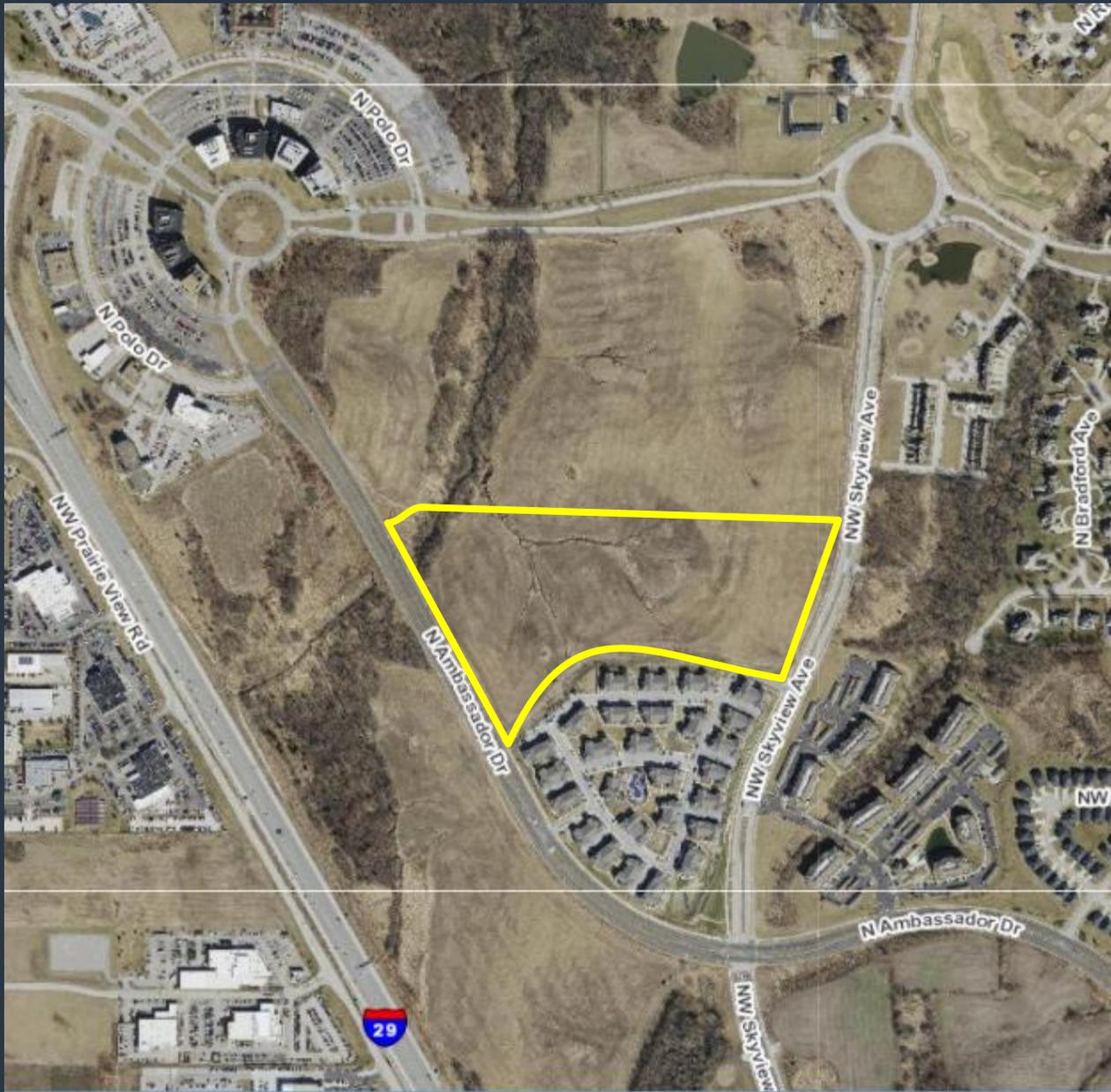


Docket # 4

Case No. CD-CPC-2021-00231
Rezoning to UR/MPD

Redwood MPD at N Ambassador





Case No. CD-CPC-2021-00231

88-280 - MPD, MASTER PLANNED DEVELOPMENT DISTRICT

88-280-01 - PURPOSE

88-280-01-A. GENERAL

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

2. TRADITIONAL URBAN DEVELOPMENT

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

3. MIXED-USE DEVELOPMENT

Developments that contain a complementary mix of residential and nonresidential uses.

4. MIXED HOUSING DEVELOPMENT

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.



KEY NOTES

- ① PROPERTY LINE (TYP)
- ② BUILDING SETBACK LINE
- ③ EXISTING RIGHT-OF-WAY
- ④ EXISTING UTILITY EASEMENT
- ⑤ ASPHALT PAVEMENT
- ⑥ PROPOSED PARKING AREA
- ⑦ STREAM BUFFER - STREAMSIDE ZONE
- ⑧ STREAM BUFFER - STREAMSIDE ZONE
- ⑨ STREAM BUFFER - UTERA ZONE
- ⑩ PROPOSED DETENTION BASIN A
- ⑪ PROPOSED DETENTION BASIN B
- ⑫ 10' WIDE ASPHALT TRAIL
- ⑬ EXISTING STRUCTURE
- ⑭ EXISTING CROSSWAY
- ⑮ PROPOSED DETENTION TRACT
- ⑯ PROPOSED LOT LINE

LEGEND

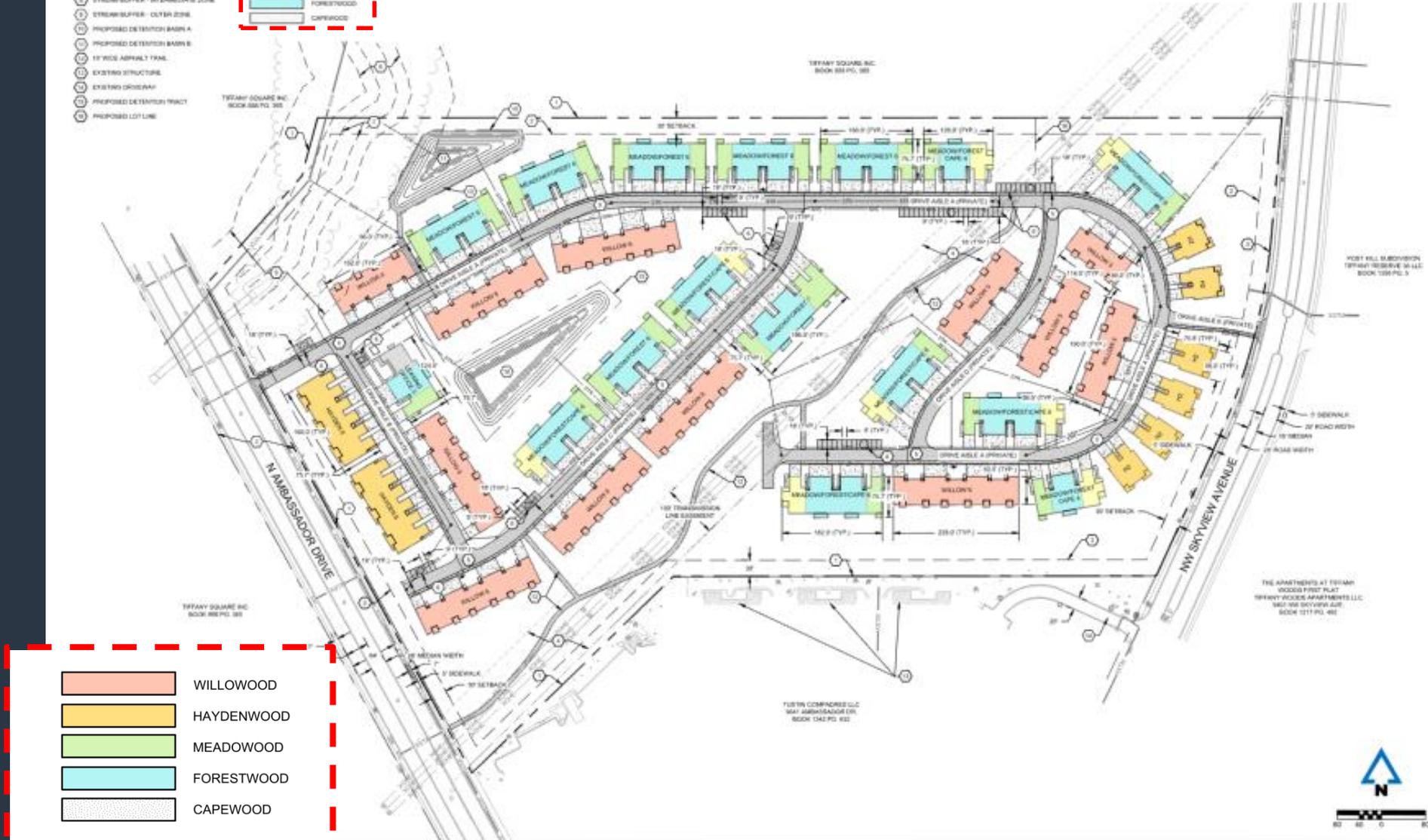
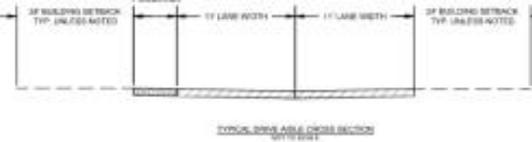
- ① SIDEWALK/LEFT ENTRY CONCRETE PAVEMENT
- ② ASPHALT PAVEMENT
- ③ PROPERTY BOUNDARY
- ④ WILLOWOOD
- ⑤ HAYDENWOOD
- ⑥ MEADOWOOD
- ⑦ FORESTWOOD
- ⑧ CAPEWOOD

Building Size

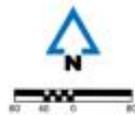
Proposed/Proposed/Revised Measurement	Approved
Max Setback	30' 0" 30' 0"
Max Lot Area	10,000 SF 10,000 SF
Max Lot Area, including street	10,000 SF 10,000 SF
Max Lot Area	10,000 SF 10,000 SF

PARK AND DEDICATION (28-408)

REQUIRED DEDICATION
 DRIVE SIDESET + 5'
 12 UNITS = 3 PROPOSED + 9 EXISTING = 12 AC.
 UNITS SIDE TO SIDE
 100' ± PROPOSED + 2,000' ± EXISTING = 2,100 AC.
 TOTAL REQUIRED DEDICATION = 2,200 AC.
PROPOSED DEDICATION
 TOTAL LENGTH OF ASPHALT TRAIL = 2,200 LF
 2,200 LF x 30 FT = 66,000 SF = 1.5 AC.

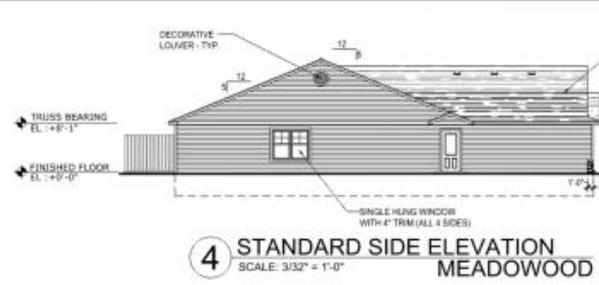
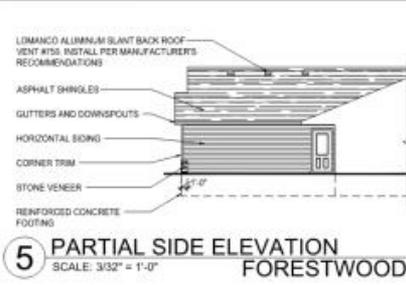


- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD



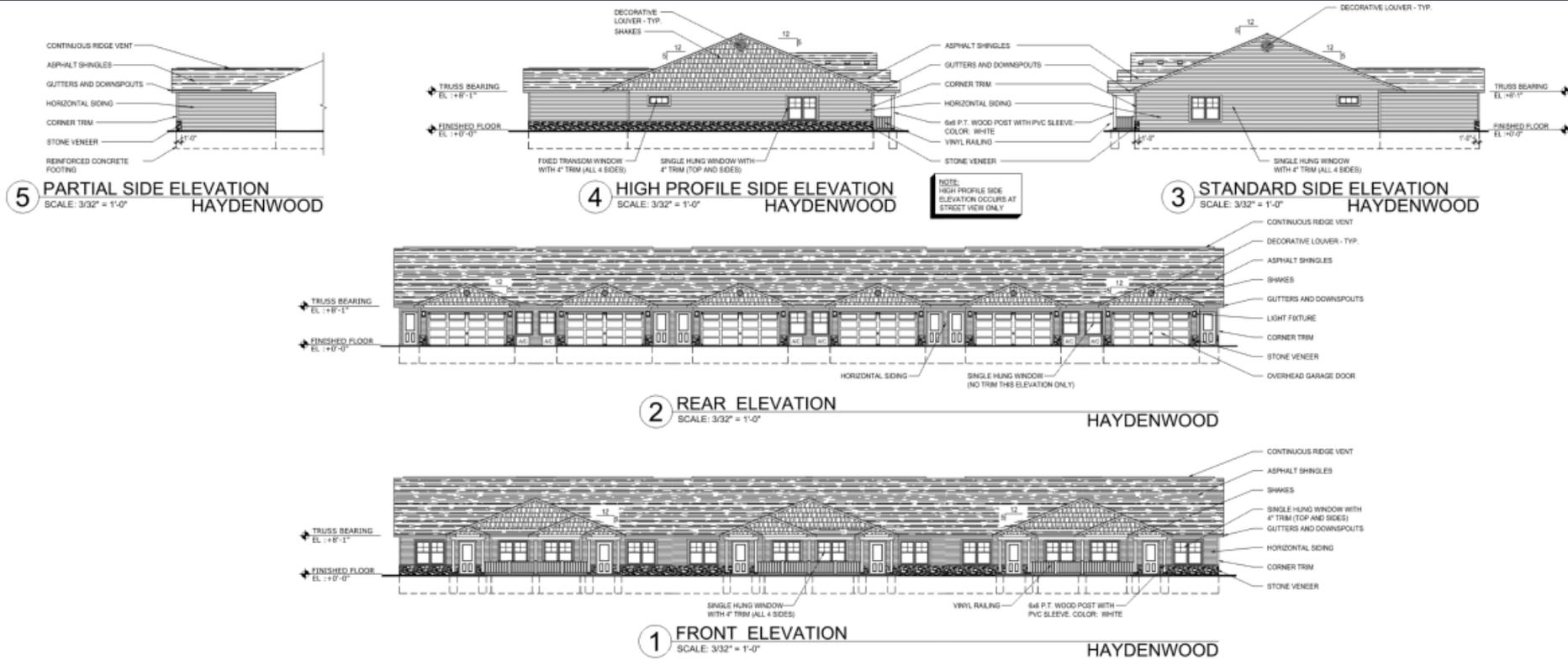


Case No. CD-CPC-2021-00231



Forestwood, Meadowood, and Capewood Elevations

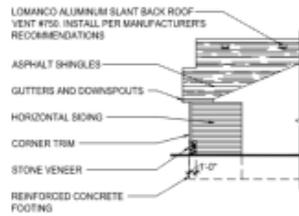




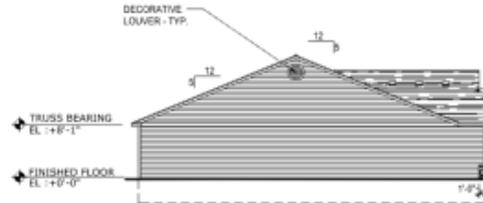
Haydenwood Elevations



Case No. CD-CPC-2021-00231

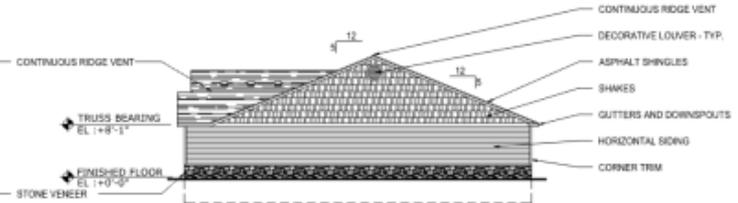


5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

NOTE:
HIGH PROFILE SIDE
ELEVATION OCCURS AT
STREET VIEW ONLY

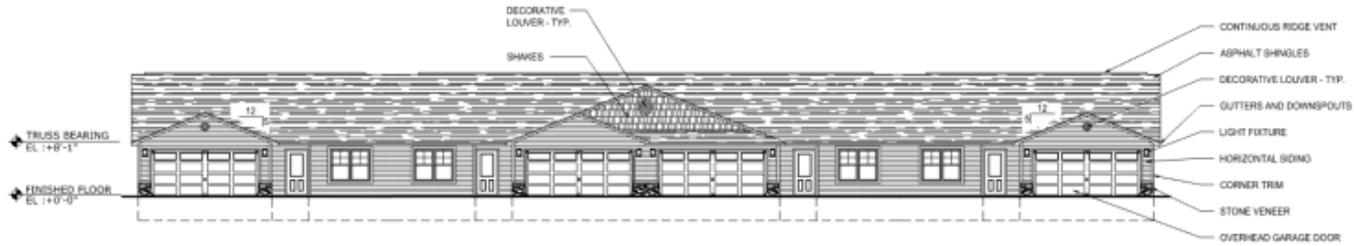


3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



NOTE:
STONE RETURN OCCURS
ADJACENT TO HIGH
PROFILE SIDE ELEVATION
ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
WILLOWOOD

Willowood Elevations



Case No. CD-CPC-2021-00231



Capewood Model



Case No. CD-CPC-2021-00231



Meadowood Model



Case No. CD-CPC-2021-00231



View looking east on N Ambassador Dr



Case No. CD-CPC-2021-00231



View looking west on NW Skyview Ave



Case No. CD-CPC-2021-00231

Staff Recommendations:

Remove Condition #10

The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

Case No. CD-CPC-2021-00231

Approval with conditions

