

Docket Item No. 7

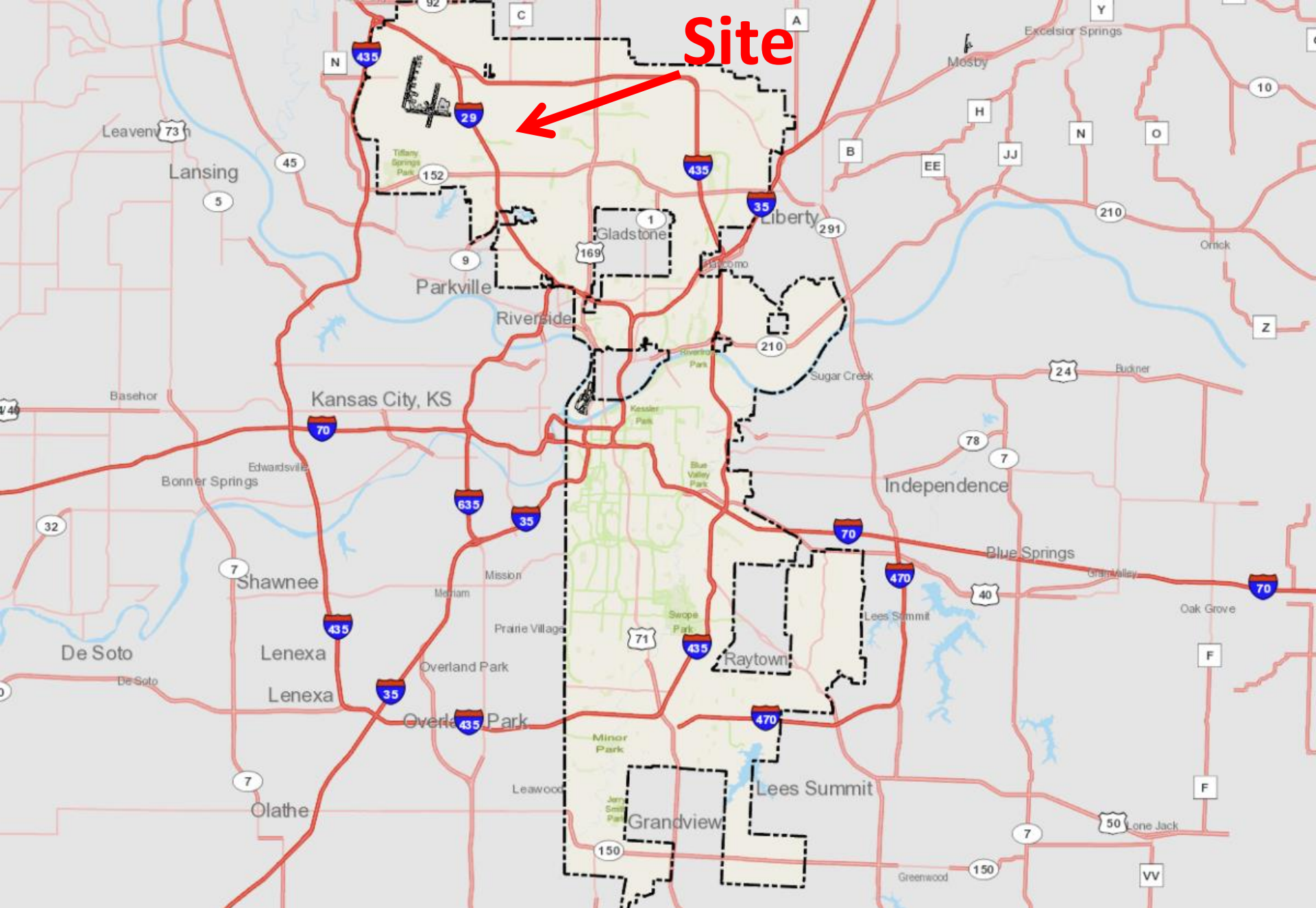
Case No. CD-CPC-2023-00017

Skyview Residential

Development Team:

Paula Diosdado – Kimley-Horn

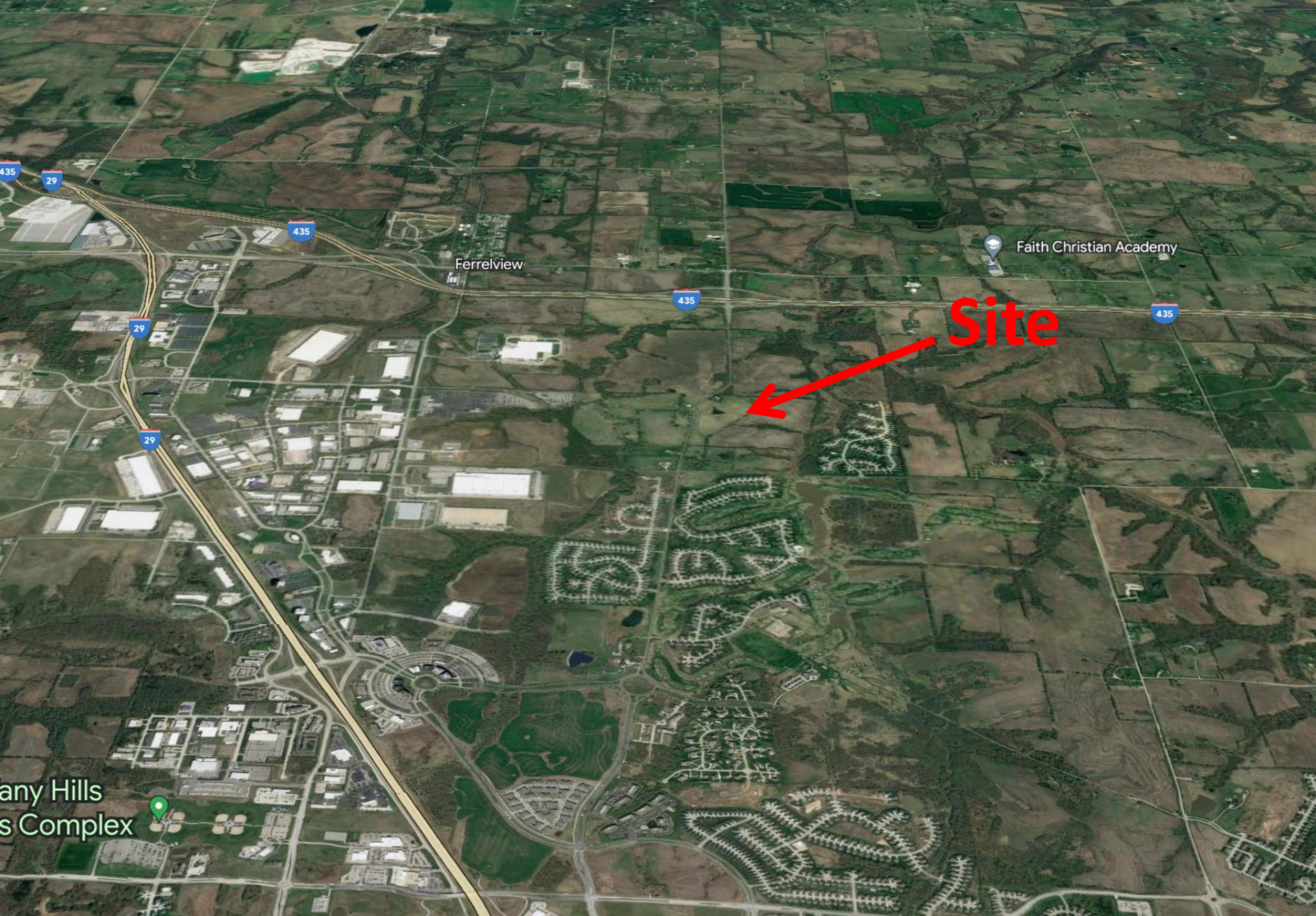
Sarah Cunningham – Mann Company



Site



Case No. CP-CPC-2023-00017

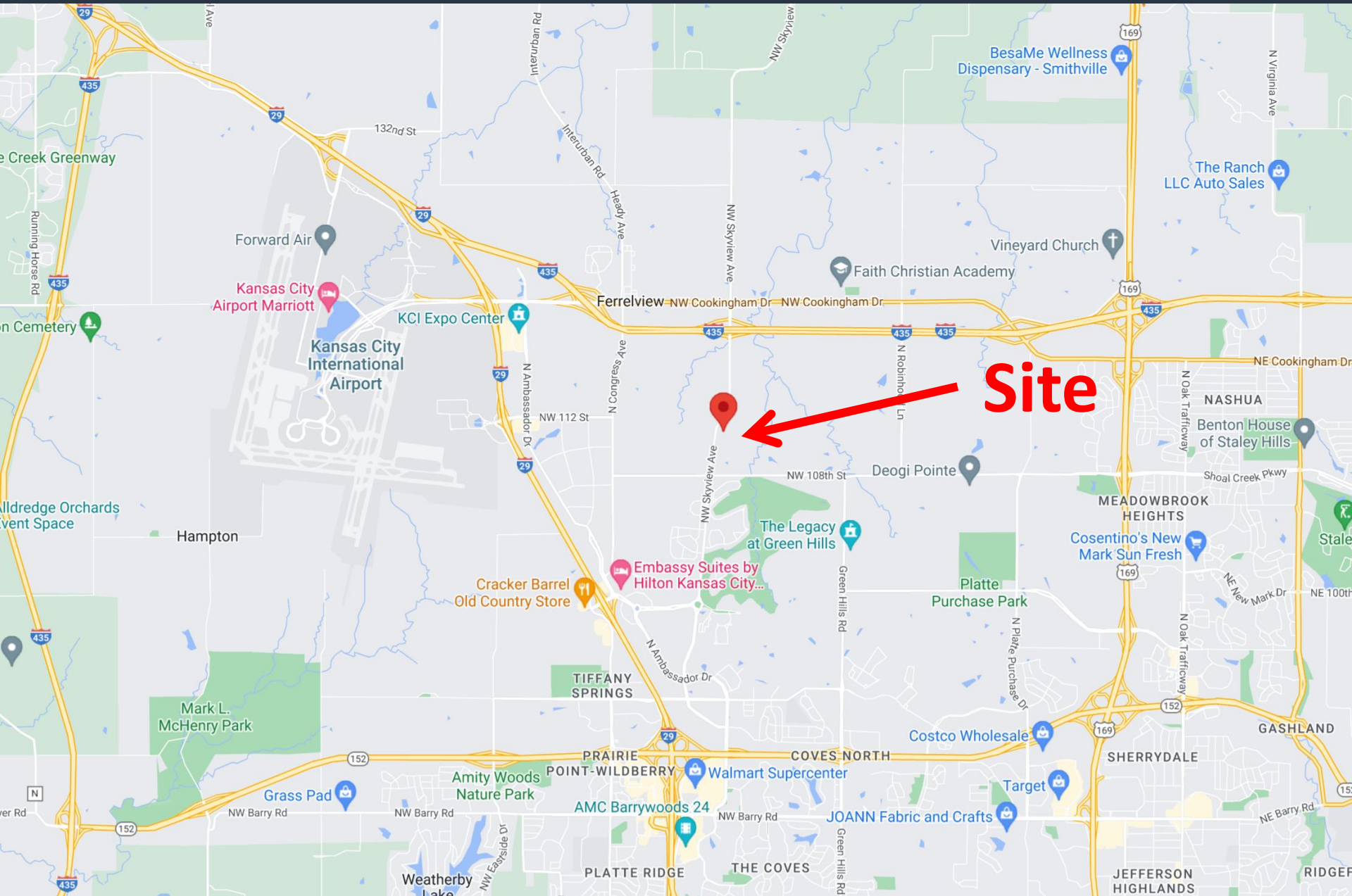


Site

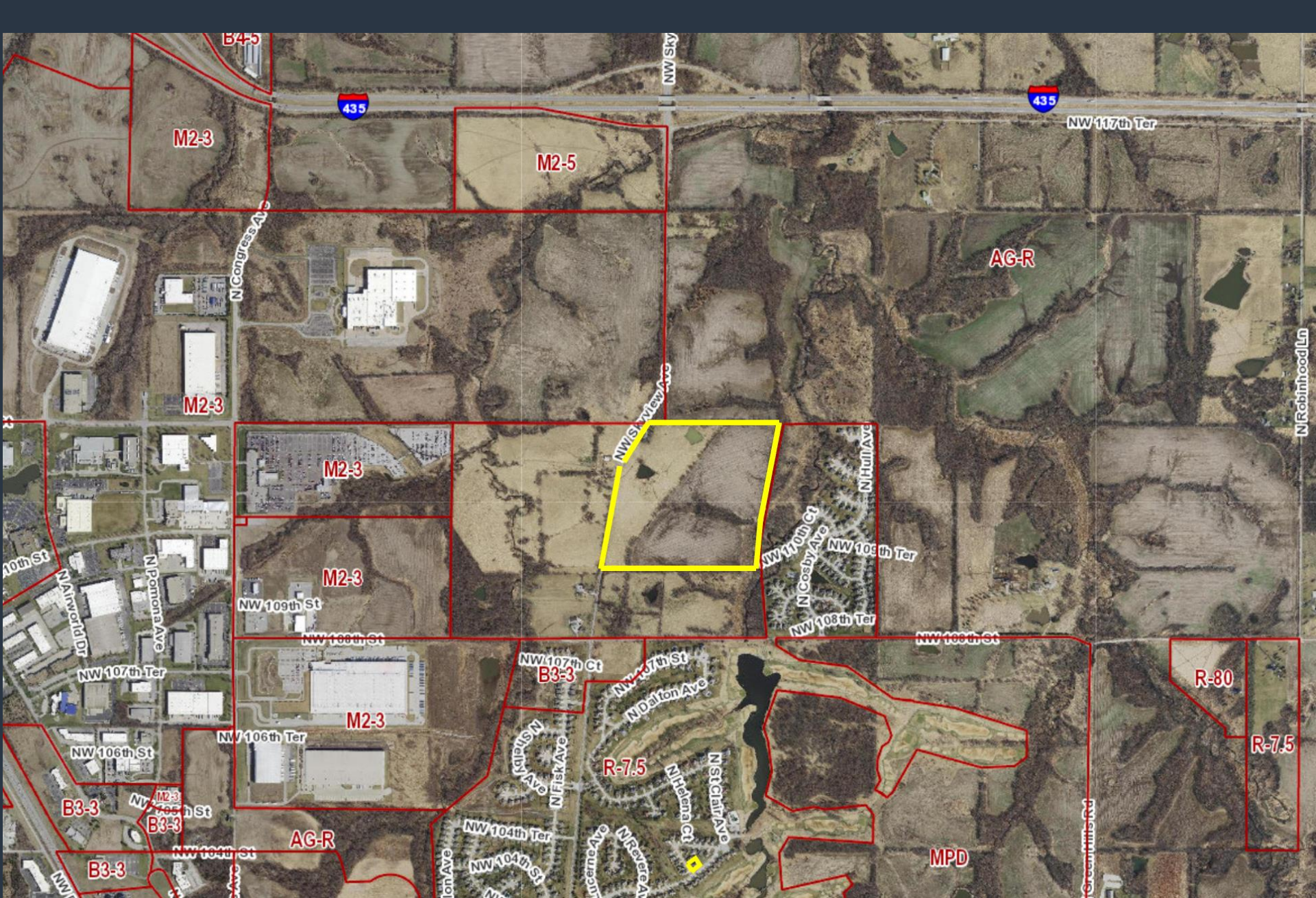
any Hills
s Complex

Ferrelview

Faith Christian Academy



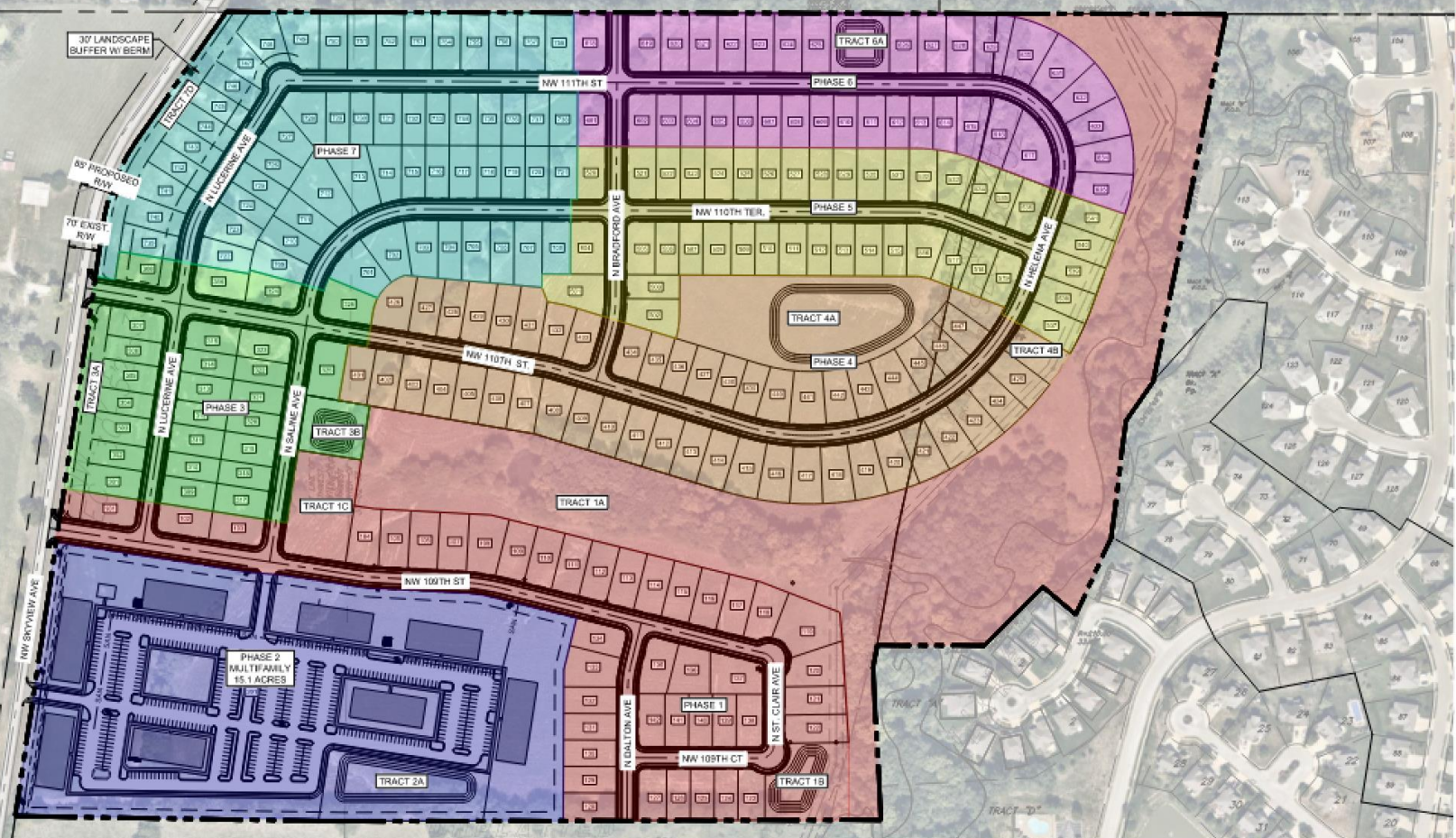
Site



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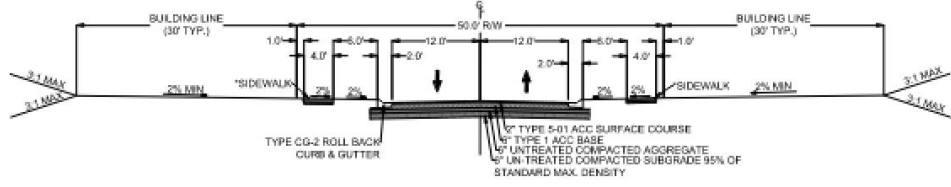


- 100 acres - Zoned AG-R.
- Rezone from AG-R to MPD to allow for 589 units.
- Preliminary Plat - 7 phases.
- 249 detached lots and 9 tracts (3 products).
- 340 multi-family within 8 buildings.
- 3 story buildings, 50 feet max height, three 45-unit buildings and five 40-unit buildings.
- Stream buffer – 16 acres of POS.
- Presentation along NW Skyview Avenue.

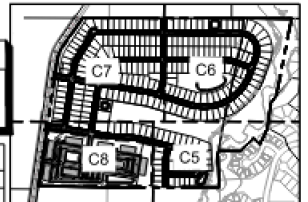
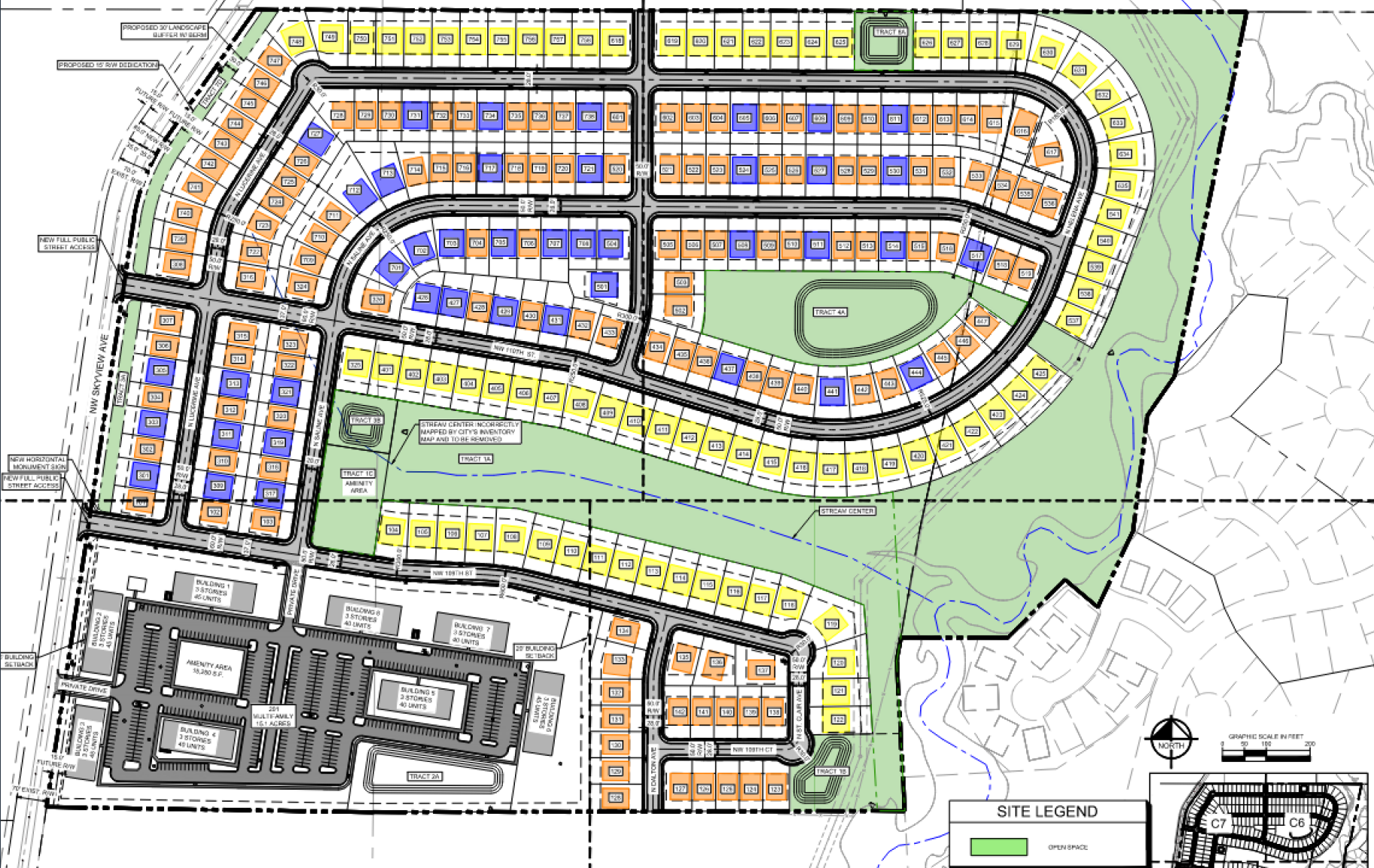


PHASE
1
2
3
4
5
6
7

Development B	
A Existing	Total 05.00
Proposed	Right 13.10
C Existing	Net Lot 05.00
Proposed	Proposed 02.00
E Area A (Ph 1, 3, 5, 6, 7)	
Area B (Ph 2)	
Structure Height	
Number of Floors	Structure Height (ft)
Number of Floors	Structure Height (ft)
Gross Floor Area	
Number of Lots	Number of Lots
Number of Buildings	Total Gross Floor Area (SF)
H Coverage	
FAR	
I Gross Density units or homes/land	
Net Density units/homes/land	
Front Setback (ft) (unless noted otherwise)	
Row	Side Setback (ft)
Front Setback (ft)	Side Setback (ft)
Row	Side Setback (ft)
J Required Vehicle Parking	
Provided Vehicle Parking	Required Bicycle Parking
Required Bicycle Parking	Bicycle Parking
K Estimated Start Date	
Estimated Completion Date	
Calculated based on 2 people per unit	
# of SF units	# of SF units
Total People =	Acres per Person =
Acres Required =	Acres Provided (Tract 1A) =
Acres Provided (Tract 1C) =	Acres Provided (Tract 4A) =
Acres Provided (Tract 1C) =	Acres Provided (Tract 1C) =
L Parkland Shortage	
2023 Parkland Fee Per Acre	
Parkland Fees (in Lieu of Acres Provided)	



TYPICAL ROADWAY SECTION #1 - RESIDENTIAL LOCAL (ALL OTHER INTERNAL ROADS)



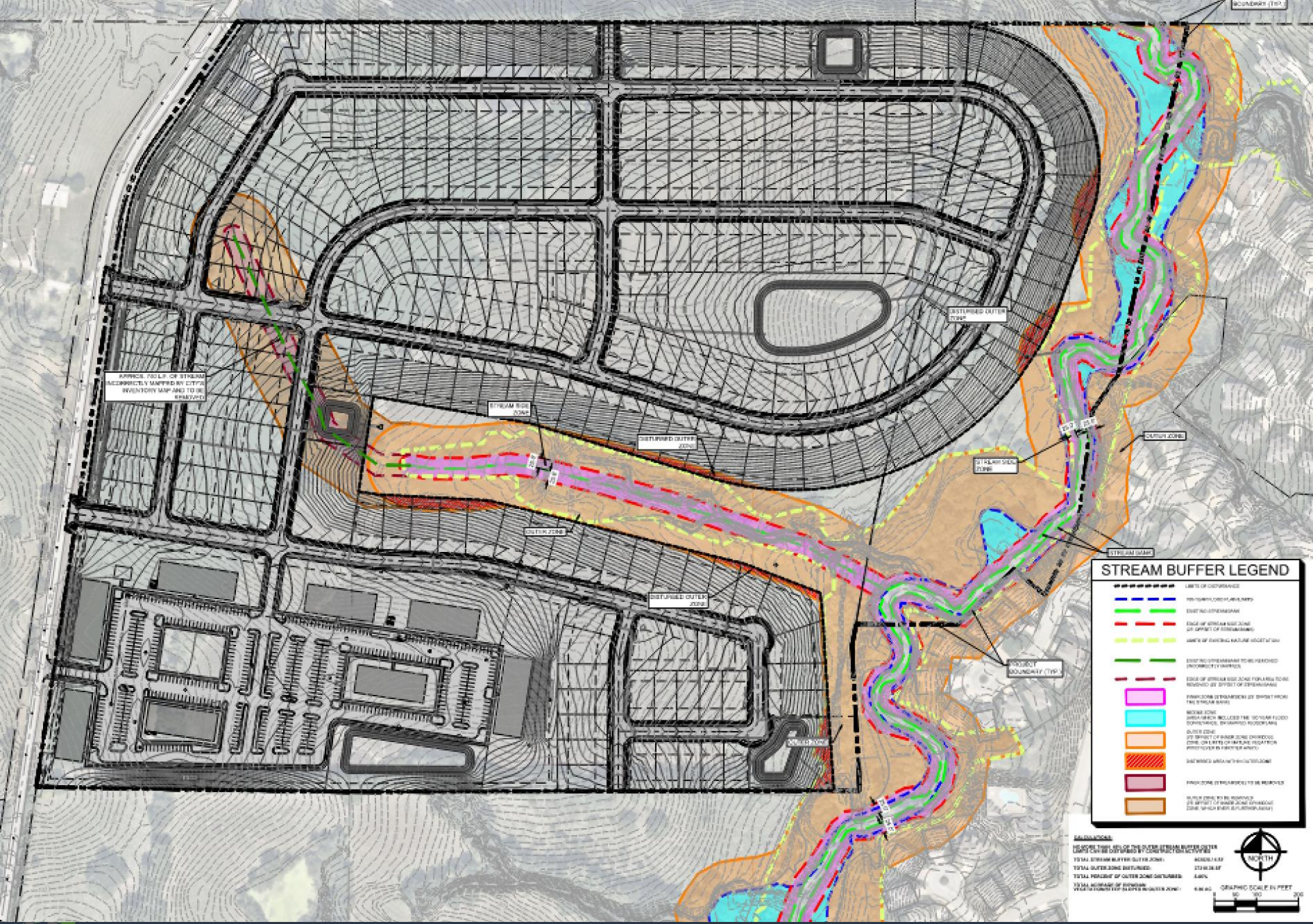
SITE LEGEND

OPEN SPACE

LOT TYPE LEGEND

LOT TYPE	LOT COUNT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
 A	79	64'	120'	30'	0'	25'
 B	42	64'	120'	30'	0'	25'
 C	128	64'	120'	30'	0'	25'

KEY PLAN
(NOT TO SCALE)

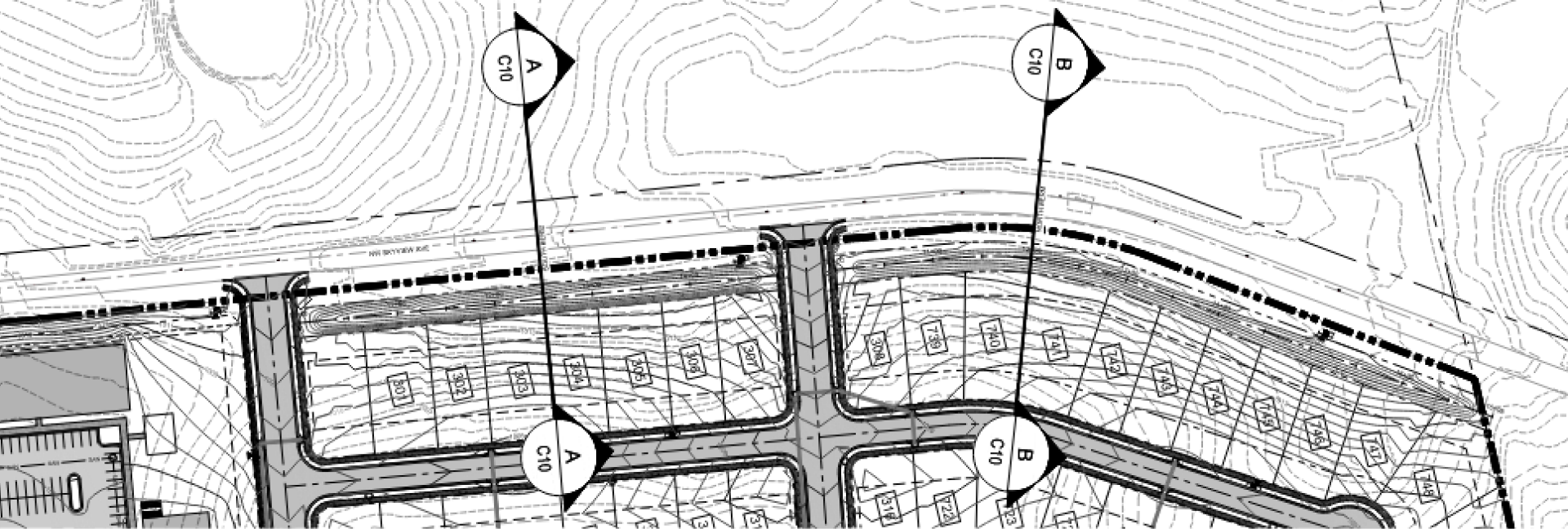


--- (Dashed Line)	LIMITS OF DISTURBANCE
--- (Dashed Line)	10' STREAM BUFFER
--- (Dashed Line)	50' STREAM BUFFER
--- (Dashed Line)	EDGE OF STREAM BED ZONE (15' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (30' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (60' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (120' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (180' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (240' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (300' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (360' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (420' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (480' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (540' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (600' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (660' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (720' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (780' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (840' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (900' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (960' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (1020' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (1080' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (1140' BUFFER)
--- (Dashed Line)	EDGE OF STREAM BED ZONE (1200' BUFFER)

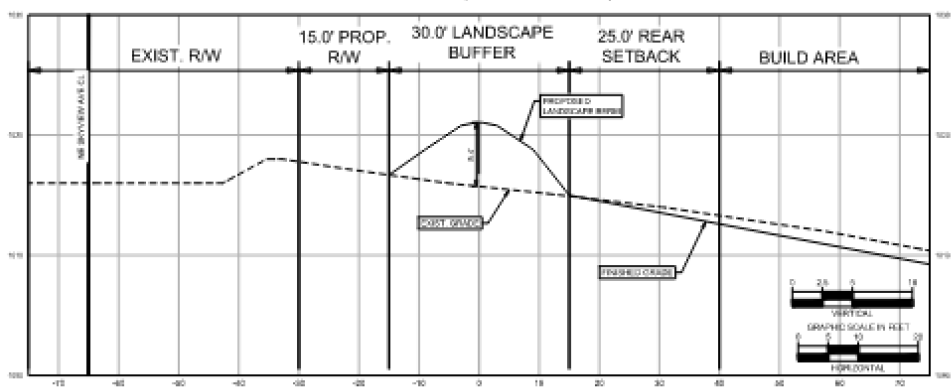
LEGEND:
TOTAL STREAM BUFFER (GROSS BUFFER)
TOTAL BUFFER (NET BUFFER)
TOTAL BUFFER OF STREAM BED ZONE
TOTAL BUFFER OF BUFFER ZONE
TOTAL BUFFER OF BUFFER ZONE

480' 360' 240' 120' 0'

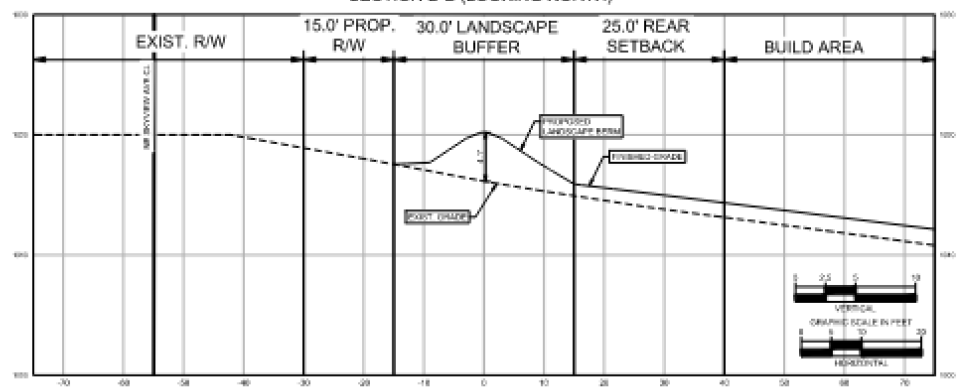
GRAPHIC SCALE IN FEET

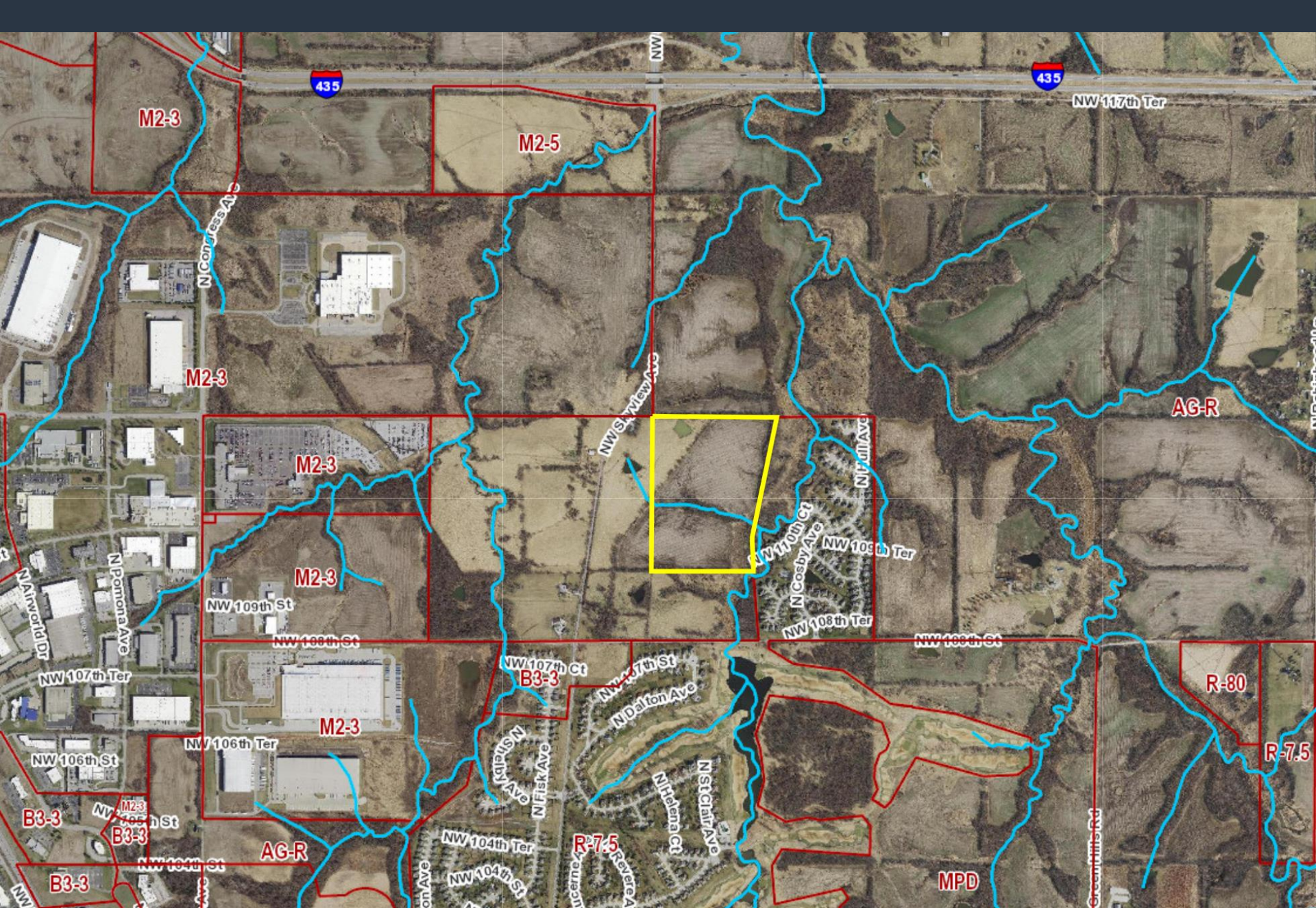


SECTION A-A (LOOKING NORTH)



SECTION B-B (LOOKING NORTH)





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RECOMMENDATION:

**The DRC recommends approval
subject to condition.**

