

Ordinance No. 240851

Rezoning Development Plan

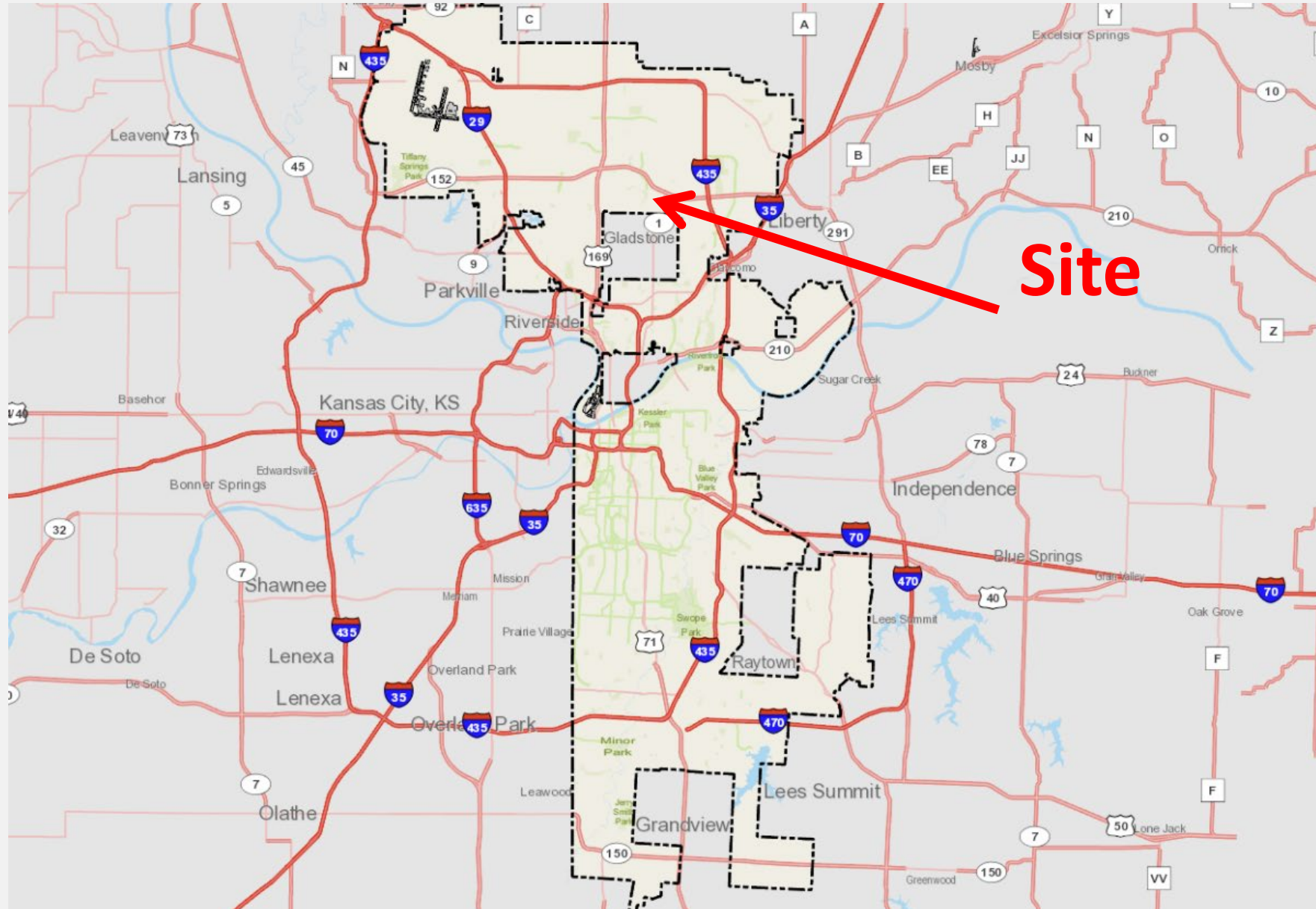
Maple Woods Mixed Use – City PIN 88319, 88318

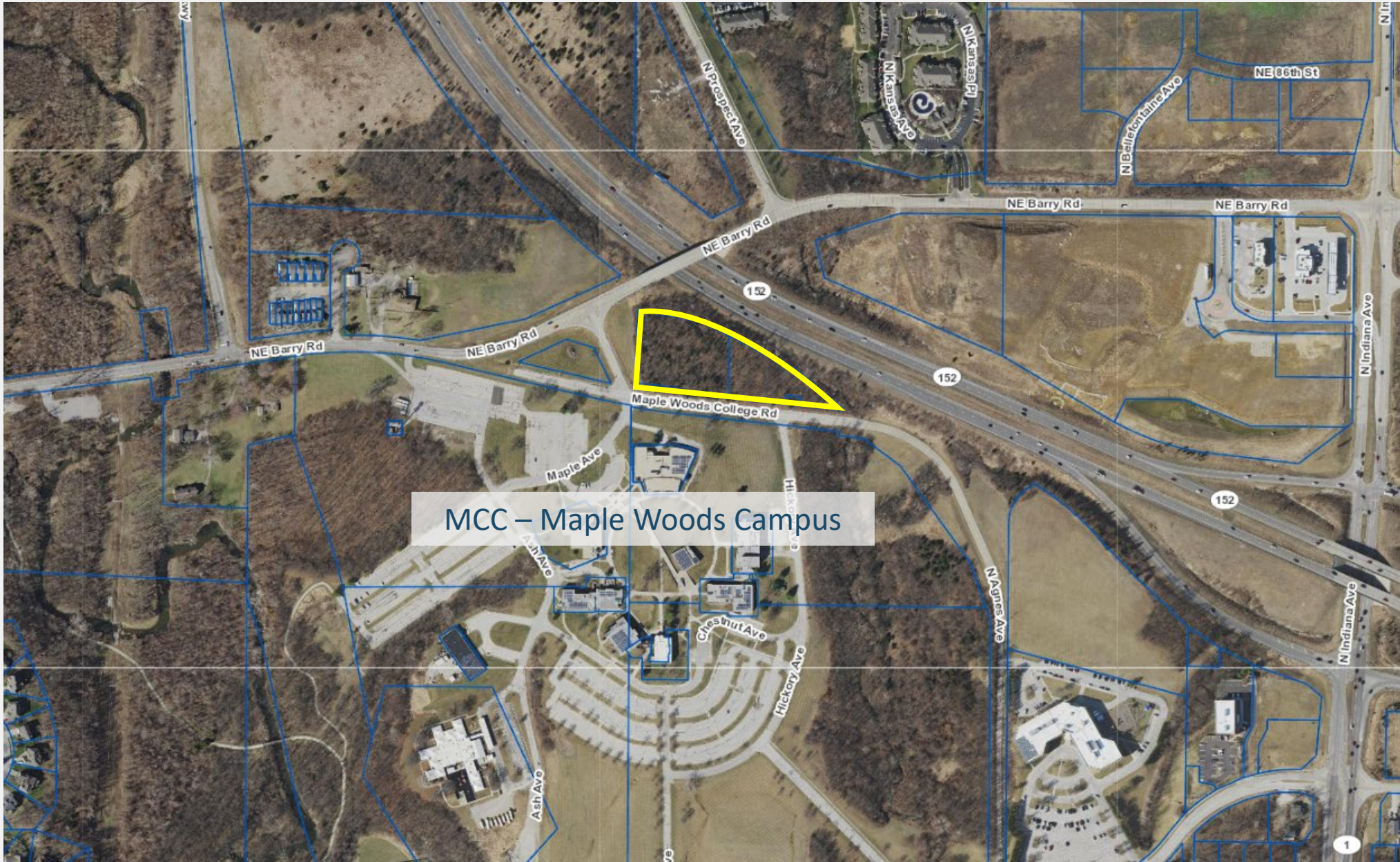
September 24, 2024

Prepared for

Neighborhood Planning and Development Committee



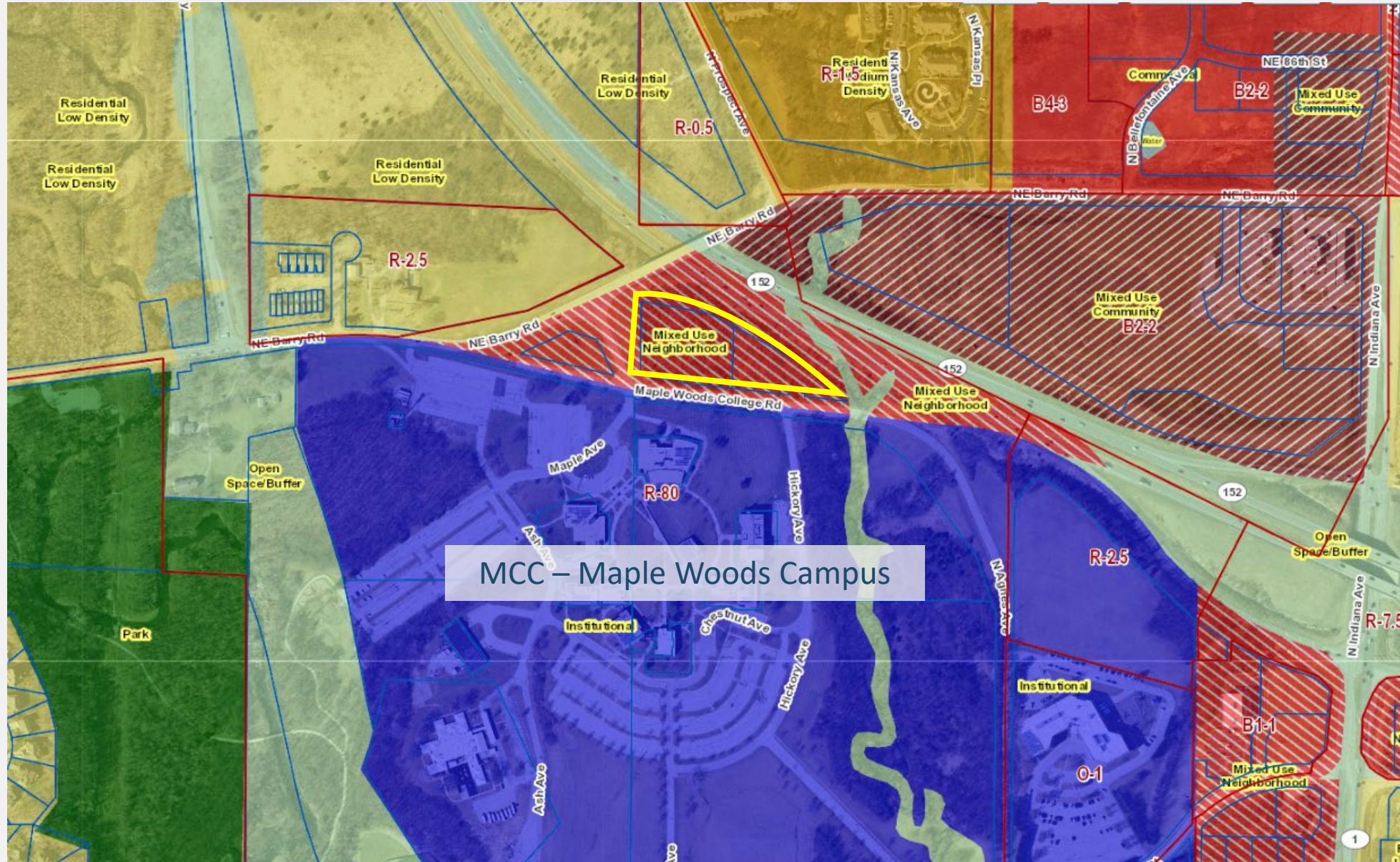




MCC – Maple Woods Campus

Existing Zoning: R-80

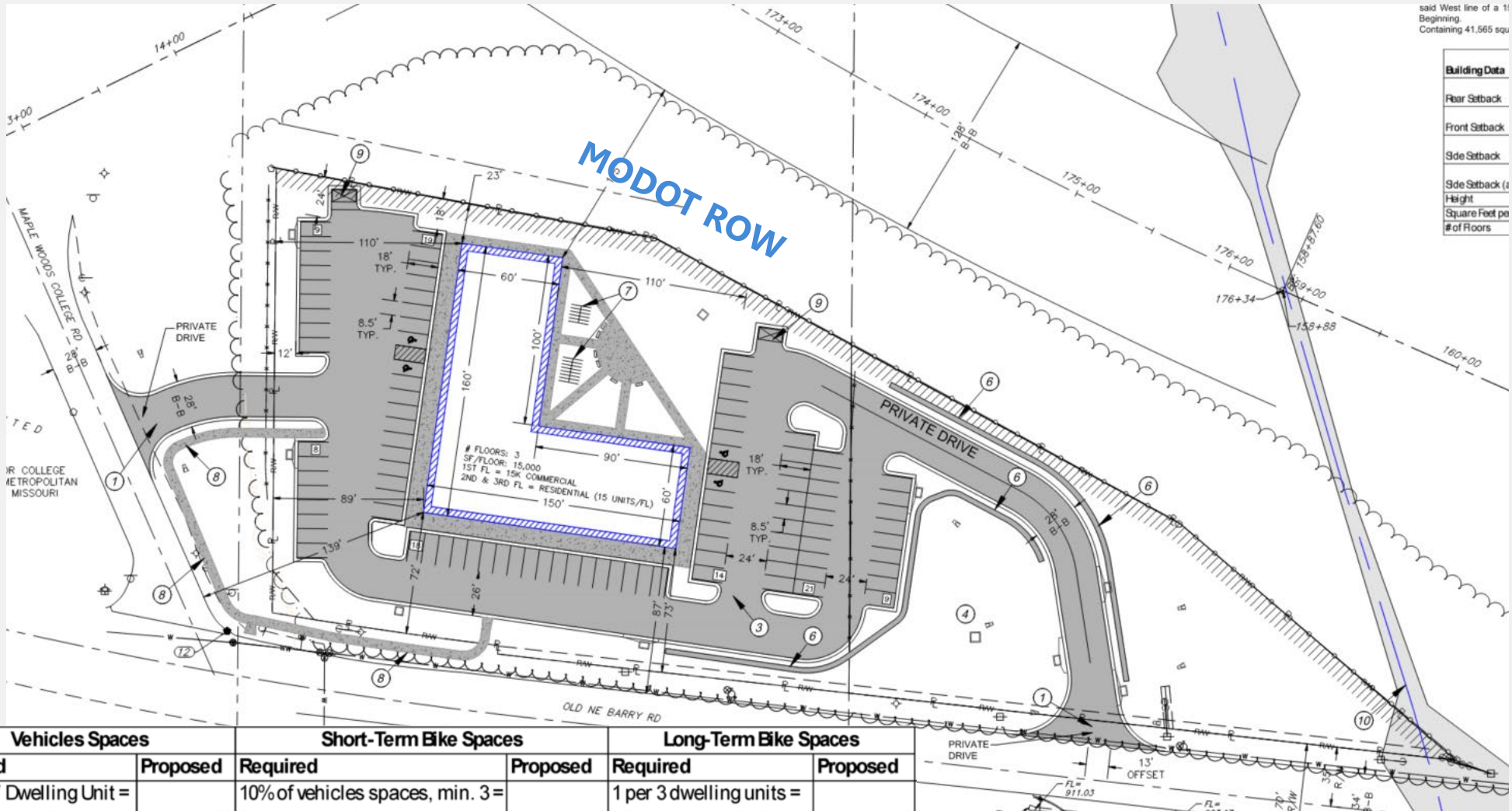
Future Land Use:
Mixed Use Neighborhood



MCC – Maple Woods Campus

Gashland/Nashua Area Plan

Mixed-Use Neighborhood: Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development includes a variety of business and residential choices and should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the "B1" and "B2" zoning categories.



said West line of a 11' Beginning Containing 41,565 equ

Building Data
Rear Setback
Front Setback
Side Setback
Side Setback (t
Height
Square Feet per
of Floors

FLOORS: 3
SF/FLOOR: 15,000
1ST FL = 15K COMMERCIAL
2ND & 3RD FL = RESIDENTIAL (15 UNITS/FL)

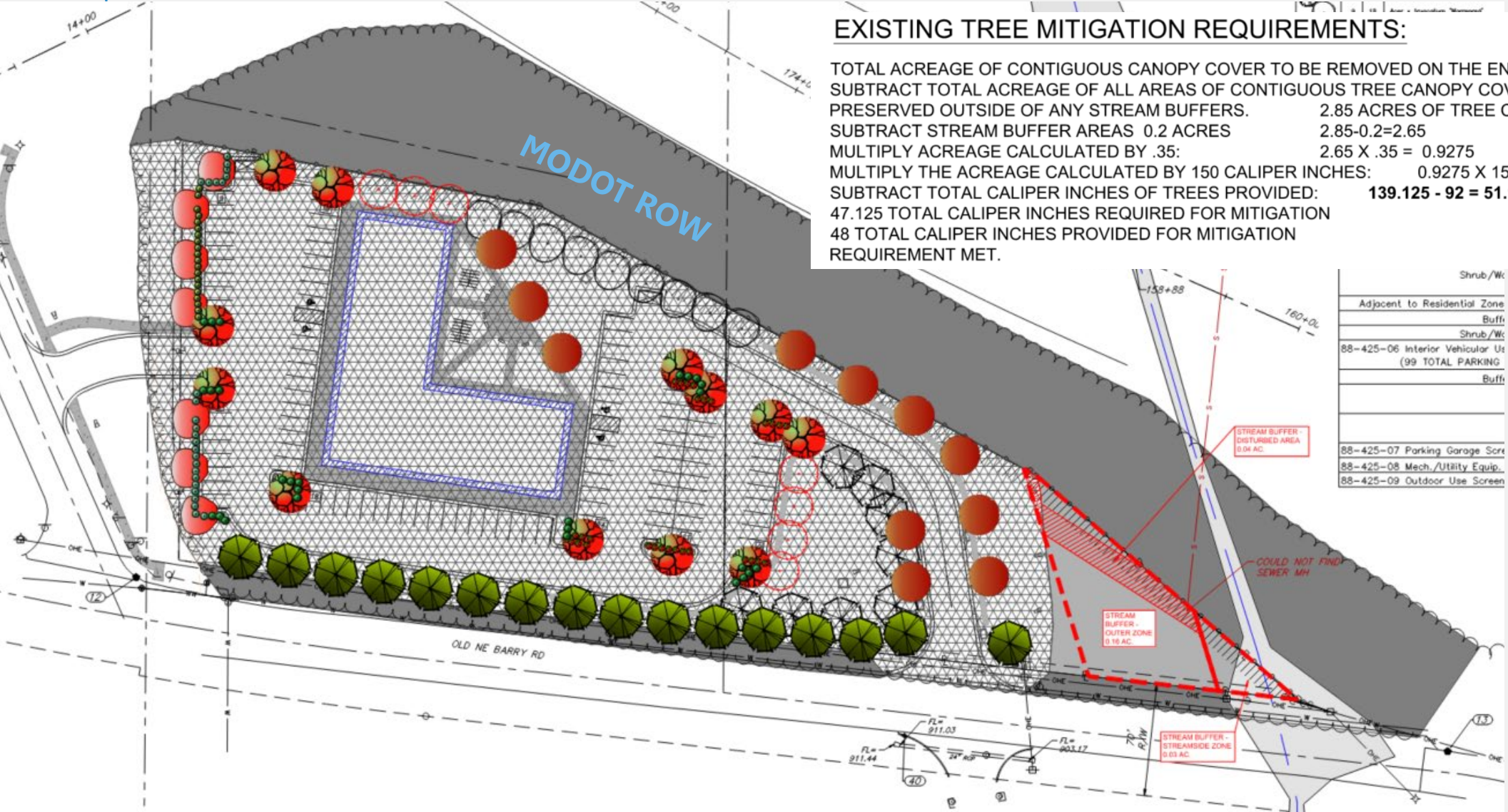
88-420 Parking	Vehicles Spaces		Short-Term Bike Spaces		Long-Term Bike Spaces	
	Required	Proposed	Required	Proposed	Required	Proposed
Residential (30 Units)	1 space / Dwelling Unit = 30 spaces required	30	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 per 3 dwelling units = 10 spaces required	10
Retail (11,000 SF)	2.5 spaces / 1000 SF = 27.5 spaces required	28	10% of vehicles spaces, min. 3 = 3 spaces required	3	1 + 1 per 10,000 SF = 3 2 spaces required	2
Restaurant (4,000 SF)	10 spaces / 1000 SF = 40 spaces required	40	10% of vehicles spaces, min. 3 = 4 spaces required	4	1 + 1 per 5,000 SF = 4 2 spaces required	2
Total		97.5		10	14	14

Site Plan

Call before you dig

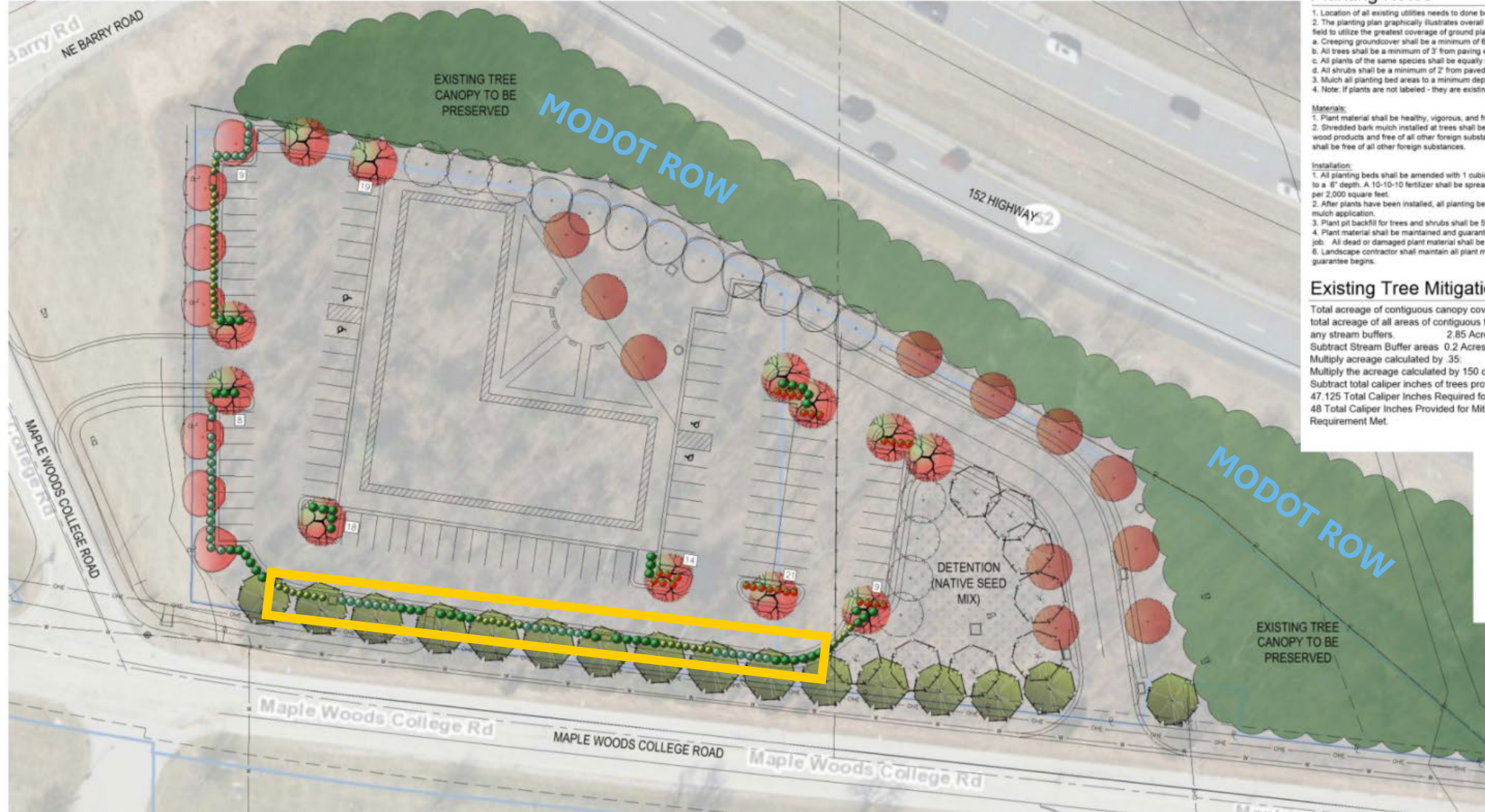
EXISTING TREE MITIGATION REQUIREMENTS:

TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. 2.85 ACRES OF TREE COVER TO BE REMOVED.
 SUBTRACT TOTAL ACREAGE OF ALL AREAS OF CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS. 2.85-0.2=2.65
 SUBTRACT STREAM BUFFER AREAS 0.2 ACRES 2.65-0.2=2.65
 MULTIPLY ACREAGE CALCULATED BY .35: 2.65 X .35 = 0.9275
 MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: 0.9275 X 150 = 139.125
 SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED: 139.125 - 92 = 51.125
 48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION
 REQUIREMENT MET.



Shrub/Wc
Adjacent to Residential Zone
Buffr
Shrub/Wc
88-425-06 Interior Vehicular Ut
(99 TOTAL PARKING
Buffr
88-425-07 Parking Garage Scr
88-425-08 Mech./Utility Equip.
88-425-09 Outdoor Use Screen

Tree Preservation/Mitigation Plan



Landscape Plan



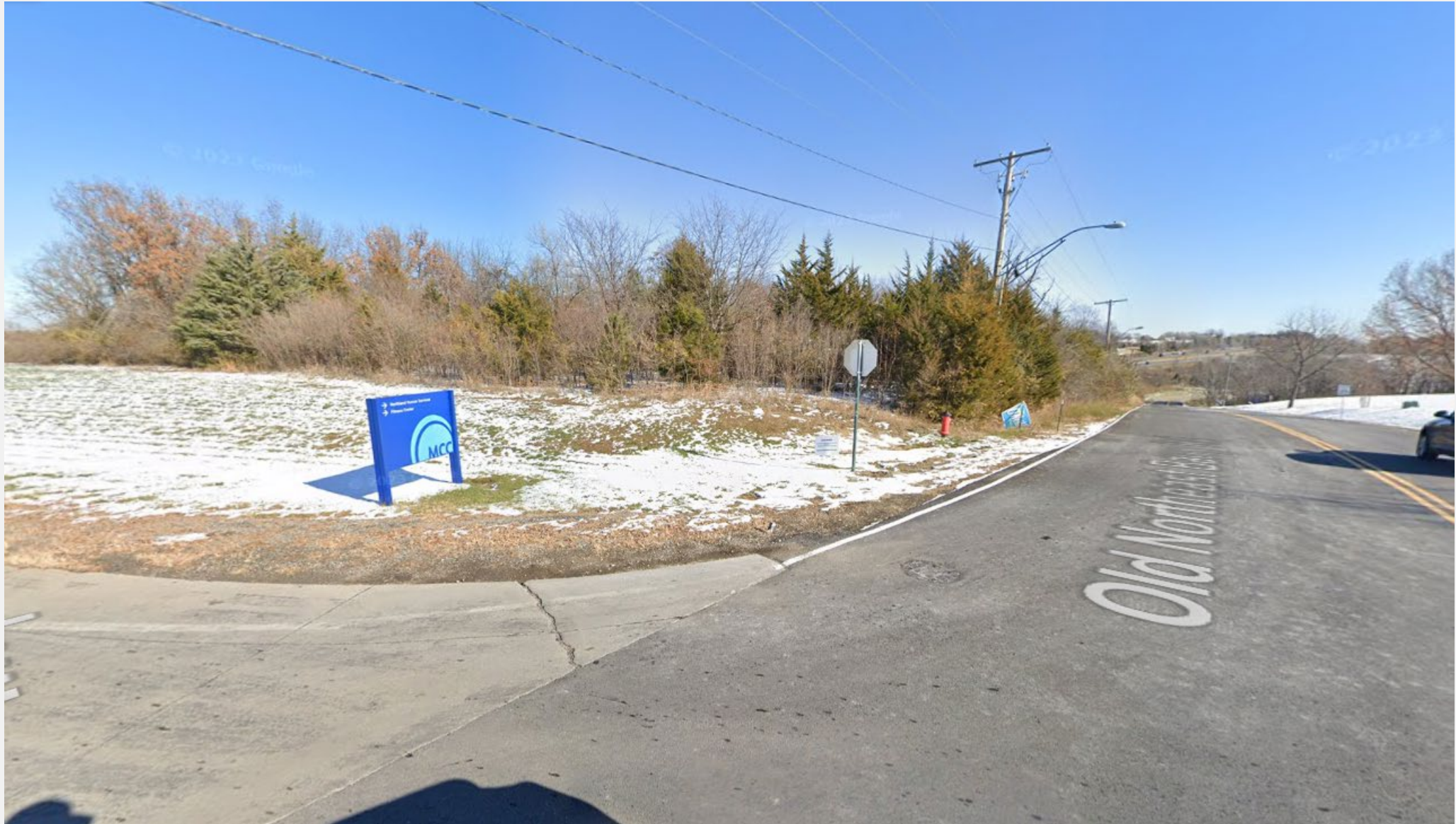
South Elevation



West Elevation



Interior Elevation



View towards site from the intersection of Maple Woods College Rd and Old NE Barry Rd (Nov 2023)



View of subject site looking northwest on Old NE Barry Rd (Nov 2023)



View towards subject site from HWY 152 (Dec 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2024-00100

Approval

Case No. CD-CPC-2024-00101

Approval with Conditions