

Docket Item #4.1, 4.2, 4.3

CD-CPC-2025-00081

Area Plan Amendment

CD-CPC-2025-00080

Rezoning

CD-CPC-2025-00082

Development Plan (Residential)

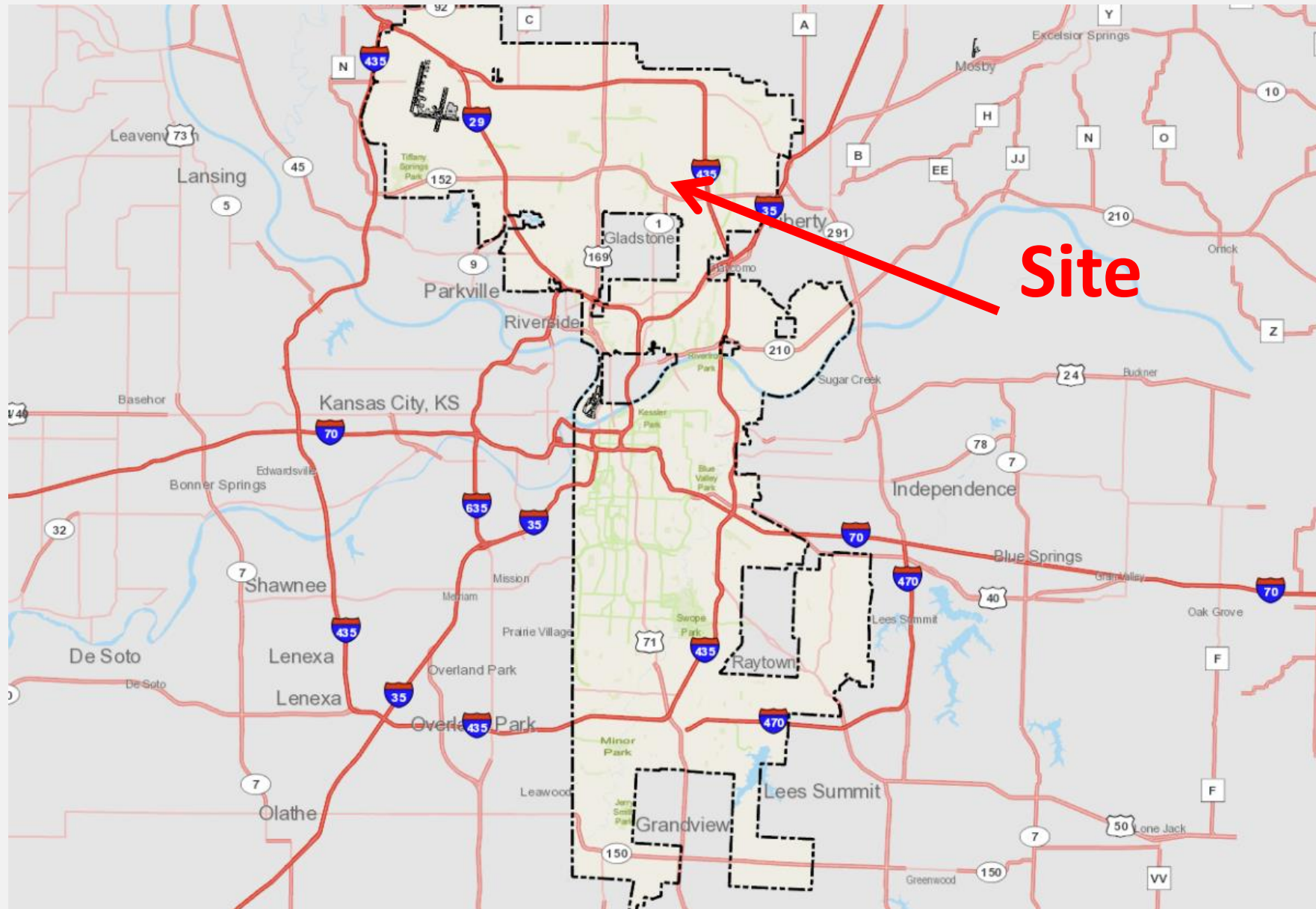
Bungalows at Maple Woods – 8490 & 8600 N Prospect Ave

August 20, 2025

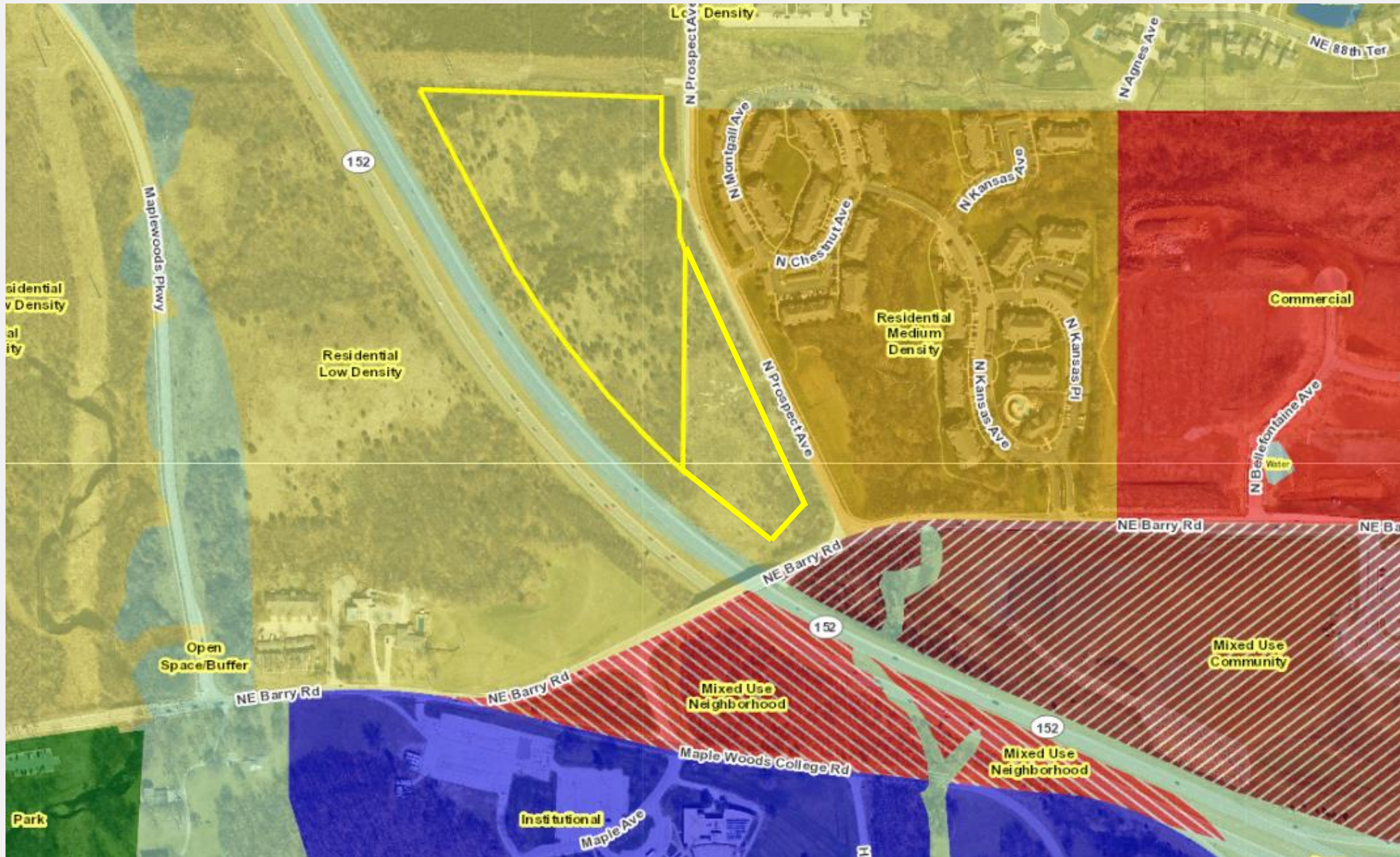
Prepared for

City Plan commission





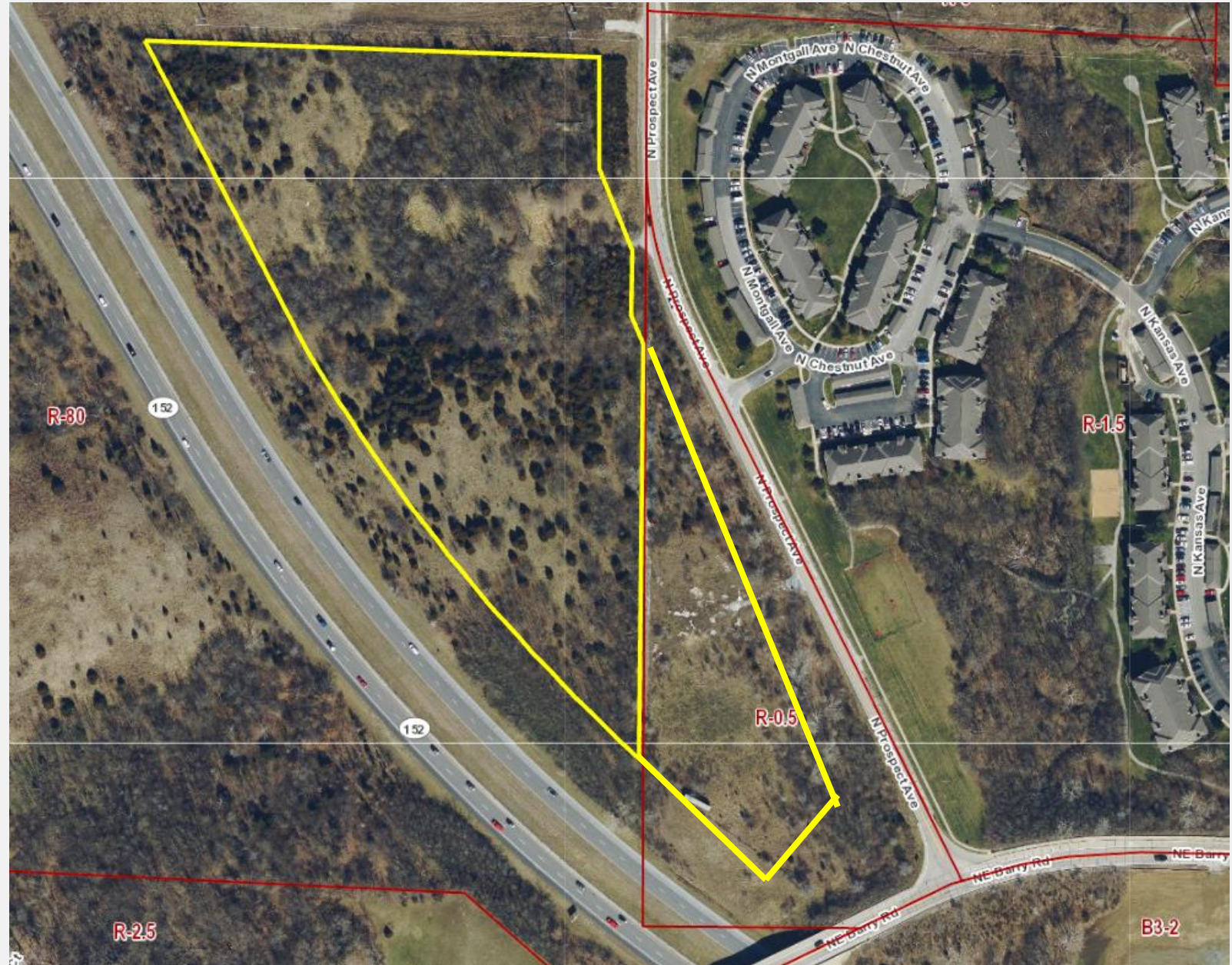




Gashland/Nashua Area Plan

Residential High: Includes small lot single-family development, town homes, duplexes and apartments up to 29 units per acre. This land use classification corresponds with the “R1.5” zoning category.

Request to rezone from R-80 and R-0.5 to R-1.5



153 single-story units (for rent)

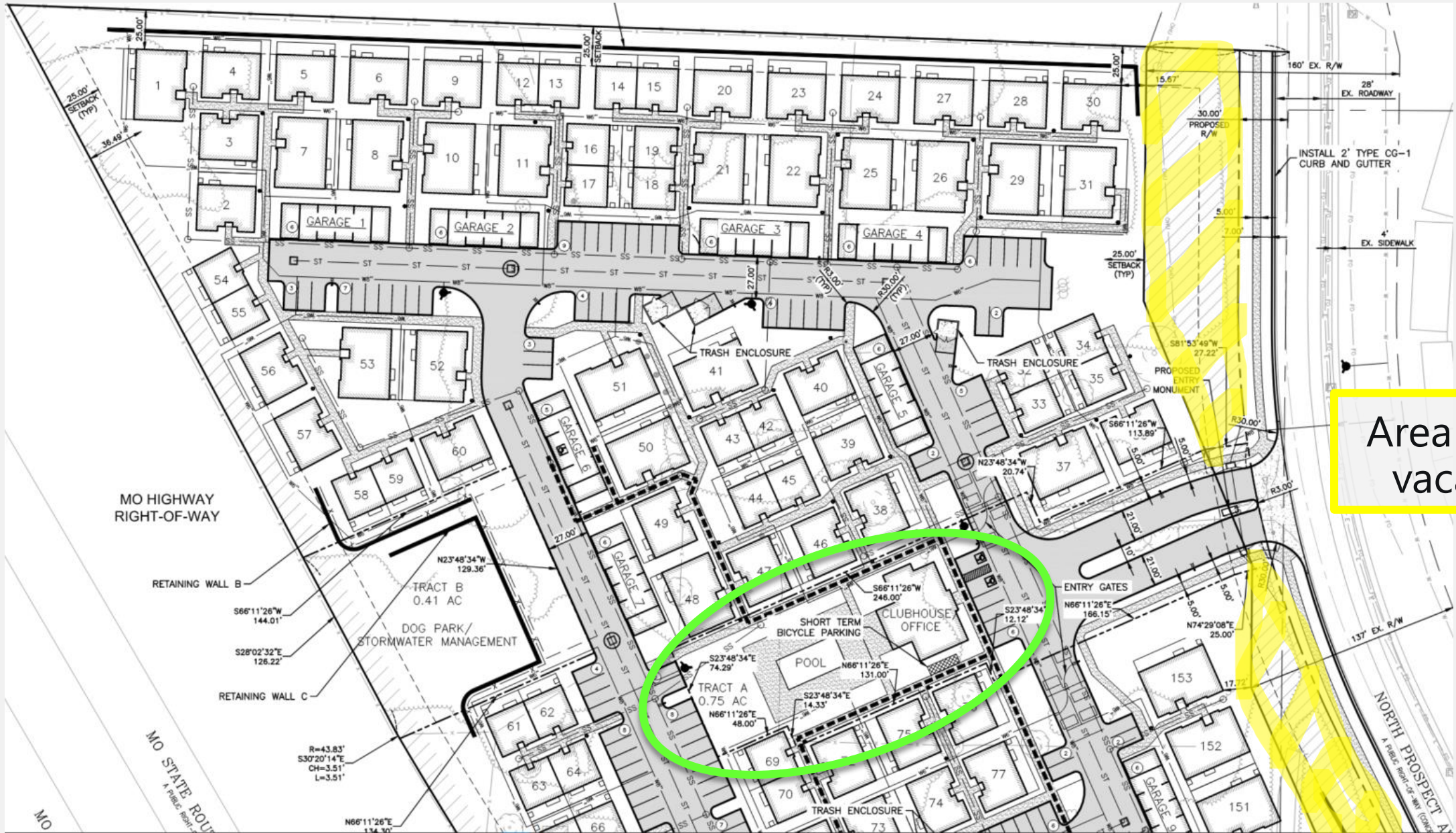
127 buildings

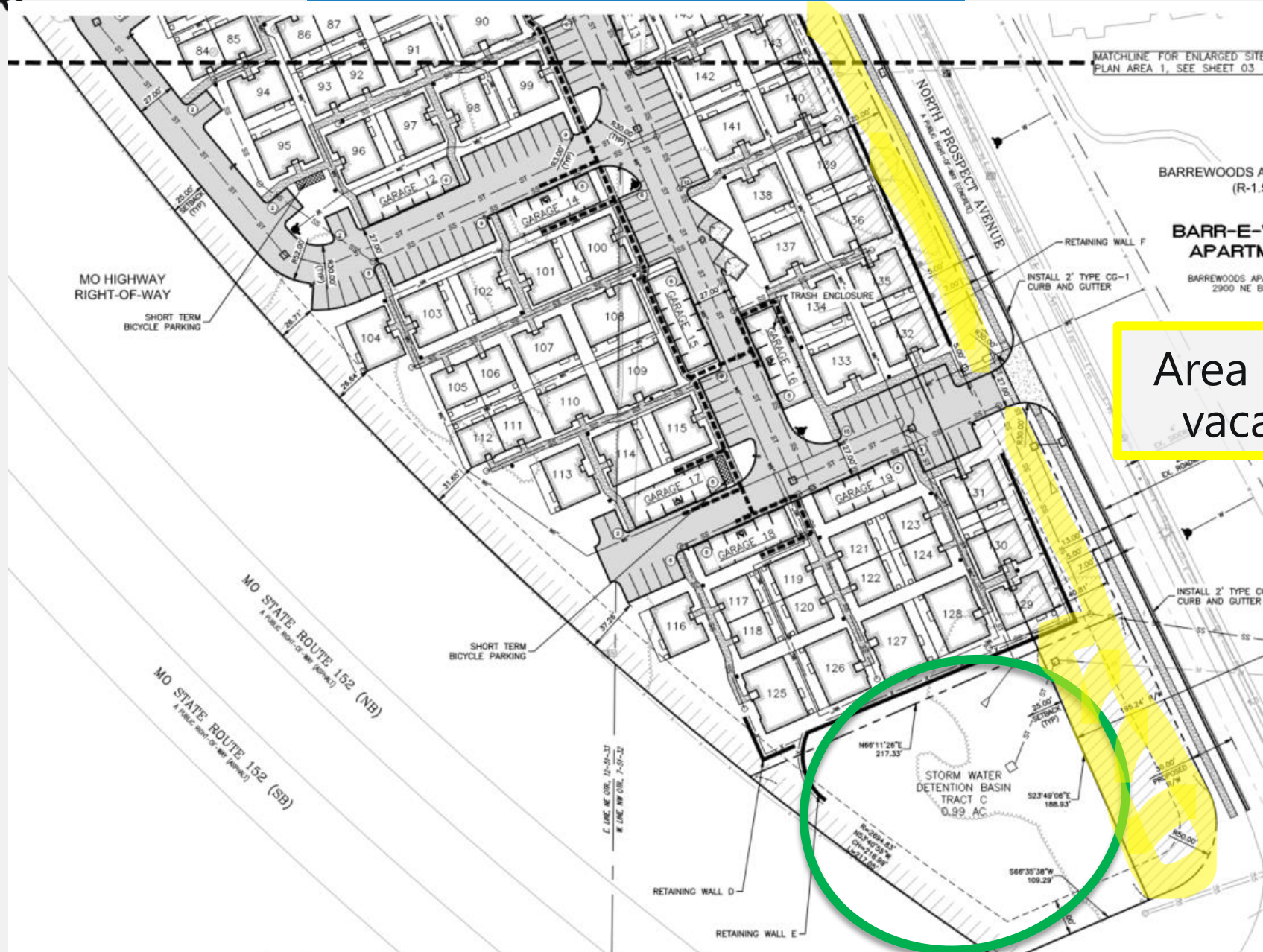
314 parking spaces

1 lot with private internal drives and utilities



Site Plan







REAR



FRONT



FRONT



REAR



REAR



REAR



RIGHT



LEFT

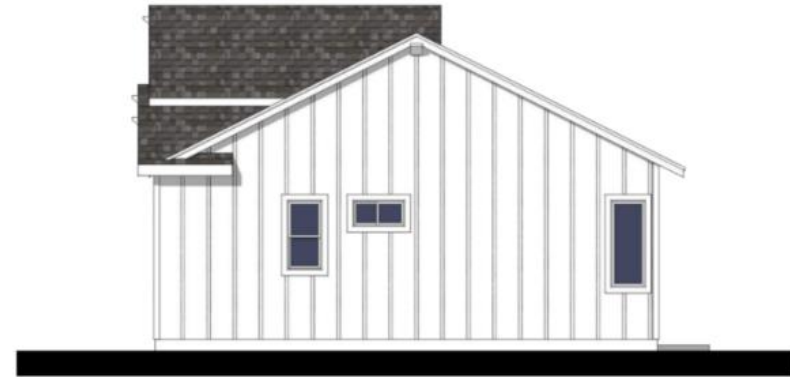


FRONT

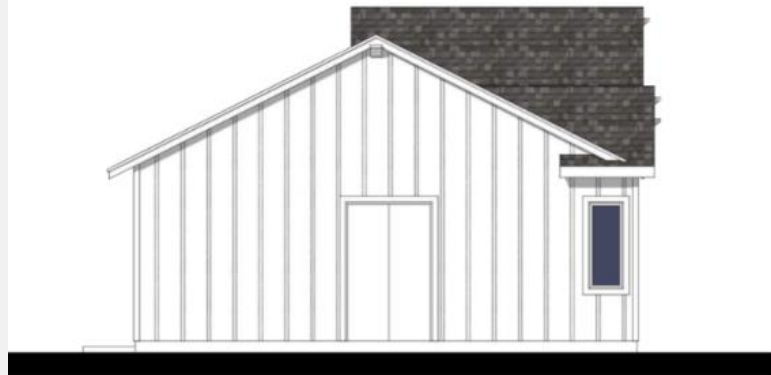
PLAN 1 - DUPLEX
Cottage



REAR



RIGHT

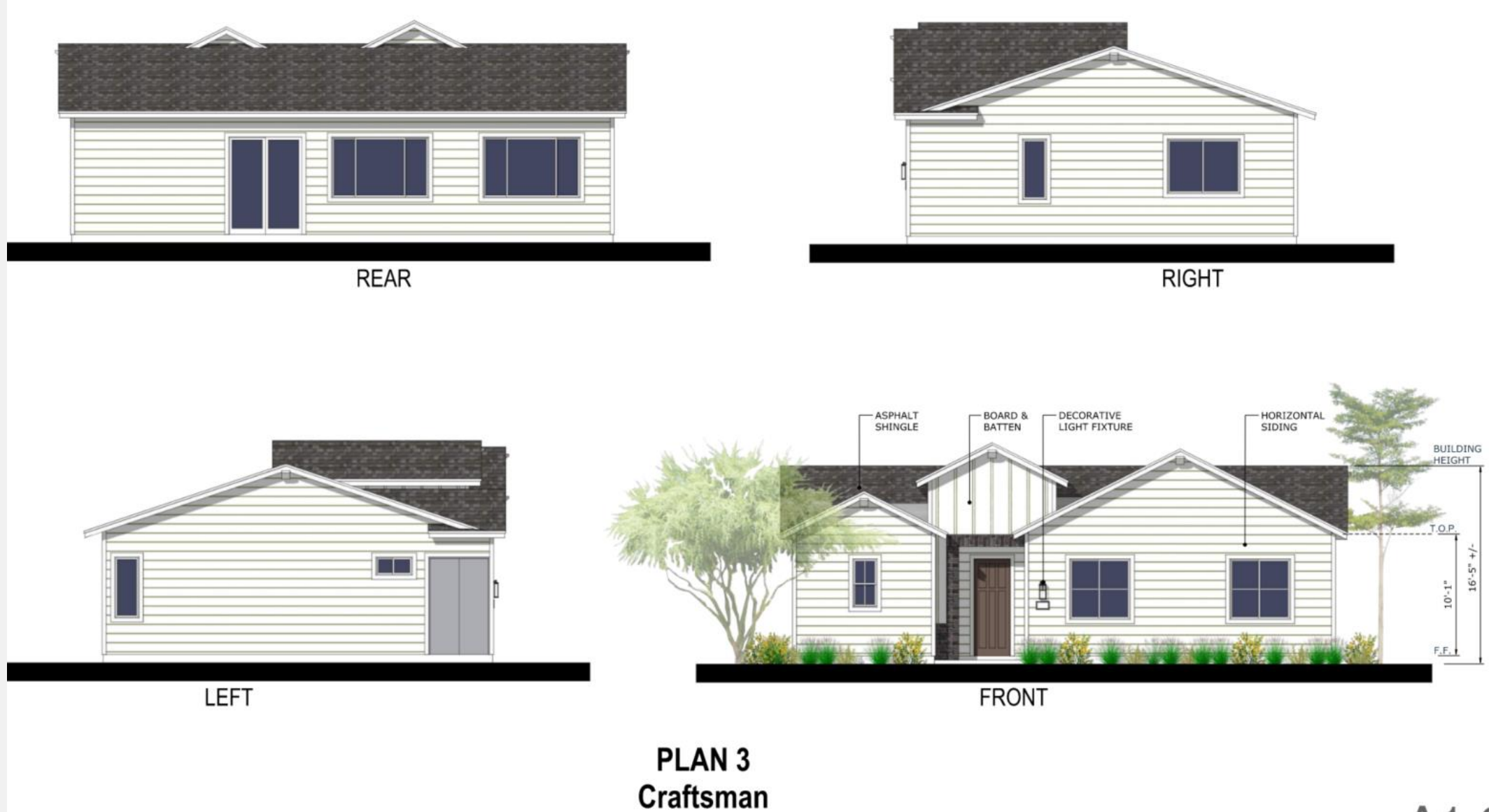


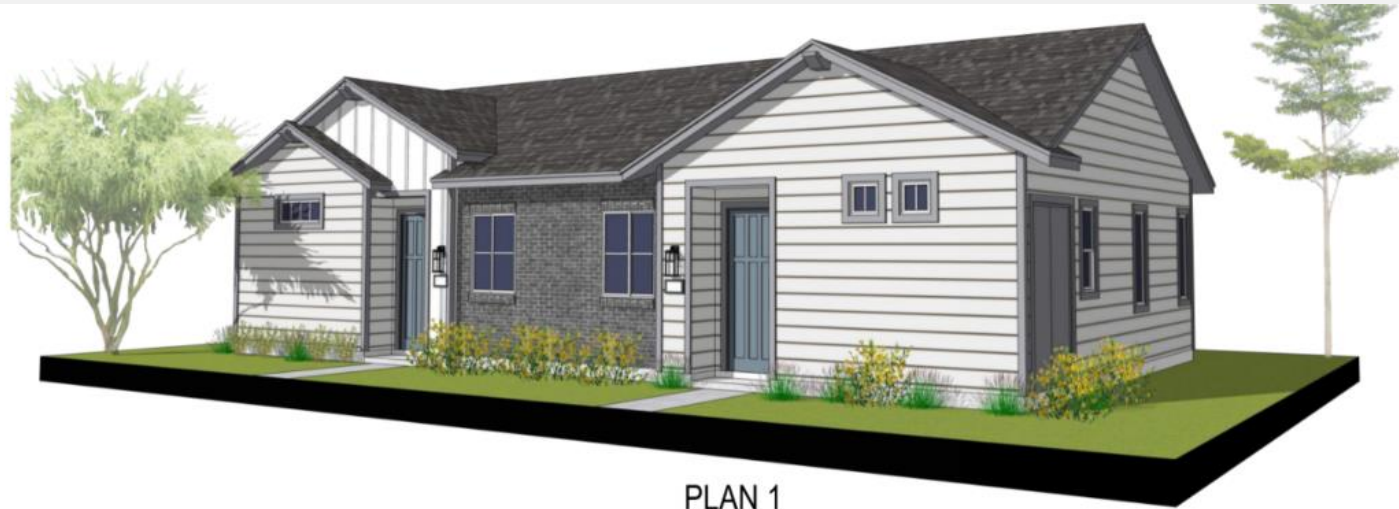
LEFT



FRONT

PLAN 2
Craftsman





PLAN 1



PLAN 2



PLAN 3

PERSPECTIVE VIEWS



Looking north on NE Barry Rd. (Oct 2024)



Looking northwest on N Prospect Ave. (Oct 2024)



Looking south on N Prospect Ave. (Oct 2024)



Looking southeast on HWY 152. (Oct 2024)

Staff Recommendation

Case No. CD-CPC-2025-00081

Approve

Case No. CD-CPC-2025-00080

Approve

Case No. CD-CPC-2025-00082

Approval with Conditions