



Docket # 5.1 & 5.2

CD-CPC-2024-00060

Rezoning without Plan

CD-CPC-2024-00061

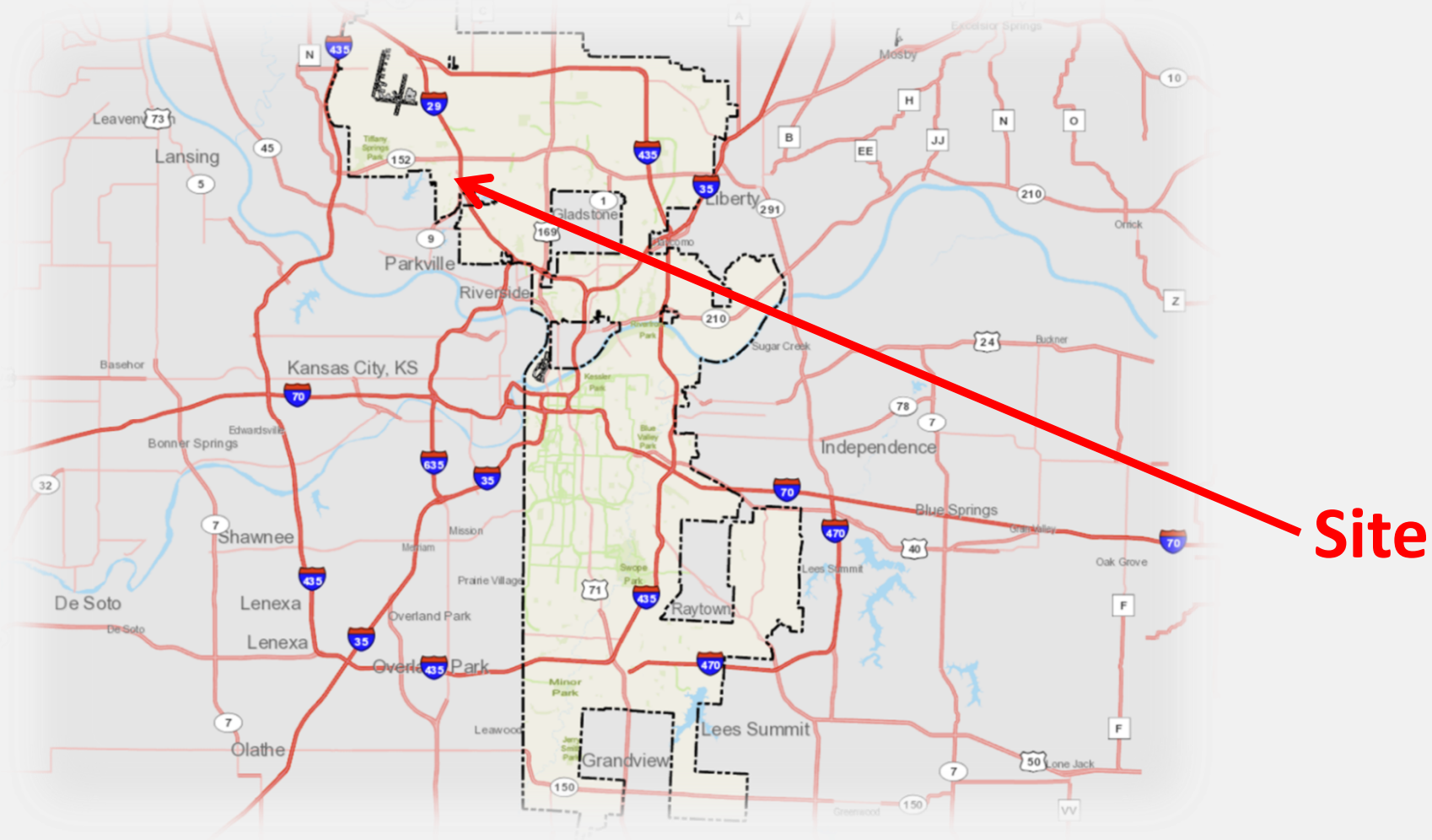
Development Plan - Residential

Barryview
8199 NW Milrey Drive

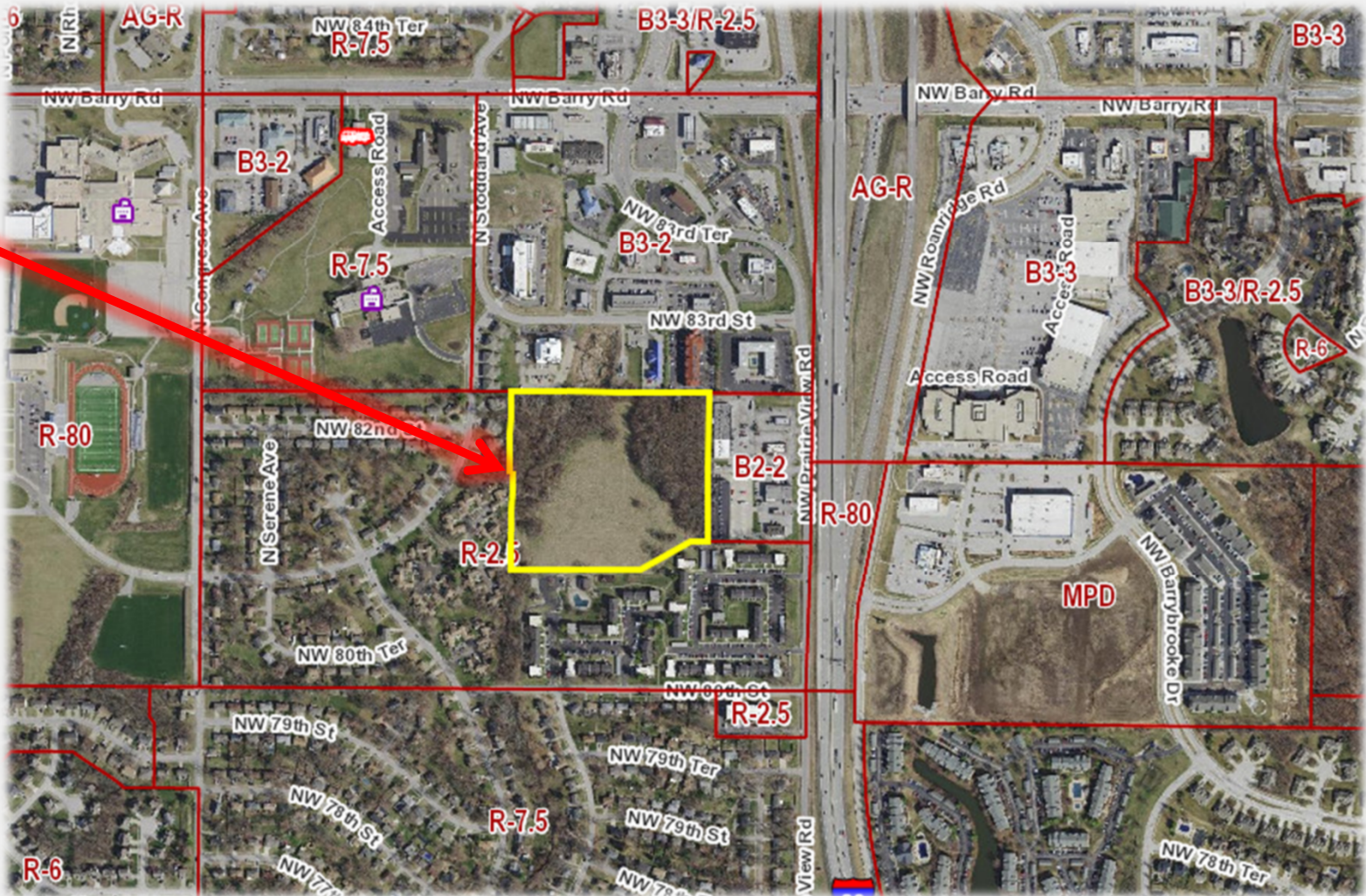
7-3-2024

City Plan Commission





Site
15.26 acres





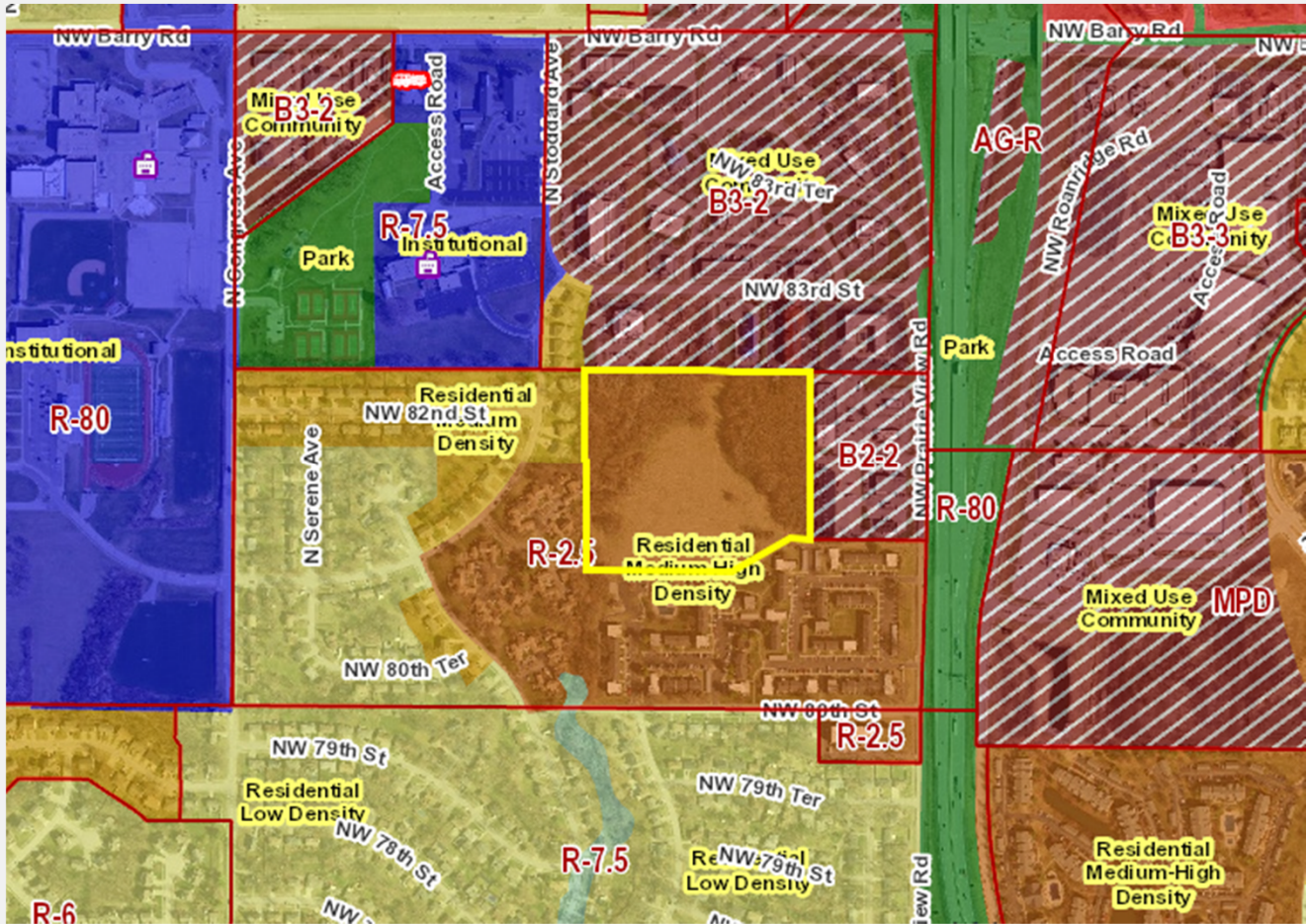
View looking southeast from NW 83rd Street



View looking west from NW Prairie View Road

Site Plan





**Proposed # of units:
150**

**Proposed # of parking stalls:
349**

***Units permitted by zoning:
446**

Rezoning from R-2.5 to R-1.5

Existing Mature Vegetation

- ~8.5 acres



Proposed Preservation of Mature Vegetation

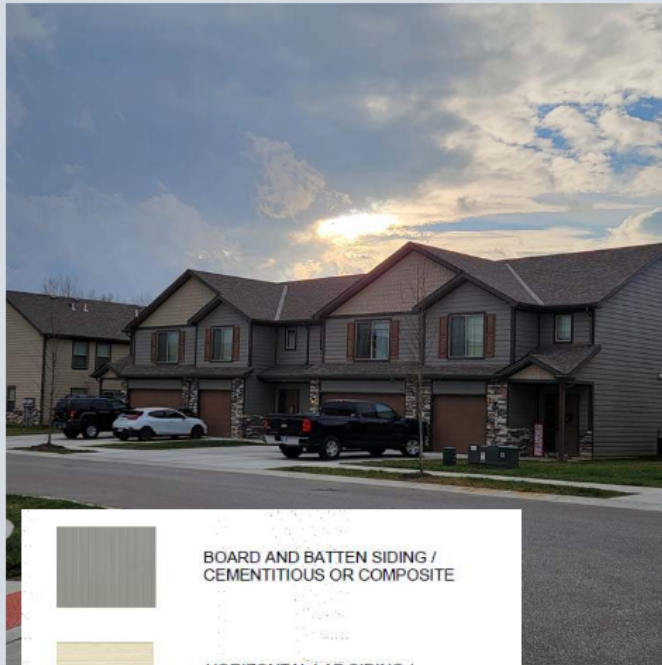
- ~1.3 acres







Elevations

Barryview – 4-Plex and 6-Plex



| | |
|---|--|
|  | BOARD AND BATTEN SIDING / CEMENTITIOUS OR COMPOSITE |
|  | HORIZONTAL LAP SIDING / CEMENTITIOUS OR COMPOSITE |
|  | MANUFACTURED STONE VENEER |

8. The following corrections shall be resolved prior to ordinance request:

- Please identify on plans how you intend to satisfy the parkland dedication requirements of 88-408. A developer has the option of dedicating private open space tract(s) or paying a money-in-lieu of parkland dedication. Please note any private open space to serve in satisfying the parkland requirements shall be platted into a private open space tract and reserved for recreational use. Said tract shall also be improved to provide for recreational amenities. If any space is proposed, please provide amenity details for these areas and show in tracts. If paying a money-in-lieu of dedication, please provide note on plans stating such.
- Sheets L.100 and 101 show 3" calipers. Revise to 2" calipers as these are the maximum recommended by staff.
- Show and label the location and size of existing and proposed public and private water mains and fire hydrants on the utility plan sheet. Show and label the master water meters and backflow preventers.
- Provide a sidewalk connection along access road all the way to NW 83rd St. I believe the sidewalk ends at the other lot being purchased for access.
- Provide revised tree preservation plan with 2" caliper trees or total amount of payment in lieu.
- Show detail of any proposed fence, including material and fence height.

***Revised landscape plan shall be added to condition #8**

Corrections

Staff Recommendation

Case No. CD-CPC-2024-00060

Rezoning without Plan

Approval without Conditions

Case No. CD-CPC-2024-00061

Development Plan - Residential

- Approval with Conditions

***add landscape plan to condition #8**