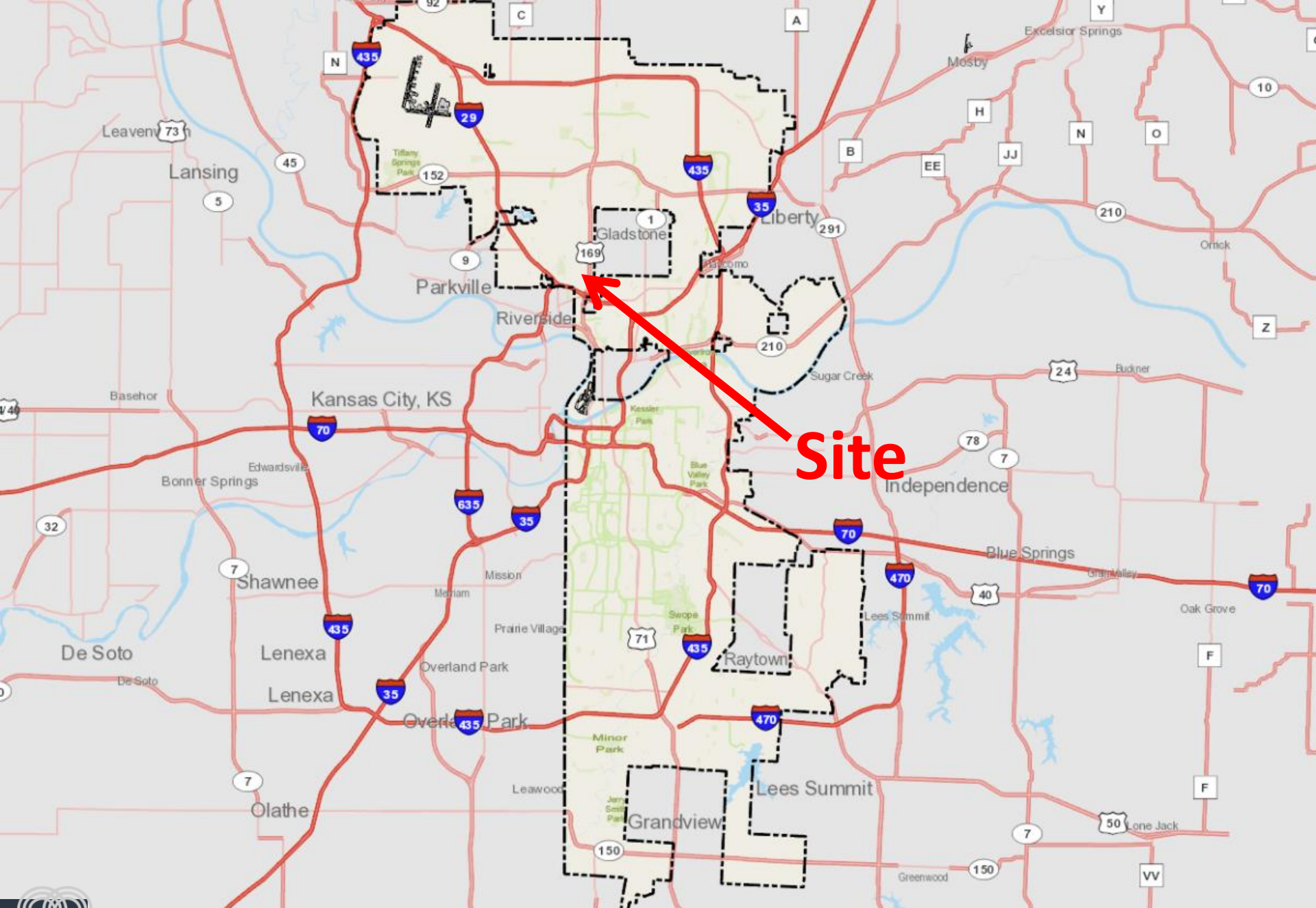
**Case No. CD-CPC-2022-00044**

**1229 NW Englewood Road**

**Development Plan (Residential) + Preliminary Plat**



**Case No. CD-CPC-2022-00044**



**Site**



**Case No. CD-CPC-2022-00044**





Case No. CD-CPC-2022-00044

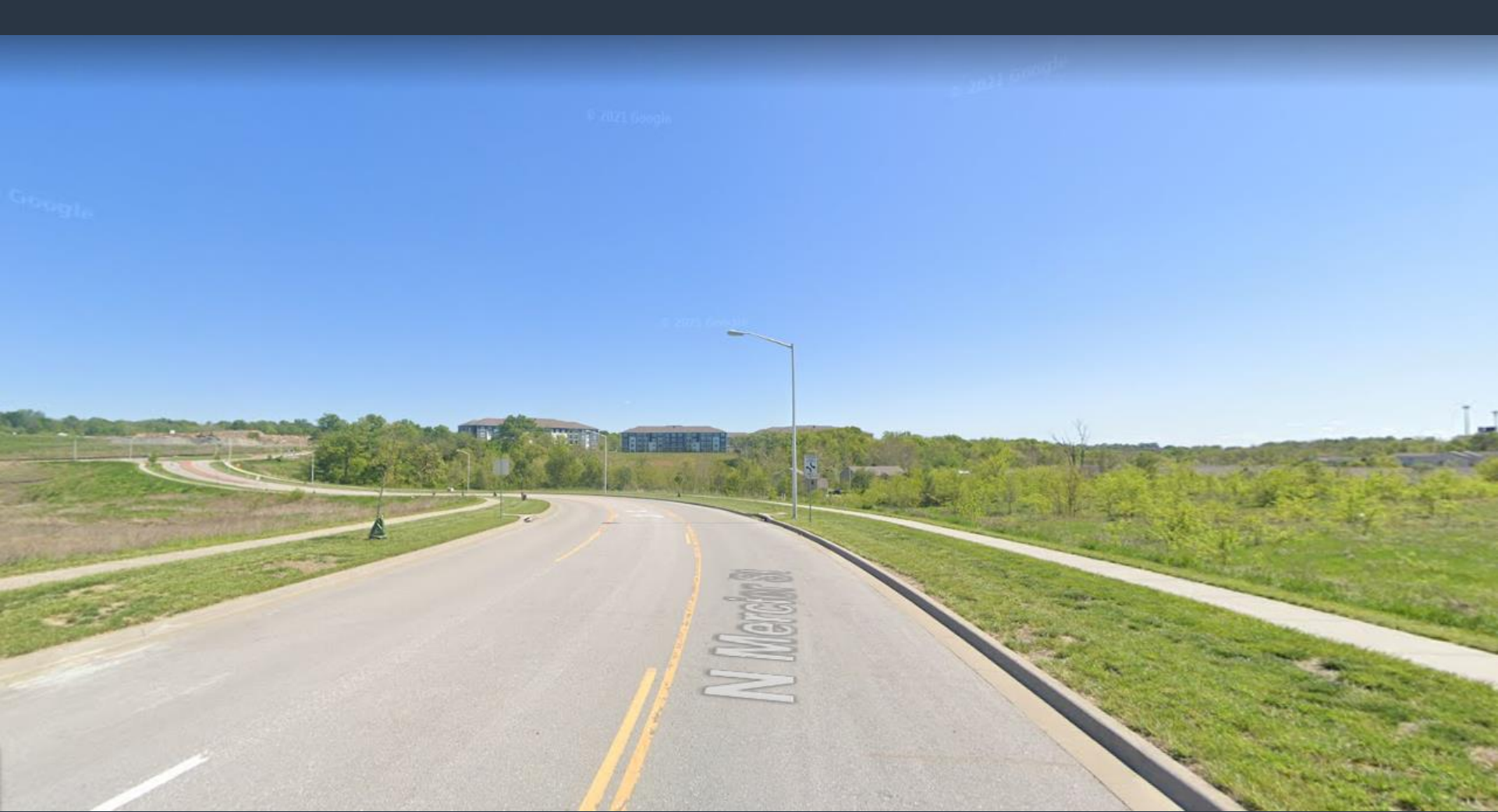




View looking southwest from NW Englewood Road



Case No. CD-CPC-2022-00044



**View looking south from N Mercier Street**



**Case No. CD-CPC-2022-00044**



View looking east from NW 55<sup>th</sup> Street



Case No. CD-CPC-2022-00044

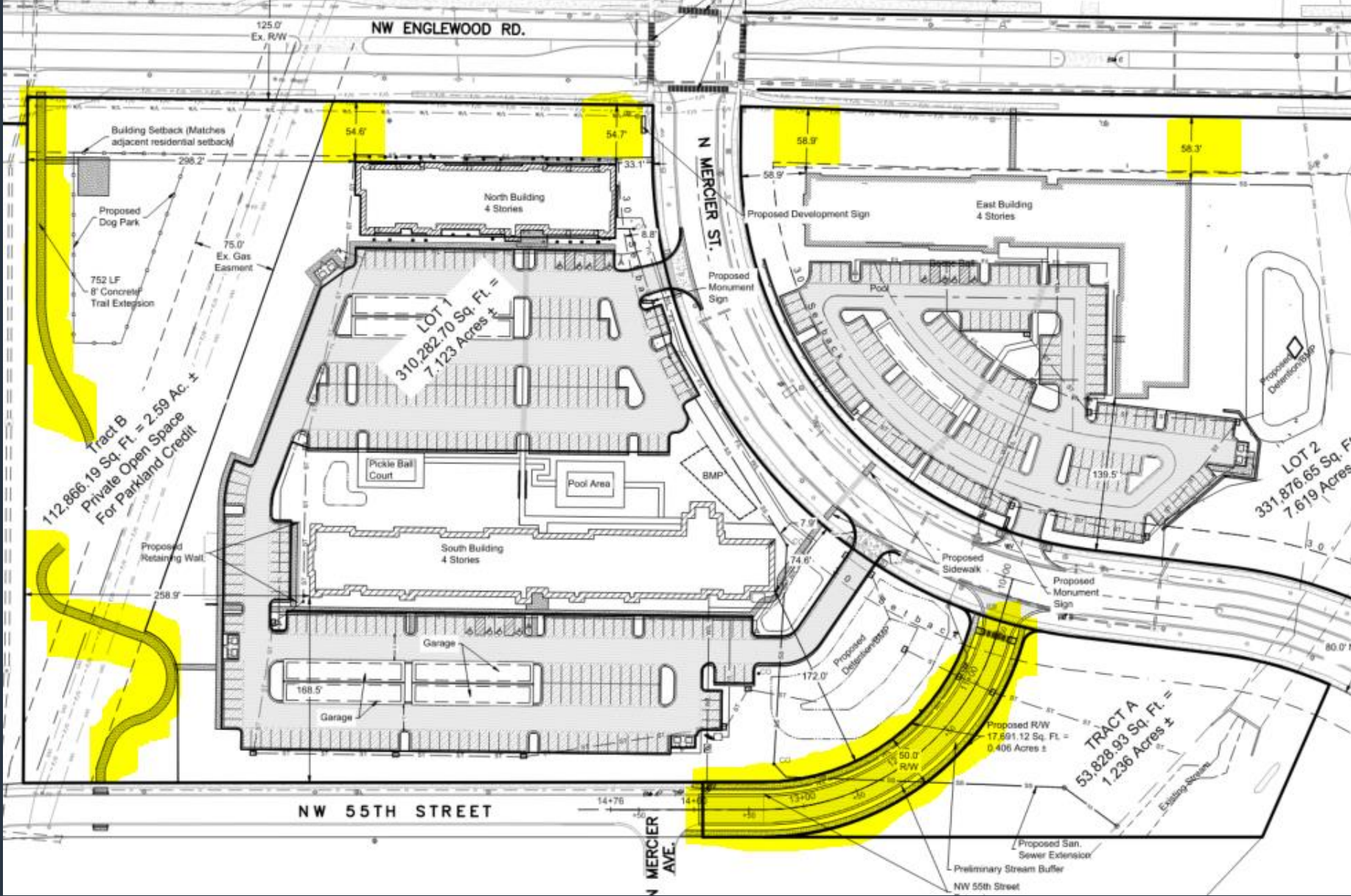




View looking southwest from NW Englewood Road & N Summit



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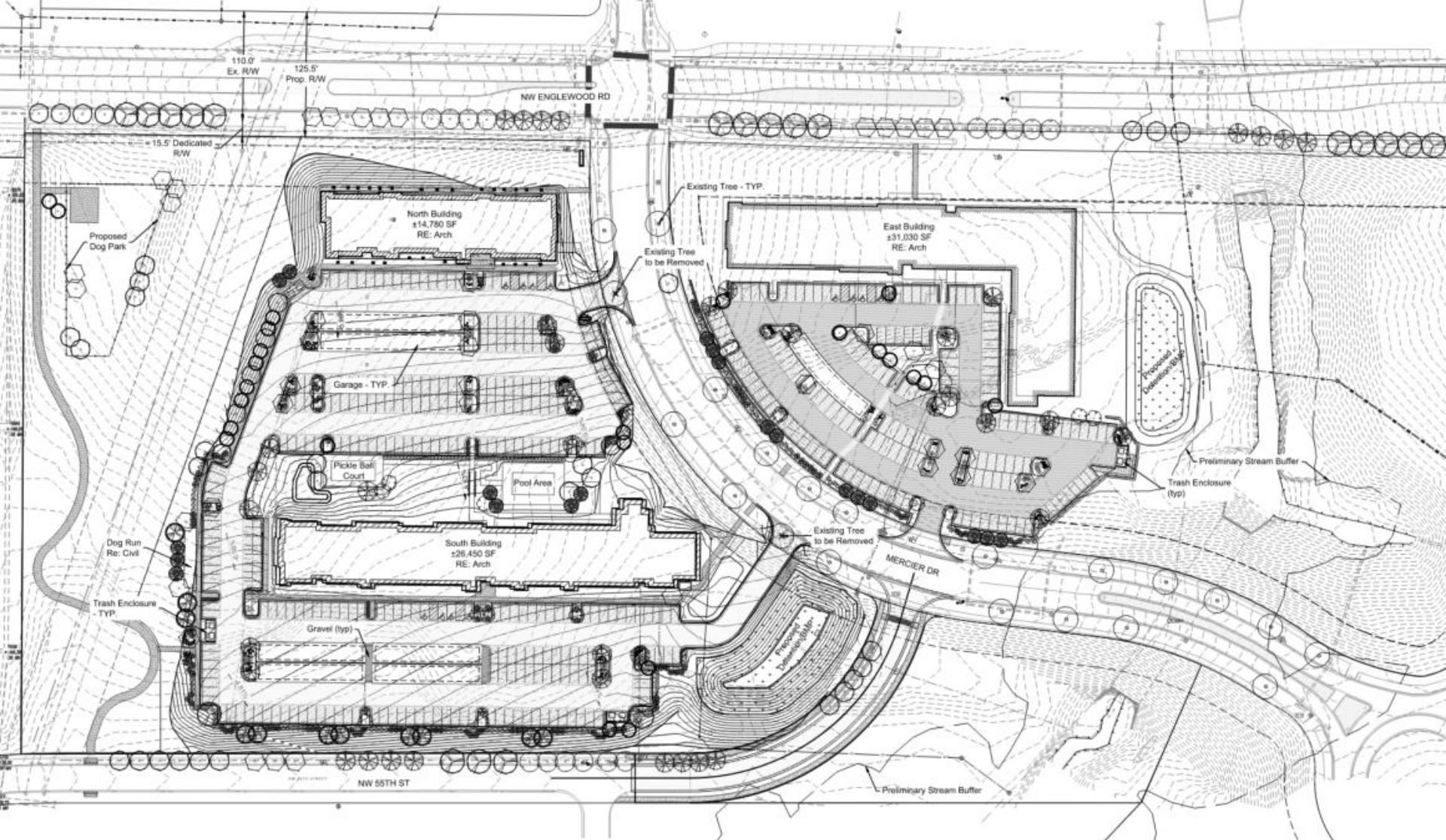


# Site Plan



## Case No. CD-CPC-2022-00044





# Landscape Plan



Case No. CD-CPC-2022-00044



4 EAST BUILDING - WEST ELEVATION  
1/16" = 1'-0"

### MATERIAL LEGEND

	4" FIBER CEMENT LAP SIDING - 6" EXPOSURE (COLOR 1 - LIGHT COLOR) - 6" EXPOSURE (COLOR 3 - MEDIUM COLOR) - 6" EXPOSURE (COLOR 4 - ALTERNATE MEDIUM COLOR) - 12" EXPOSURE AT BASE COURSE (COLOR 4 - DARK COLOR)
	FIBER CEMENT BOARD & BATTEN (LIGHT COLOR)
	CULTURED STONE - BLEND COLOR WITH STONE LEDGE
	PREFINISHED FIBER CEMENT TRIM - 3-1/2" & 6-1/2" AT WINDOW (COLOR 4) - 1-1/2" AT BANDING (COLOR 4) - 3-1/2" VERTICAL OUTSIDE / - INSIDE CORNER TRIM (COLOR VARIABLE)
	ASPHALT SHINGLE ROOF (COLOR 5)

- EAST BLDG - T.O.  
TRUSS BRG  
143' - 2 1/4"
- EAST BLDG - T.O.  
4TH SUBFLR  
133' - 11 5/8"
- EAST BLDG - T.O.  
3RD SUBFLR  
122' - 7 3/4"
- EAST BLDG - T.O.  
2ND SUBFLR  
111' - 3 7/8"
- EAST BLDG - T.O.  
1ST SUBFLR  
100' - 0"



3 EAST BUILDING - EAST ELEVATION  
1/16" = 1'-0"

- EAST BLDG - T.O.  
TRUSS BRG  
143' - 2 1/4"
- EAST BLDG - T.O.  
4TH SUBFLR  
133' - 11 5/8"
- EAST BLDG - T.O.  
3RD SUBFLR  
122' - 7 3/4"
- EAST BLDG - T.O.  
2ND SUBFLR  
111' - 3 7/8"
- EAST BLDG - T.O.  
1ST SUBFLR  
100' - 0"



- EAST BLDG - T.O.  
TRUSS BRG  
143' - 2 1/4"
- EAST BLDG - T.O.  
4TH SUBFLR  
133' - 11 5/8"
- EAST BLDG - T.O.  
3RD SUBFLR  
122' - 7 3/4"
- EAST BLDG - T.O.  
2ND SUBFLR  
111' - 3 7/8"
- EAST BLDG - T.O.  
1ST SUBFLR  
100' - 0"







4 NORTH BUILDING - WEST ELEVATION  
1/16" = 1'-0"



3 NORTH BUILDING - EAST ELEVATION  
1/16" = 1'-0"



2 NORTH BUILDING - SOUTH ELEVATION  
1/16" = 1'-0"



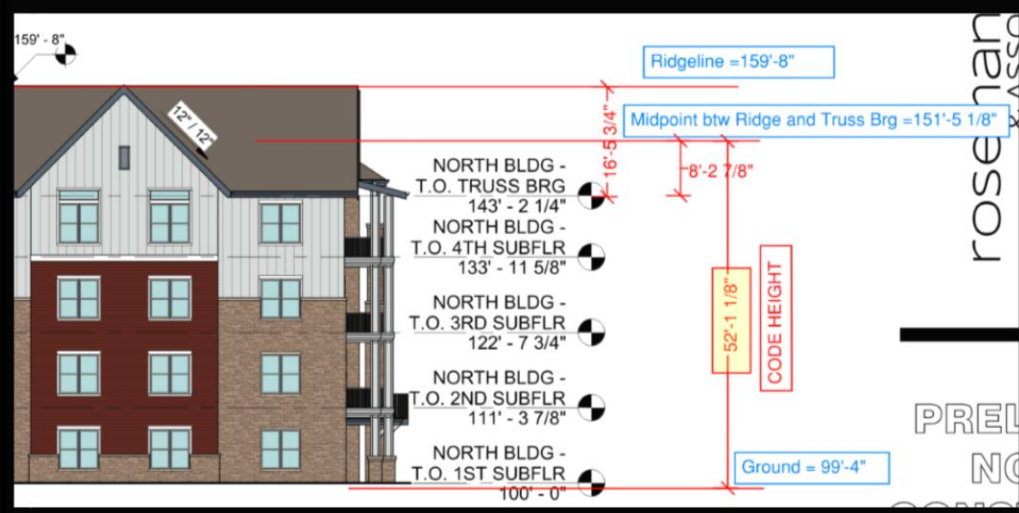
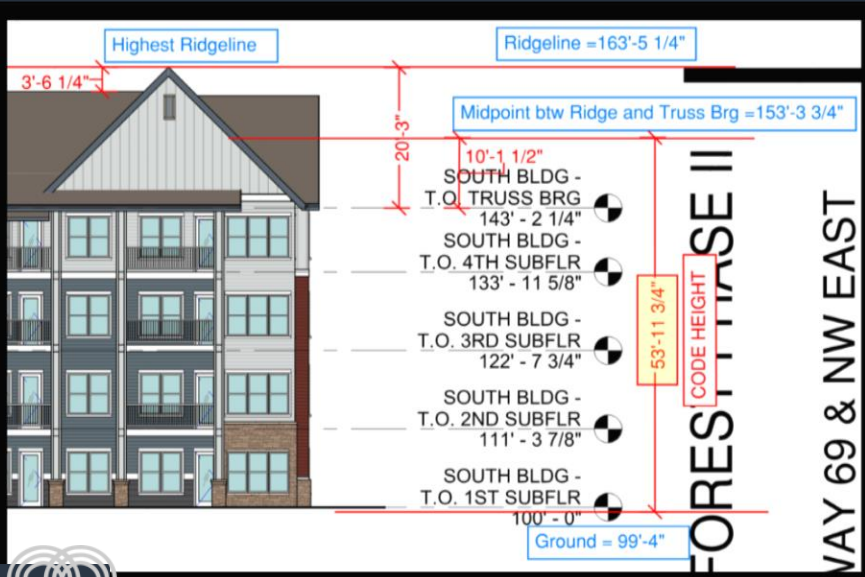
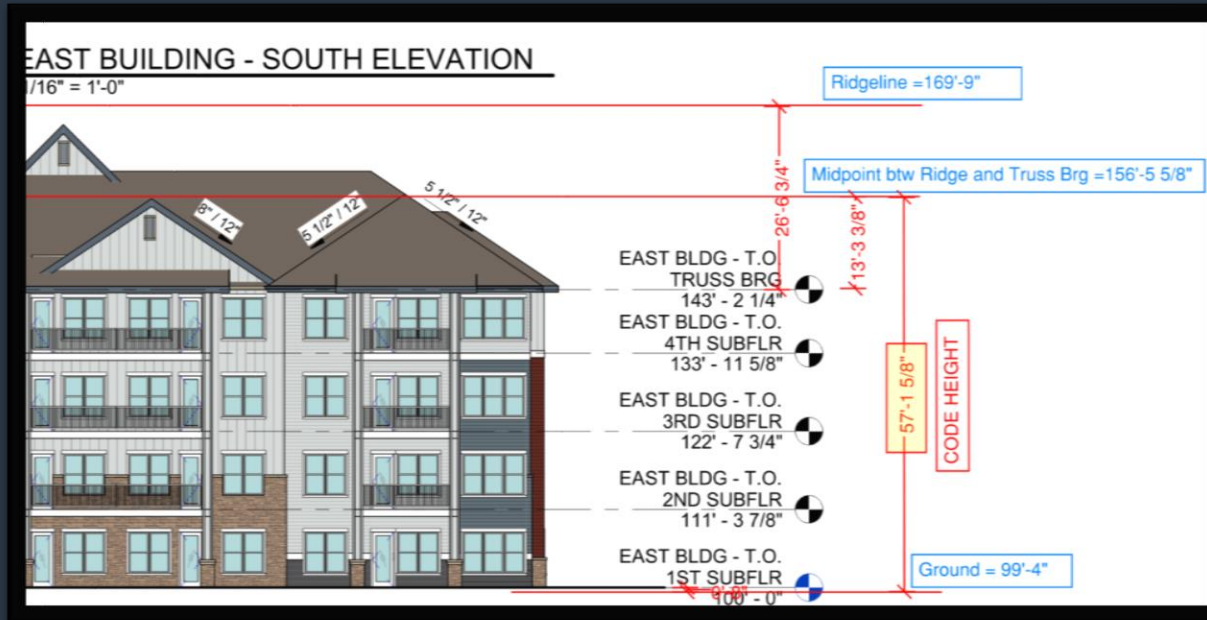
# Deviations

East building is requesting a 13' building height deviation to allow for a 58' tall building.  
North building is requesting a 9' building height deviation to allow for a 54' tall building.  
South building is requesting a 9' building height deviation to allow for a 54' tall building.

Lot and Building Standards (O and B Distr	-1	-2	-3	-4	-5
» Mixed-use buildings <sup>3</sup>	40	50	60	70	None
» All other buildings	35	45	55	65	None



# Deviations



# Staff Recommendation:

**Case No. CD-CPC-2022-00044**

**Approval with Conditions**