

Ordinance No. 240851

Rezoning Development Plan

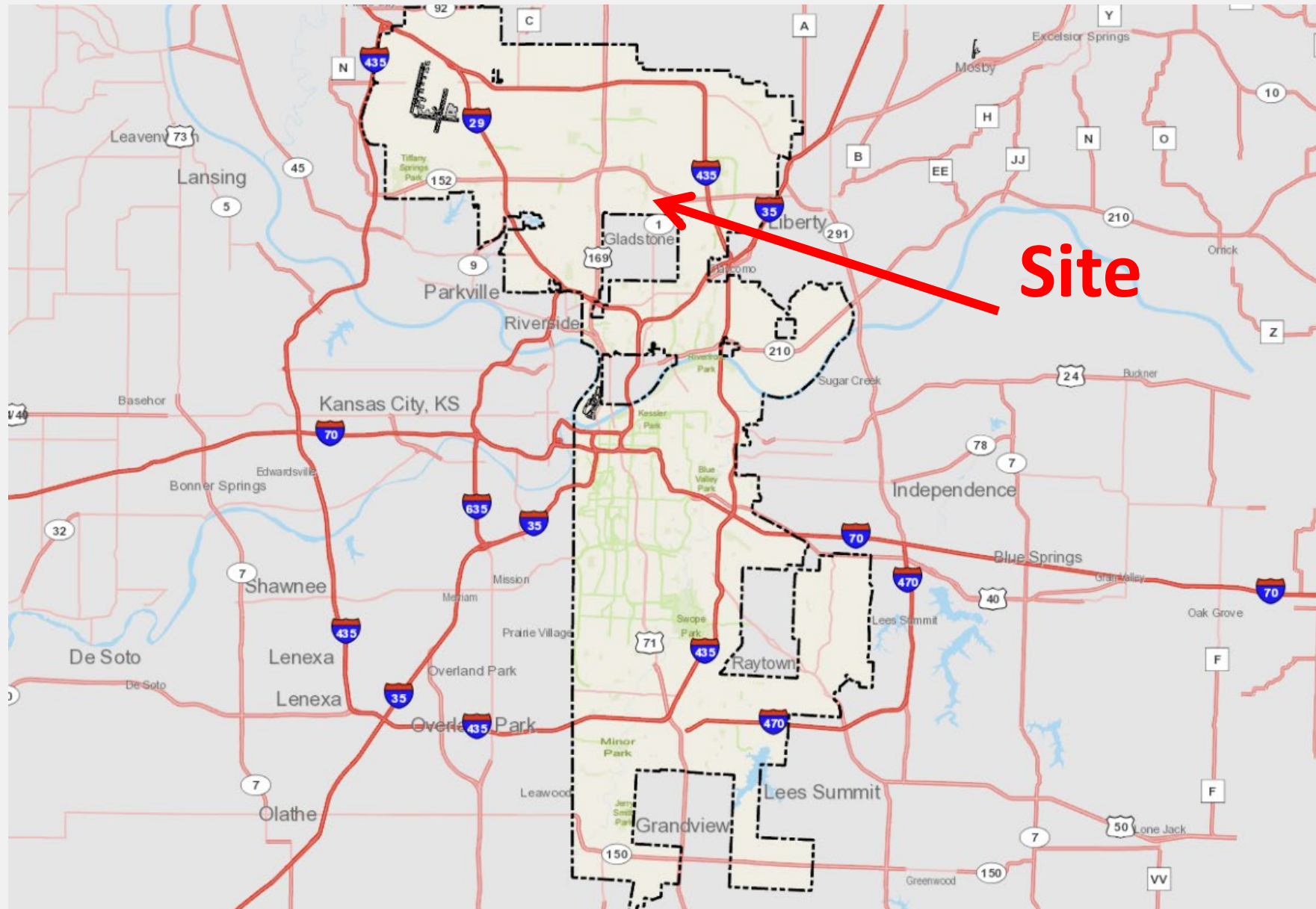
Maple Woods Mixed Use – City PIN 88319, 88318

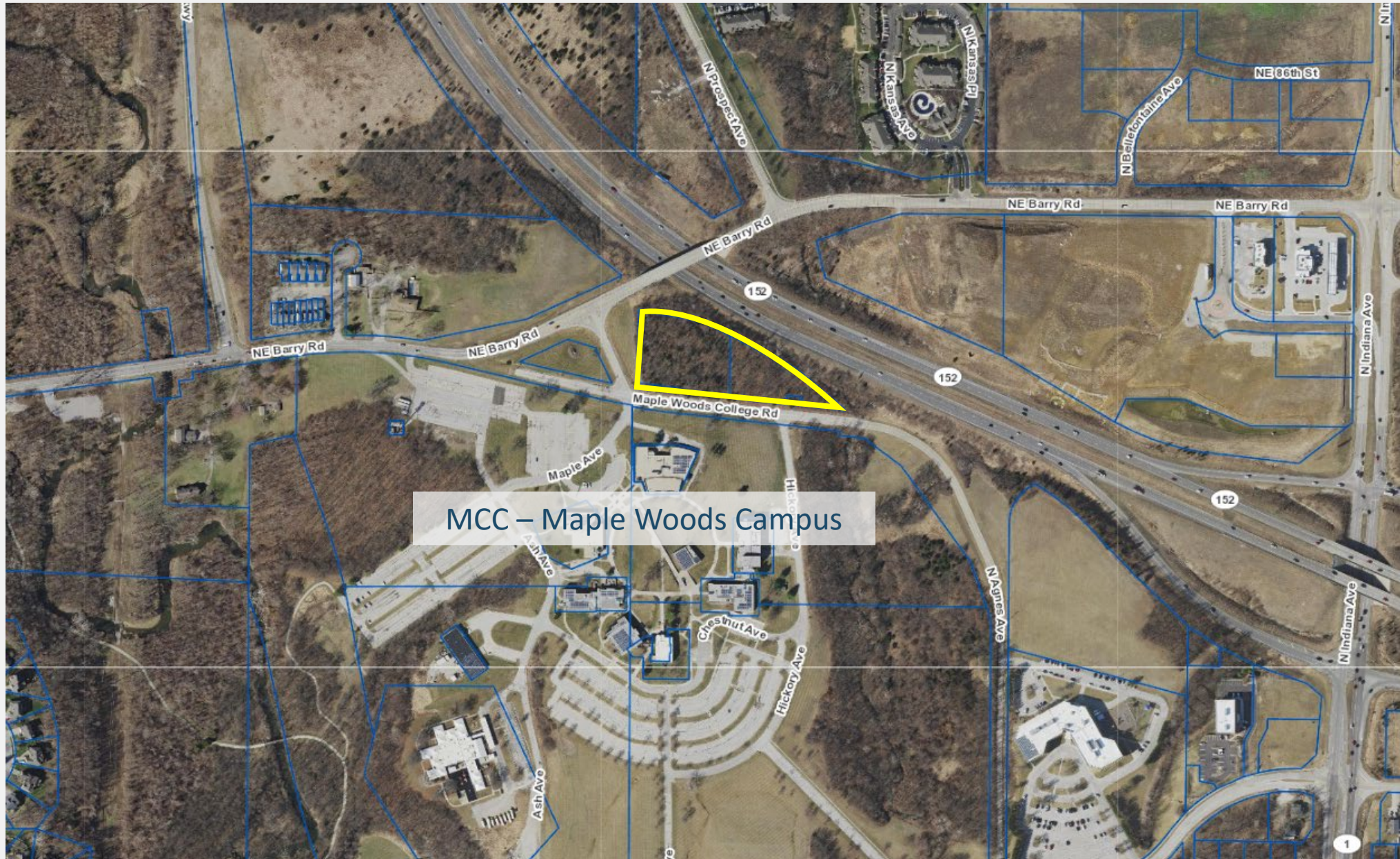
September 24, 2024

Prepared for

Neighborhood Planning and Development Committee







MCC – Maple Woods Campus

Gashland/Nashua Area Plan

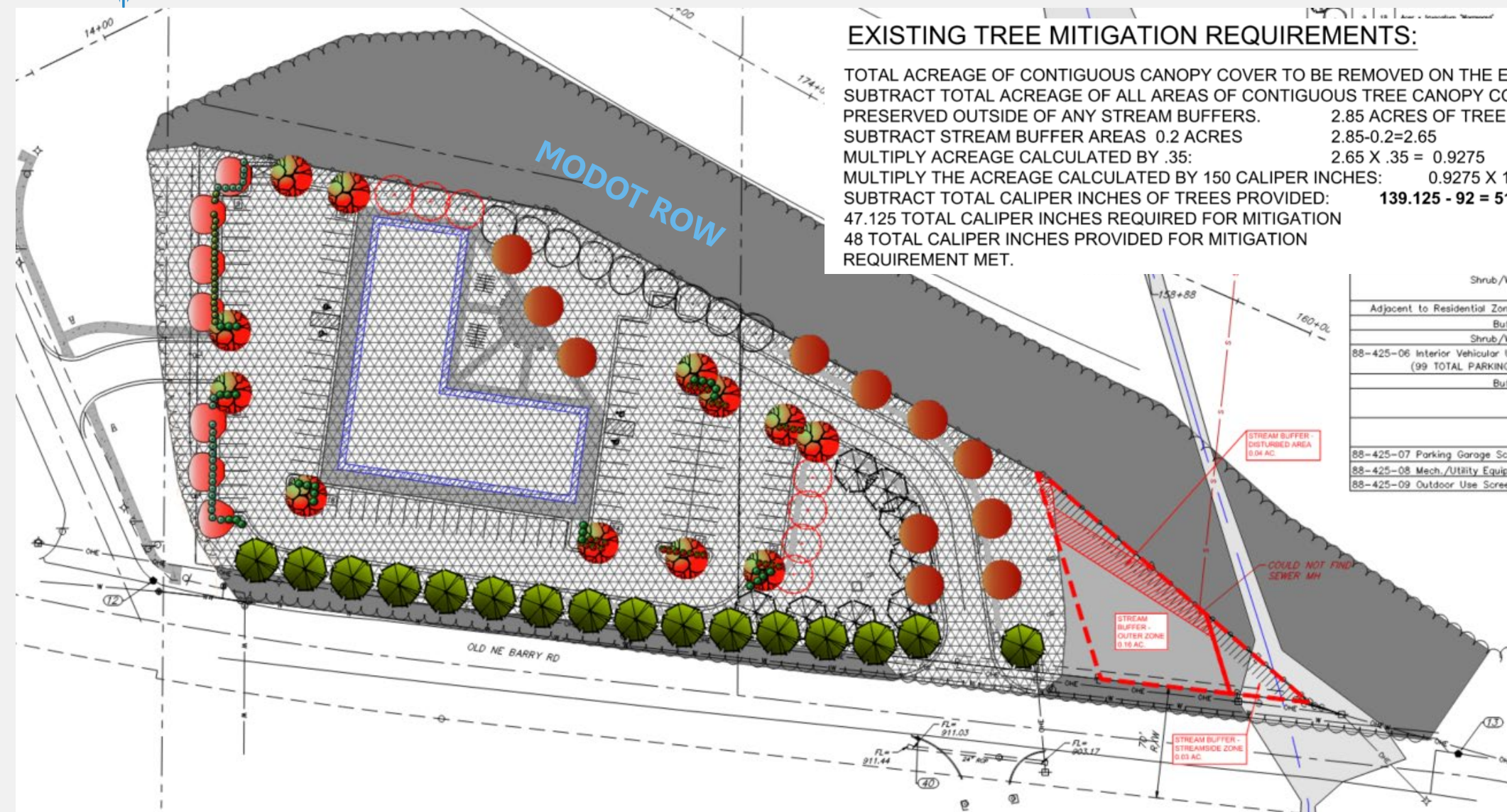
Mixed-Use Neighborhood: Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development includes a variety of business and residential choices and should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the "B1" and "B2" zoning categories.

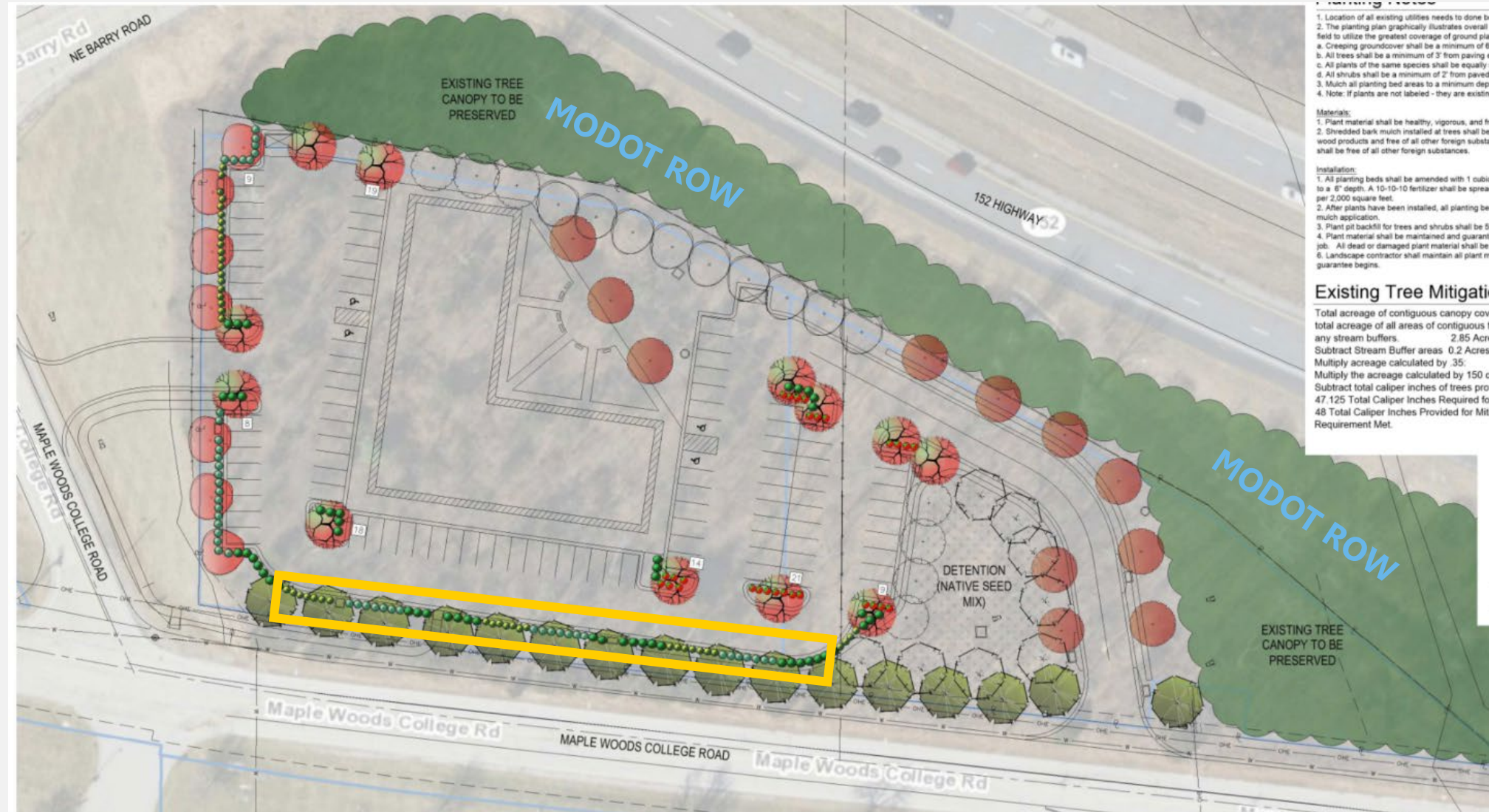


Call before you dig

EXISTING TREE MITIGATION REQUIREMENTS:

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 BUFFERS. 2.85 ACRES OF TREE COVER TO BE REMOVED.
SUBTRACT STREAM BUFFER AREAS 0.2 ACRES $2.85 - 0.2 = 2.65$
MULTIPLY ACREAGE CALCULATED BY .35: $2.65 \times .35 = 0.9275$
MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: $0.9275 \times 150 = 139.125$
SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED: **$139.125 - 92 = 51.125$**
47.125 TOTAL CALIPER INCHES REQUIRED FOR MITIGATION
48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION
REQUIREMENT MET.





Landscape Plan



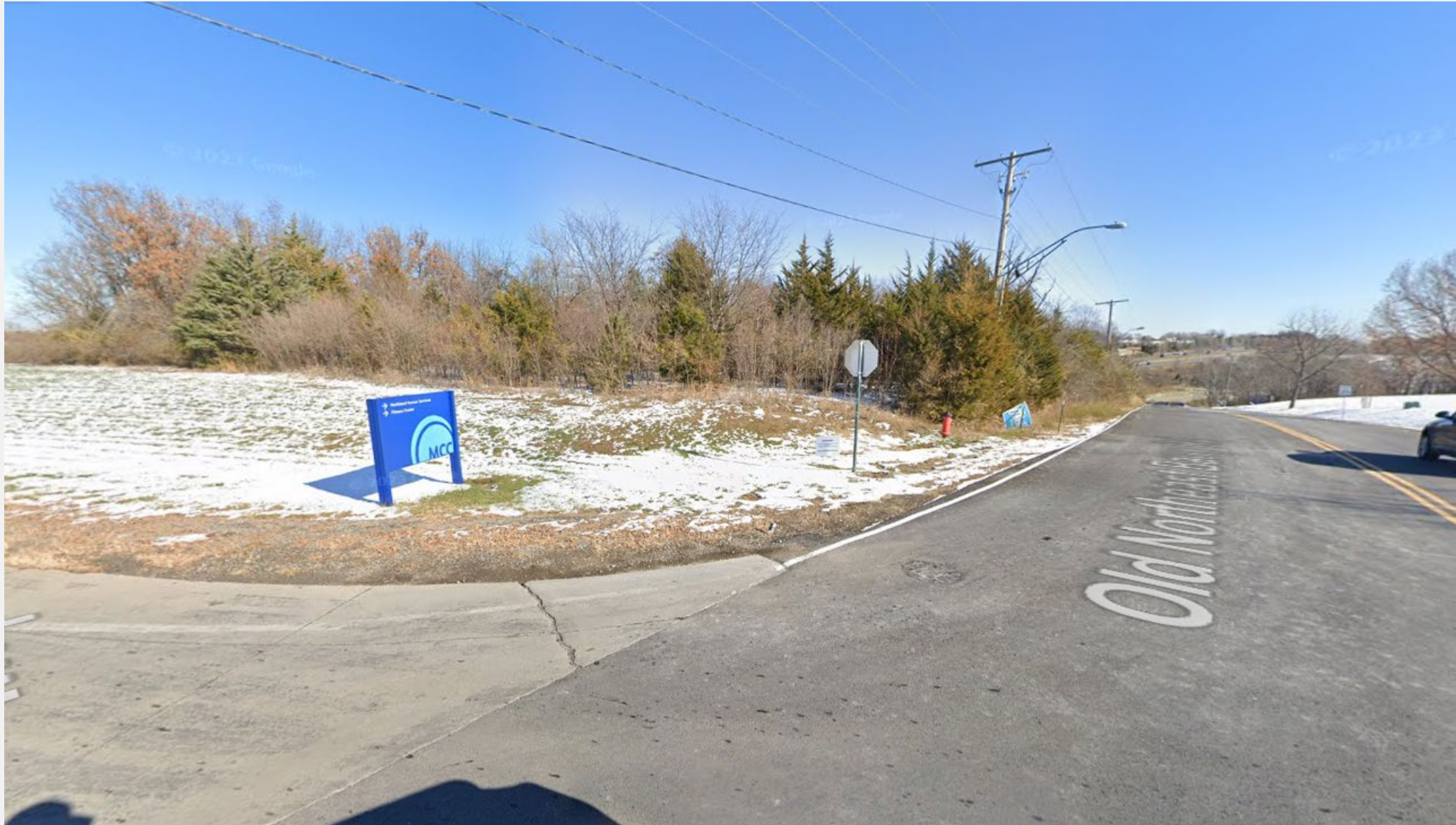
South Elevation



West Elevation



Interior Elevation



View towards site from the intersection of Maple Woods College Rd and Old NE Barry Rd (Nov 2023)



View of subject site looking northwest on Old NE Barry Rd (Nov 2023)



View towards subject site from HWY 152 (Dec 2023)

City Plan Commission & Staff Recommendation

Case No. CD-CPC-2024-00100

Approval

Case No. CD-CPC-2024-00101

Approval with Conditions