

Docket #12

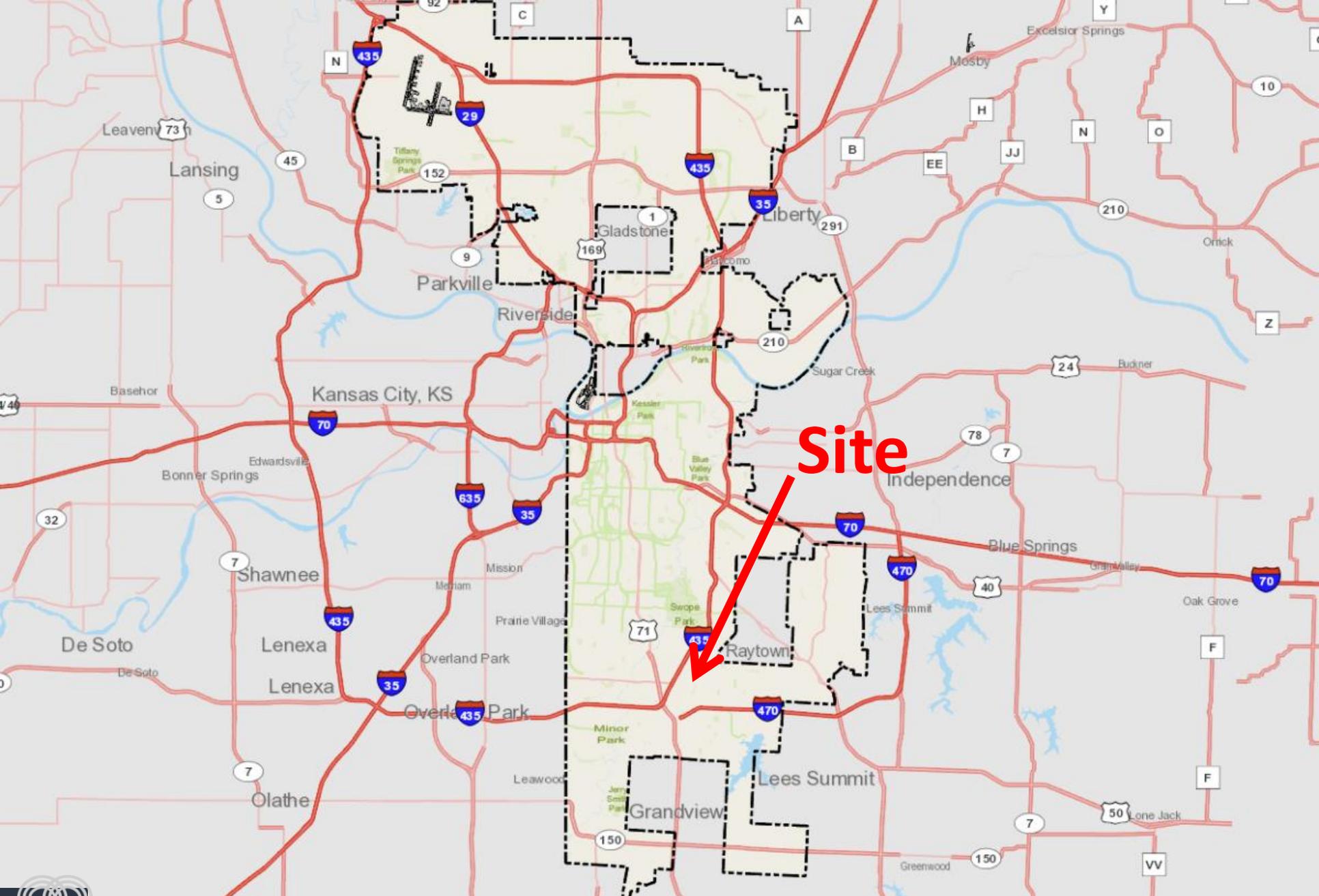
Case No. CD-CPC-2022-00098

6200 E. Bannister Road
The Trails at Bannister

Rezoning to UR
Development Plan (Residential) & Preliminary Plat



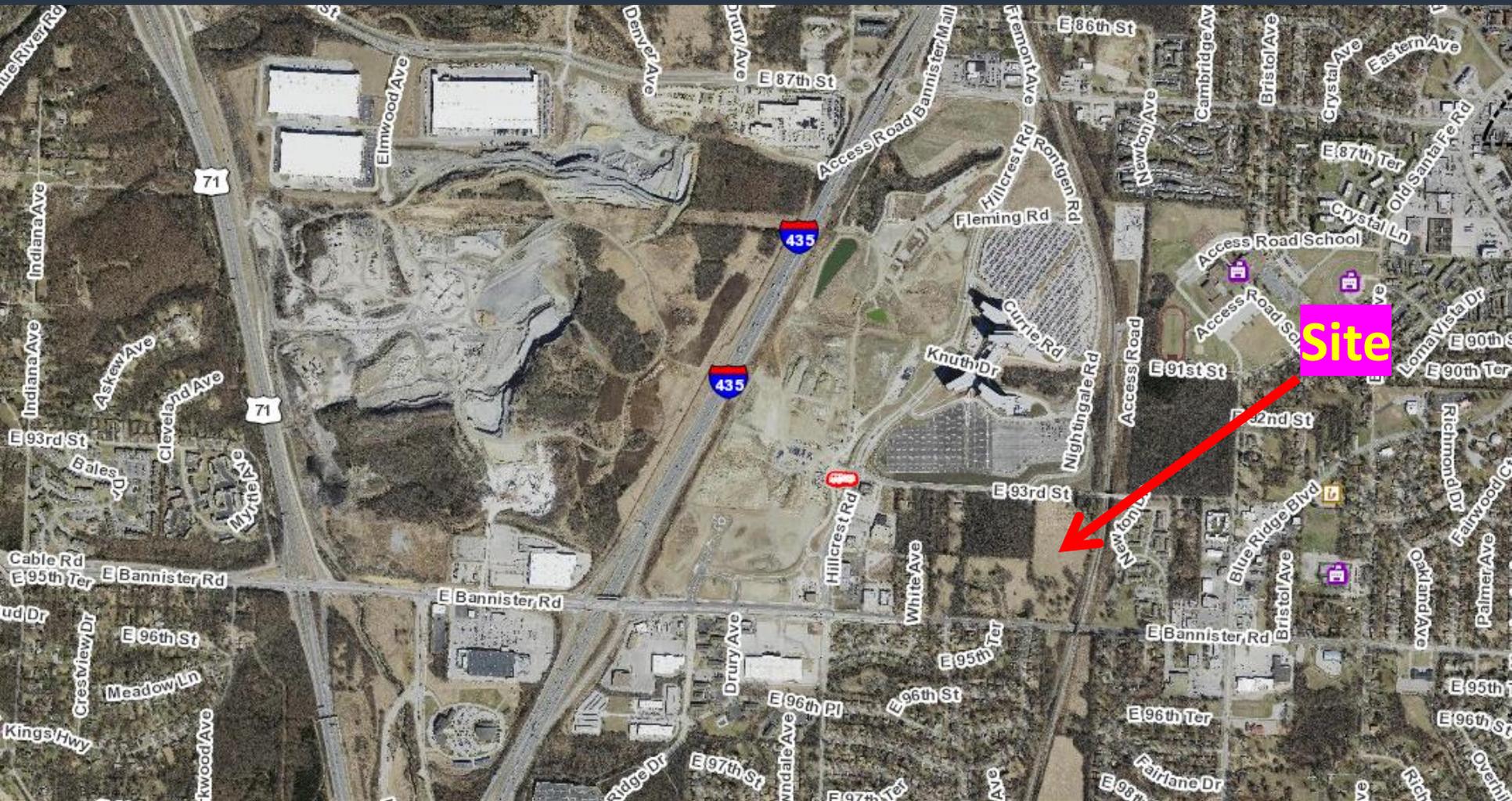
Case No. CD-CPC-2022-00098



Site



Case No. CD-CPC-2022-00098



Site



Case No. CD-CPC-2022-00098



Site

UR

R-5

R-7.5

B3-2

Case No. CD-CPC-2022-00098





View looking north from Bannister



Case No. CD-CPC-2022-00098



View looking northwest from Bannister



Case No. CD-CPC-2022-00098



View looking southwest from E. 93rd Street



Case No. CD-CPC-2022-00098



View looking east-southeast from E. 93rd Street



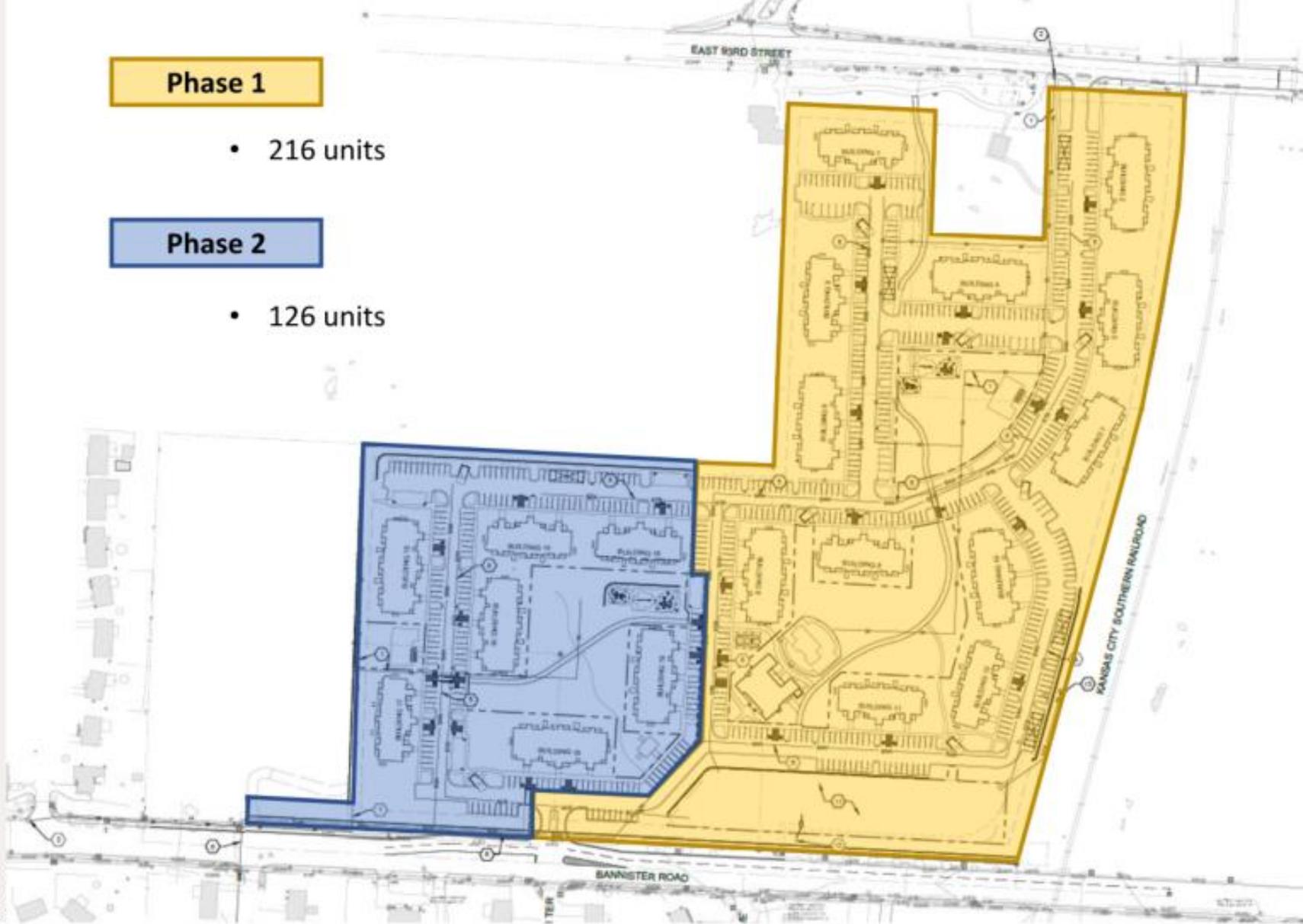
Case No. CD-CPC-2022-00098

Phase 1

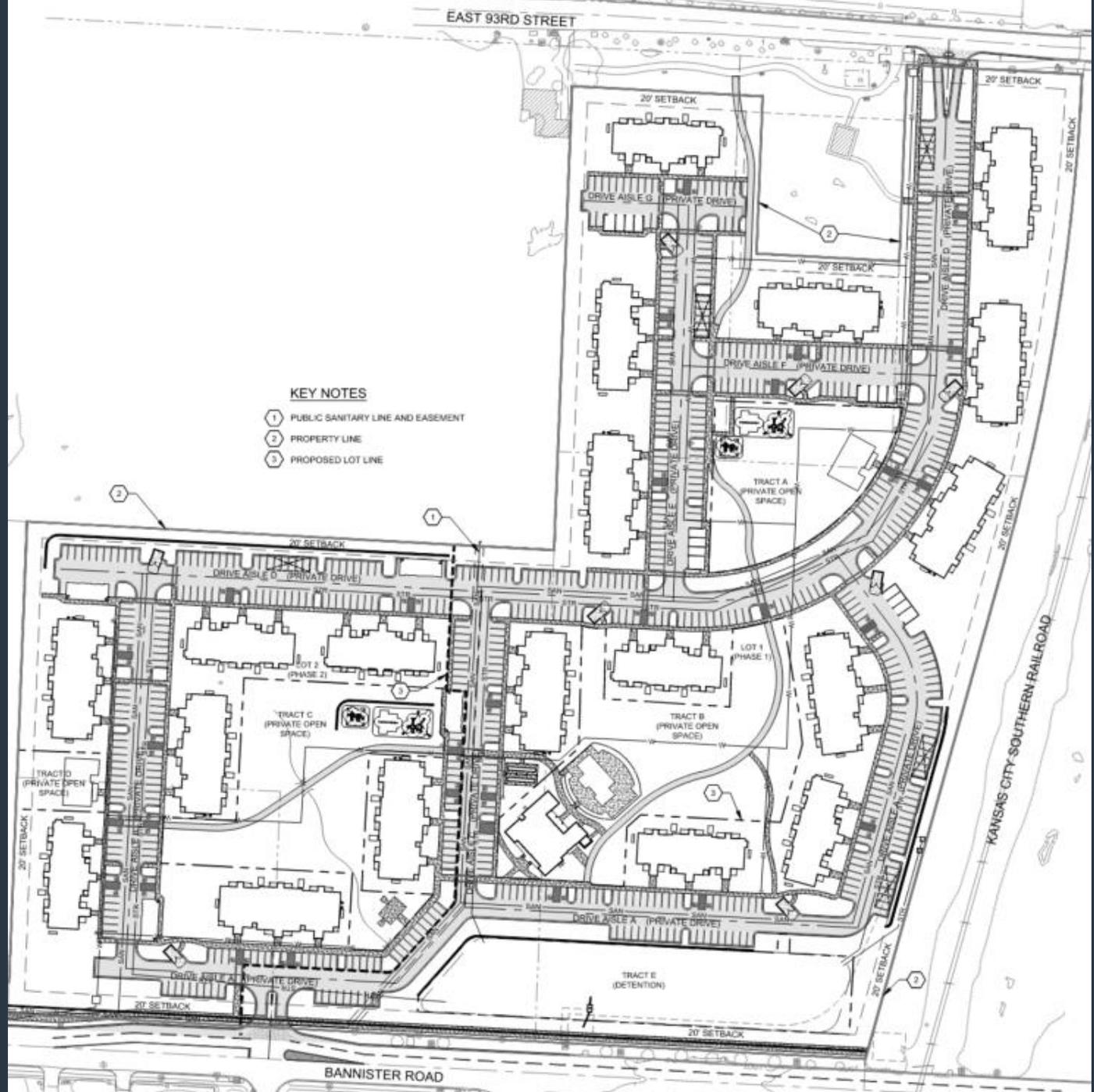
- 216 units

Phase 2

- 126 units

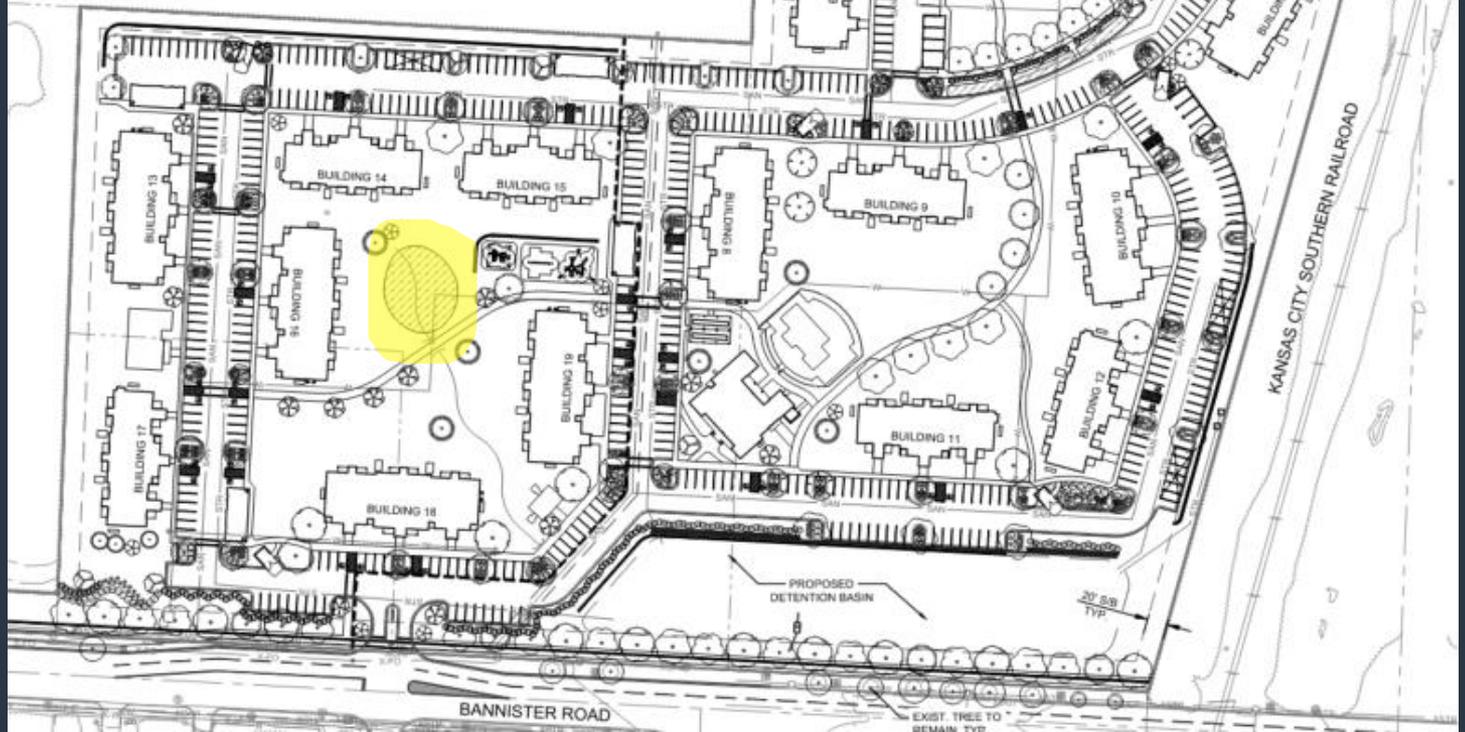


Site Plan



Landscape Plan

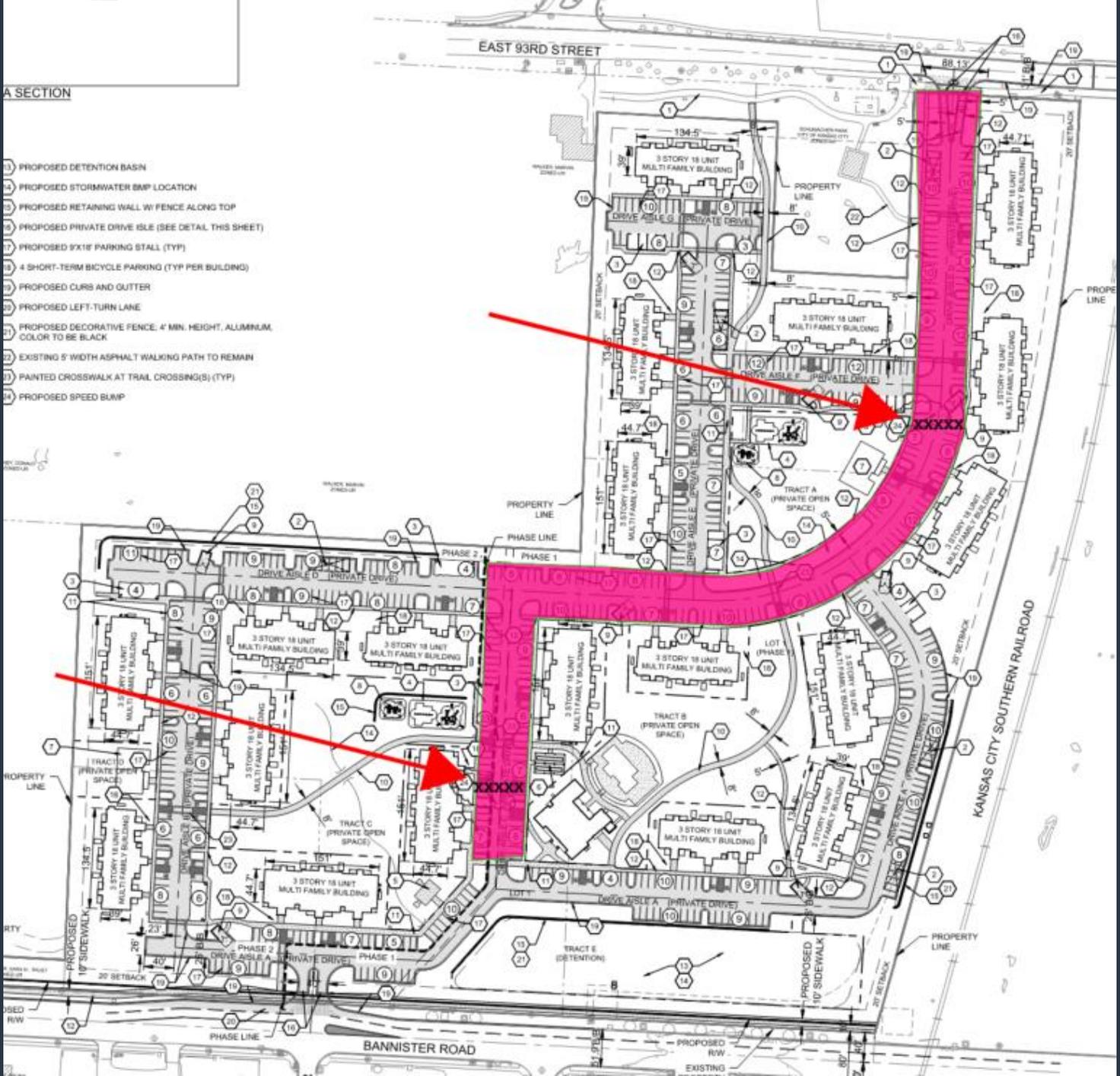
LANDSCAPE REQUIREMENTS			
REQUIREMENT	PROPOSED	ALTERNATE REQUESTED	APPROVED
PER 30 LF OF FRONTAGE 7 / 30 = 7 TREES	7 TREES PROPOSED		
7 / 30 = 36 TREES	11 EXISTING TREES; 30 PROPOSED TREES		
PER 5,000 SF OF PRINCIPAL BUILDING COVERAGE 1 TOTAL BUILDING SF=5000 = 29 TREES	35 TREES PROPOSED		
FFER, 3' BERM, 3 TREES, 25 SHRUBS PER 100 LF OF FORM, 25' BUFFER, 6 TREES, 35 SHRUBS PER 100 LF			
FFER, 13 TREES, 77 SHRUBS	25' BUFFER, 13 TREES, 45 SHRUBS, 72 GRASSES		
FFER, 3' HT. BERM, 32 TREES, 270 SHRUBS	30' BUFFER, BERM, 45 TREES, 224 SHRUBS, 375 GRASSES	YES	
OF LANDSCAPE PER STALL			
ALLS x 35 = 23,940 SF LANDSCAPE REQUIRED	27,072 SF		
PER 5 STALLS = 137 TREES	136 TREES		
SS PER STALL = 894 SHRUBS	1647 SHRUBS, 189 GRASSES		
IBE, N/A			
IBE, PROVIDED PER PLAN			
IBE, PROVIDED PER PLAN			



Pedestrian Safety

A SECTION

- 13 PROPOSED DETENTION BASIN
- 14 PROPOSED STORMWATER BMP LOCATION
- 15 PROPOSED RETAINING WALL W/ FENCE ALONG TOP
- 16 PROPOSED PRIVATE DRIVE ISLE (SEE DETAIL THIS SHEET)
- 17 PROPOSED 9'X18' PARKING STALL (TYP)
- 18 4 SHORT-TERM BICYCLE PARKING (TYP PER BUILDING)
- 19 PROPOSED CURBS AND GUTTER
- 20 PROPOSED LEFT-TURN LANE
- 21 PROPOSED DECORATIVE FENCE, 4' MIN. HEIGHT, ALUMINUM, COLOR TO BE BLACK
- 22 EXISTING 5' WIDTH ASPHALT WALKING PATH TO REMAIN
- 23 PAINTED CROSSWALK AT TRAIL CROSSING(S) (TYP)
- 24 PROPOSED SPEED BUMP



Staff is seeking the removal of condition #7

Revise plans to show raised pedestrian crossing at building #7 and between buildings #19 and #8 (88-450-03-C) prior to ordinance request.

The applicant stated that they cannot provide a raised pedestrian crossing due to accessible parking being in the area, the developer will install speed bumps near the two locations.

Pedestrian standards will be reviewed with each final plan for Phase I and Phase II



Case No. CD-CPC-2022-00098

Staff is seeking a change to condition #8

. The developer shall coordinate with Public Works to resolve all traffic safety related corrections along Bannister Road prior to ordinance request.

The condition shall read:

. The developer shall coordinate with Public Works to resolve all traffic safety related corrections along Bannister Road prior to final certificate of occupancy.



Case No. CD-CPC-2022-00098

Staff Recommendation:

Case No. CD-CPC-2022-00098

Approval with Conditions