

Docket #11.1, #11.2 & #11.3
CD-CPC-2024-00187
Area Plan Amendment

CD-CPC-2024-00186
Development Plan – Residential

CD-CPC-2024-00185
Rezoning

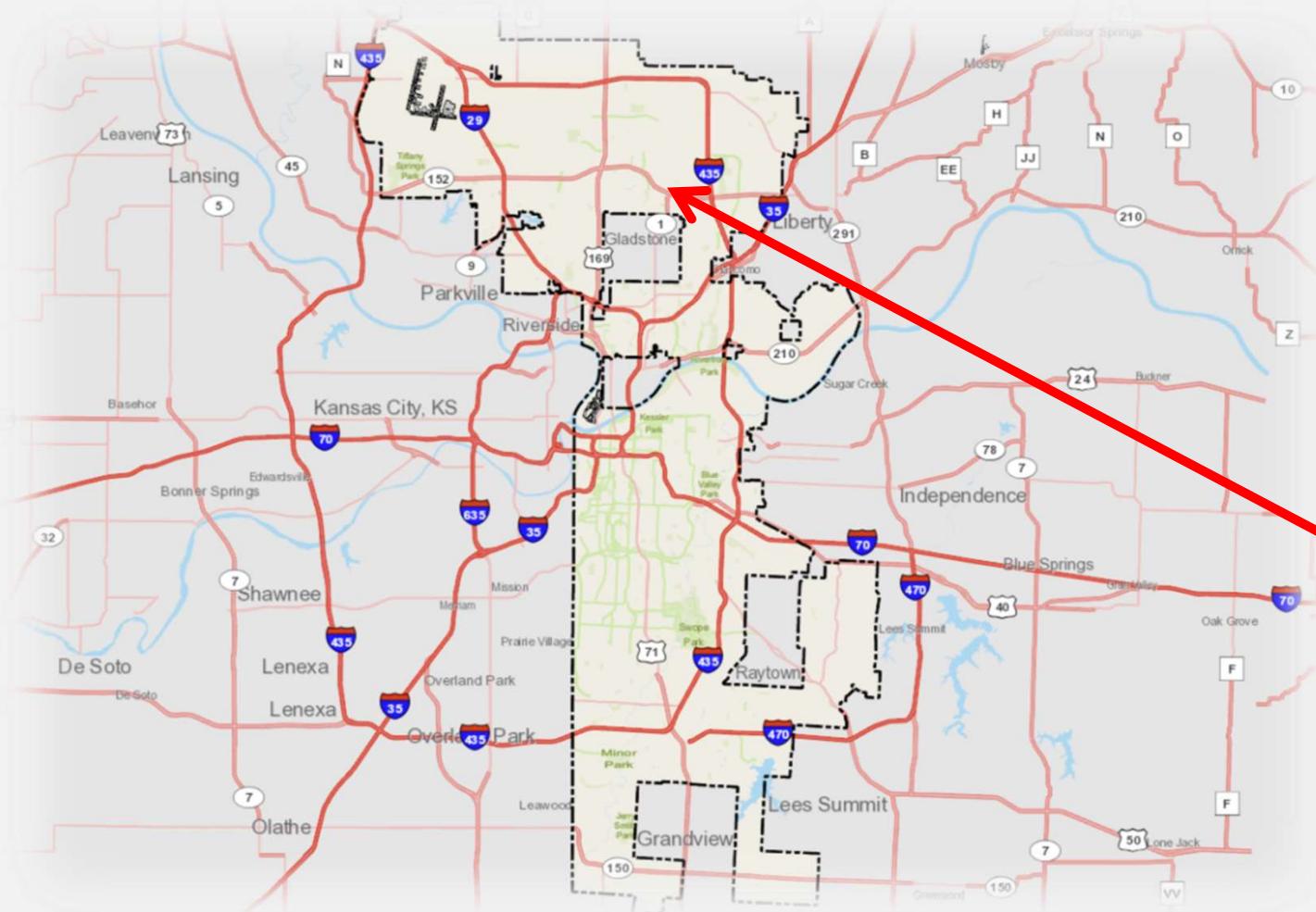
Monarch Townhomes
4001 NE Barry Road
January 15, 2025

[City Plan Commission](#)





City Planning and Development



Site

Site





View looking southeast from NE Barry Road



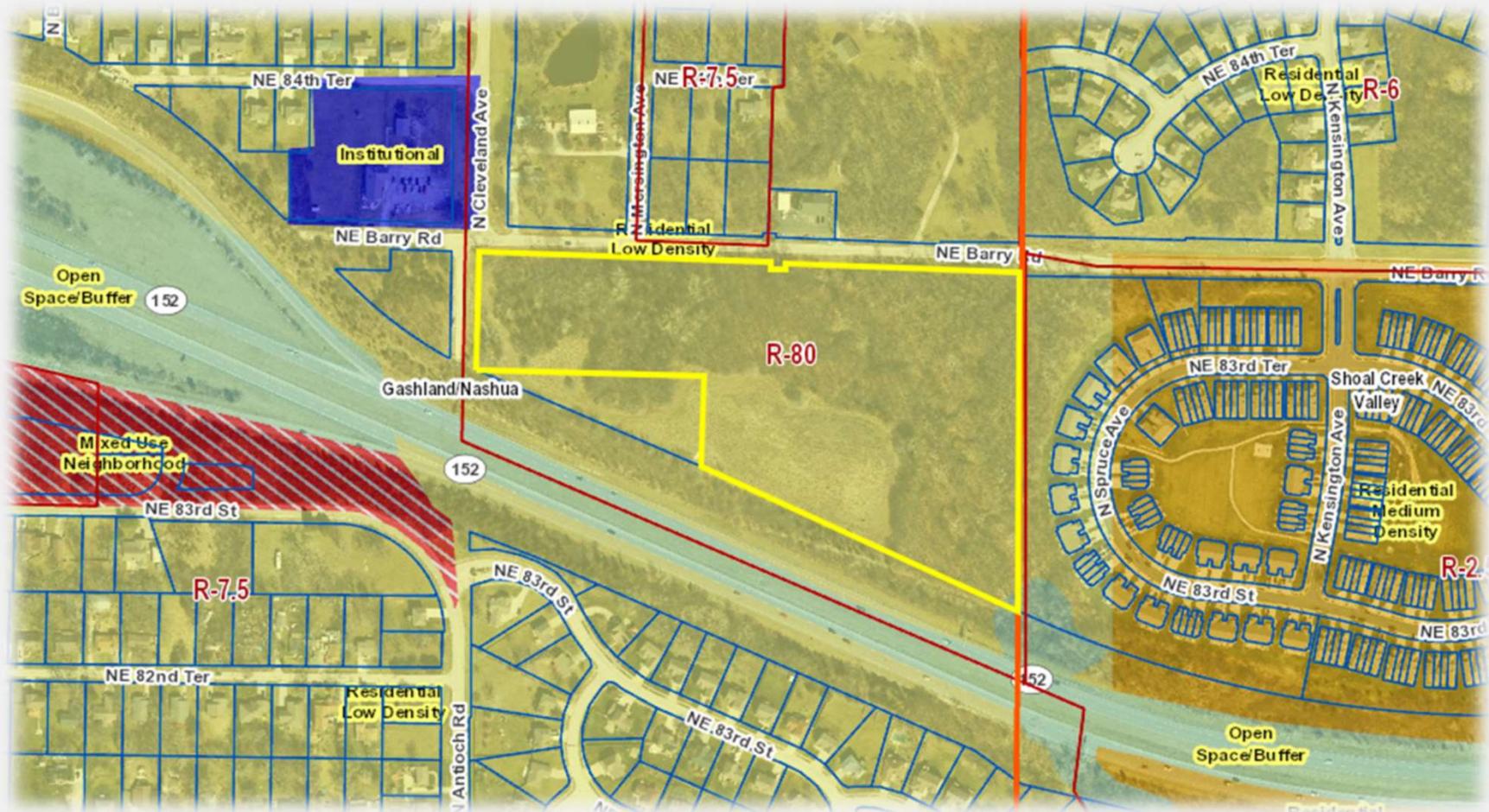
View looking east from N. Cleveland Avenue



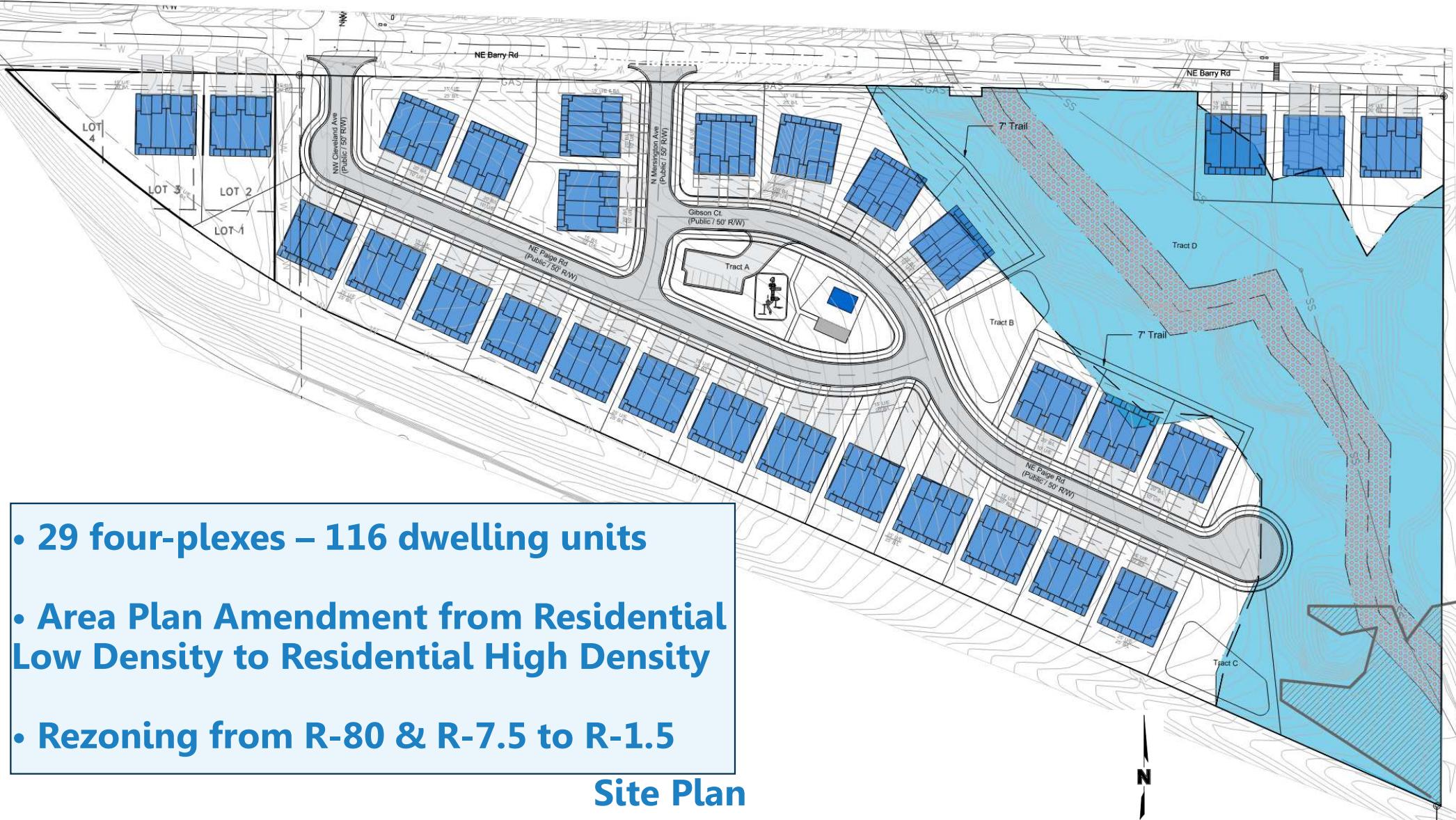
View looking east from NE Barry Road



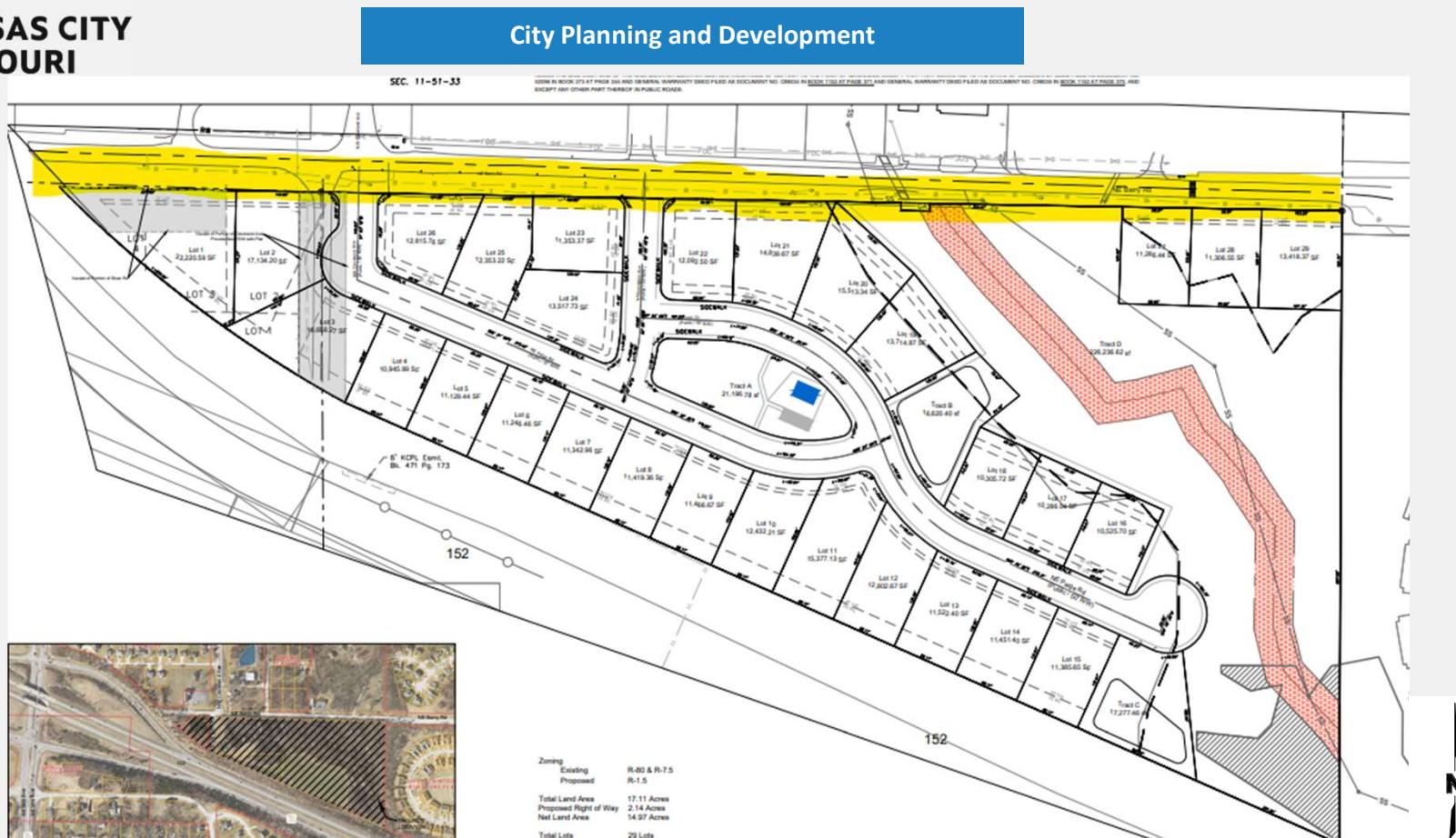
View looking east from NE Barry Road



Area Plan Amendment – Residential High Density







10. The developer shall enter into a cooperative agreement with the Public Works Department prior to ordinance request to address half street improvements and the alignment of NE Barry Road.

Half Street Improvements Condition

31. That the South half of NE Barry Road shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

Revised Condition:

31. Half street improvements along the southern boundary of NE Barry Road shall be improved as required by Chapter 88 or the developer shall enter into a cooperative agreement with the Public Works Department prior to recording the plat or prior to issuance of a building permit, whichever occurs first.

Revise Condition #31

8. The developer shall submit a revised tree preservation plan prior to ordinance request, specifically illustrating which areas will be preserved including the total area calculated.

Remove Conditions

Staff Recommendation

CD-CPC-2024-00187
Area Plan Amendment
Approval

CD-CPC-2024-00186
Development Plan - Residential
Approval with Conditions

***Remove Condition #8**
***Revise Condition #31**

CD-CPC-2024-00185
Rezoning
Approval with Conditions