

# Ordinance No. 240813

## Development Plan – Residential

The Dotte – 8601 N Wyandotte & 20 NW 85<sup>th</sup> Ter

September 24, 2024

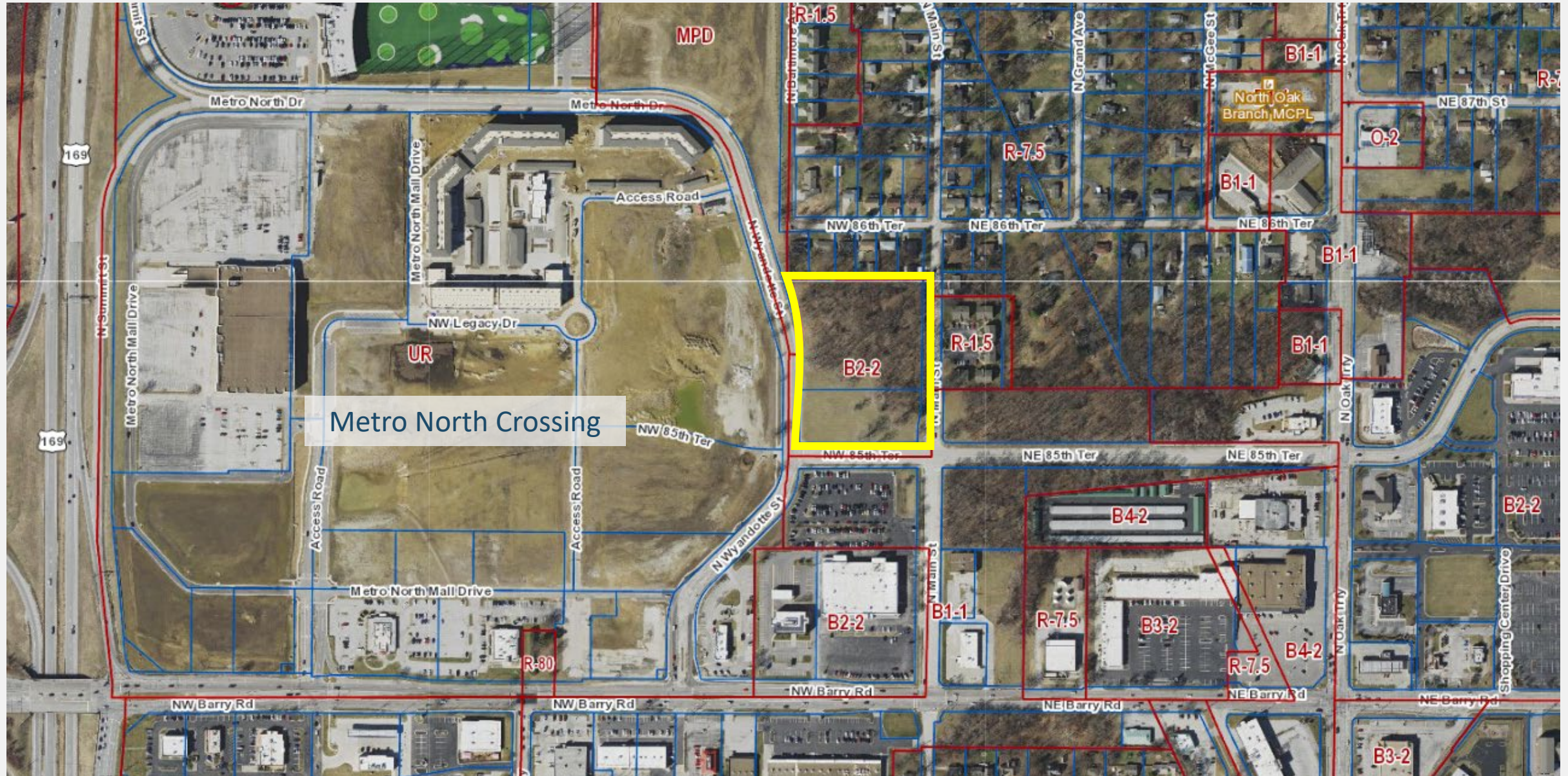
*Prepared for*

Neighborhood Planning and Development Committee

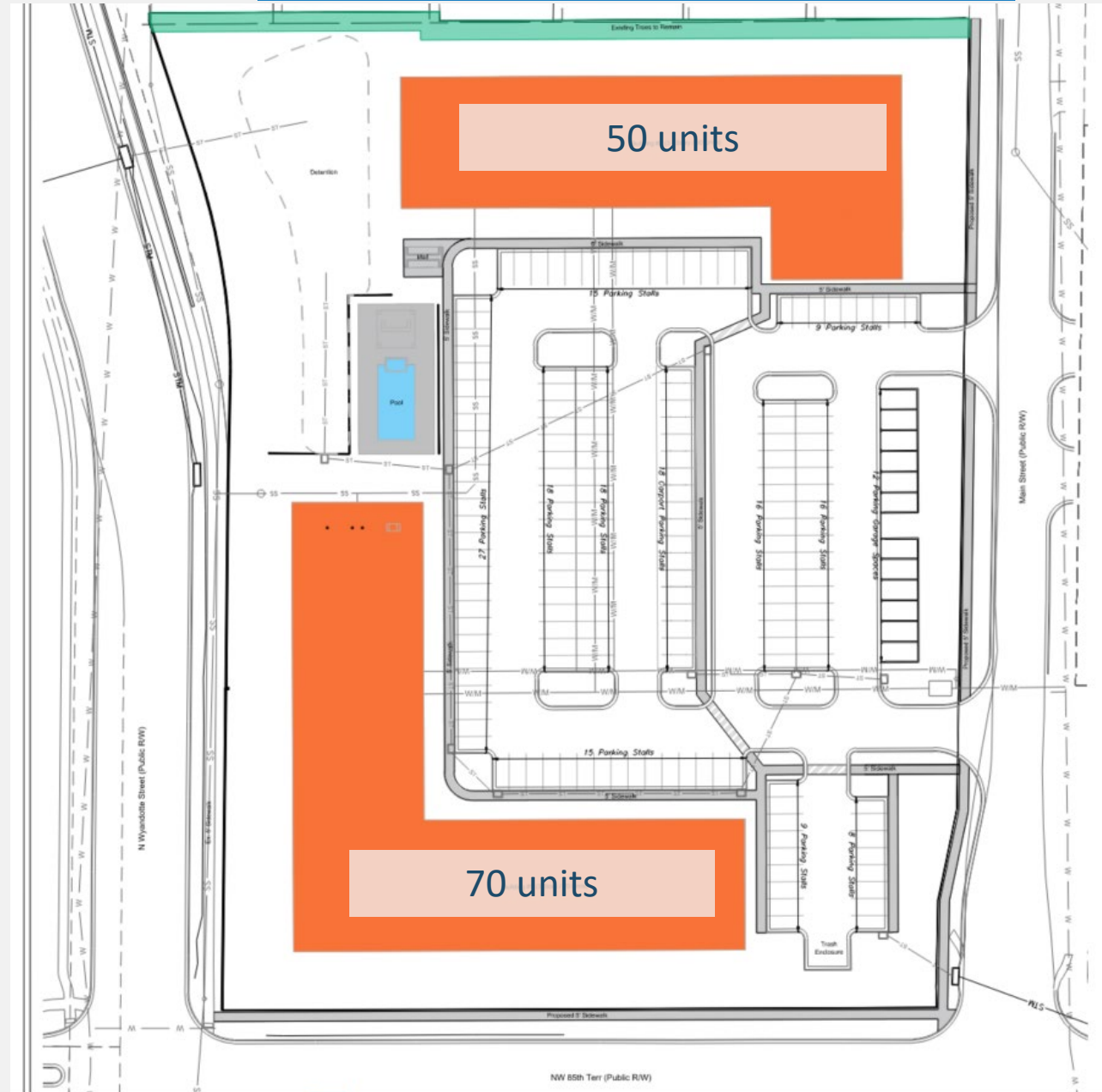


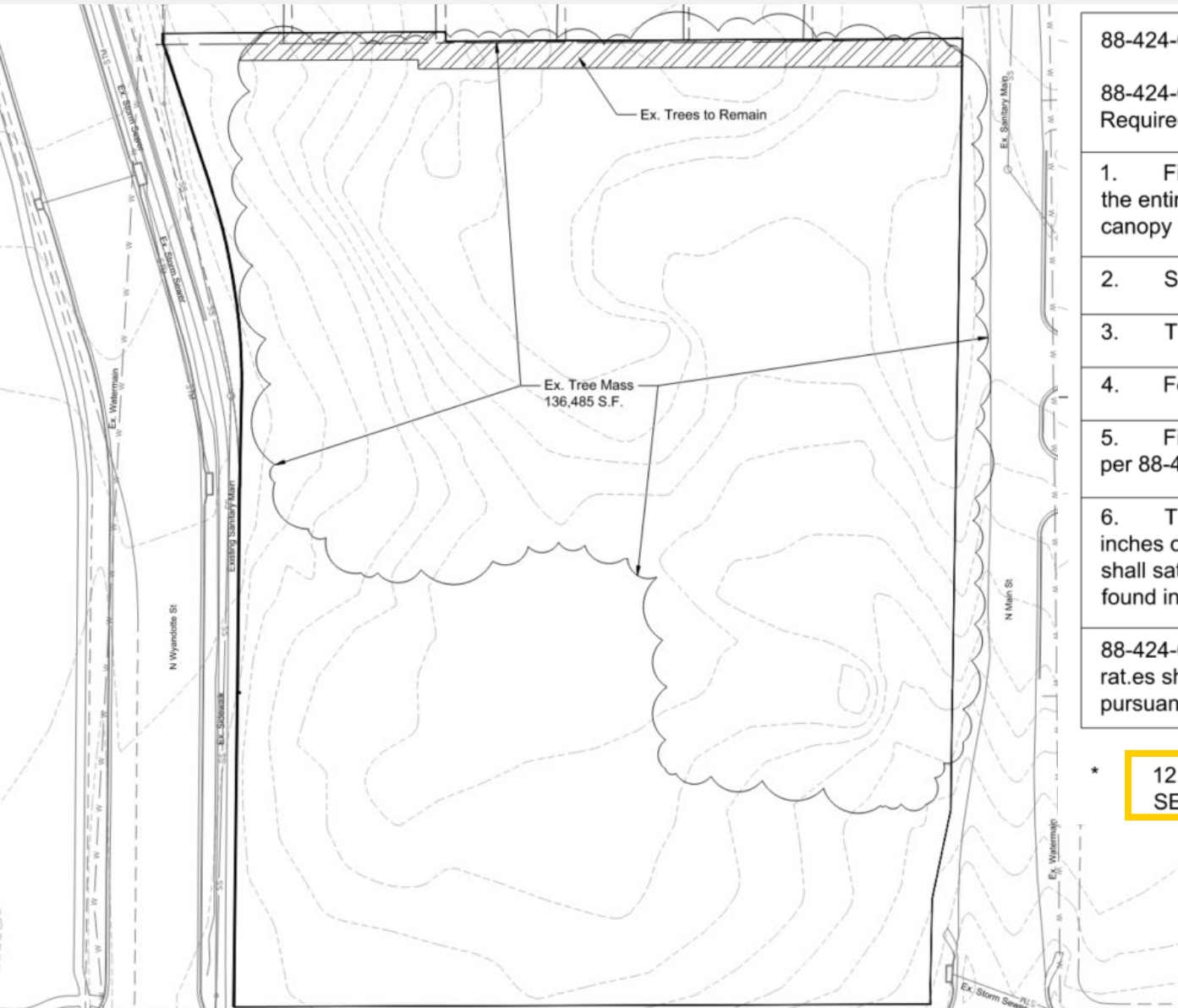












#### 88-424-07 - MITIGATION RATE

88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:

1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	136,485 s.f. 3.13 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	1.10
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	165
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	141
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	24
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A

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12 - 2" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07  
SEE L.100 FOR TREES.



**6 BLDG. 1 - NORTH**  
1/16" = 1'-0"



**4 BLDG. 1 - EAST**  
1/16" = 1'-0"





4 EXTERIOR ELEVATION  
DETACHED GARAGE - SIDE ELEVATION



3 EXTERIOR ELEVATION  
DETACHED GARAGE - BACK ELEVATION



2 EXTERIOR ELEVATION  
DETACHED GARAGE - SIDE ELEVATION



1 EXTERIOR ELEVATION  
DETACHED GARAGE - FRONT ELEVATION

## DETACHED GARAGE





View towards site from the intersection of N Main St and NW 85<sup>th</sup> Ter (April 2019)





View of subject site from N Wyandotte and NW 85<sup>th</sup> Ter (Dec 2023)





View south on N Main St. Subject site on right (April 2019)



# City Plan Commission & Staff Recommendation

**Case No. CD-CPC-2024-00071**

Approval with Conditions