

**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**

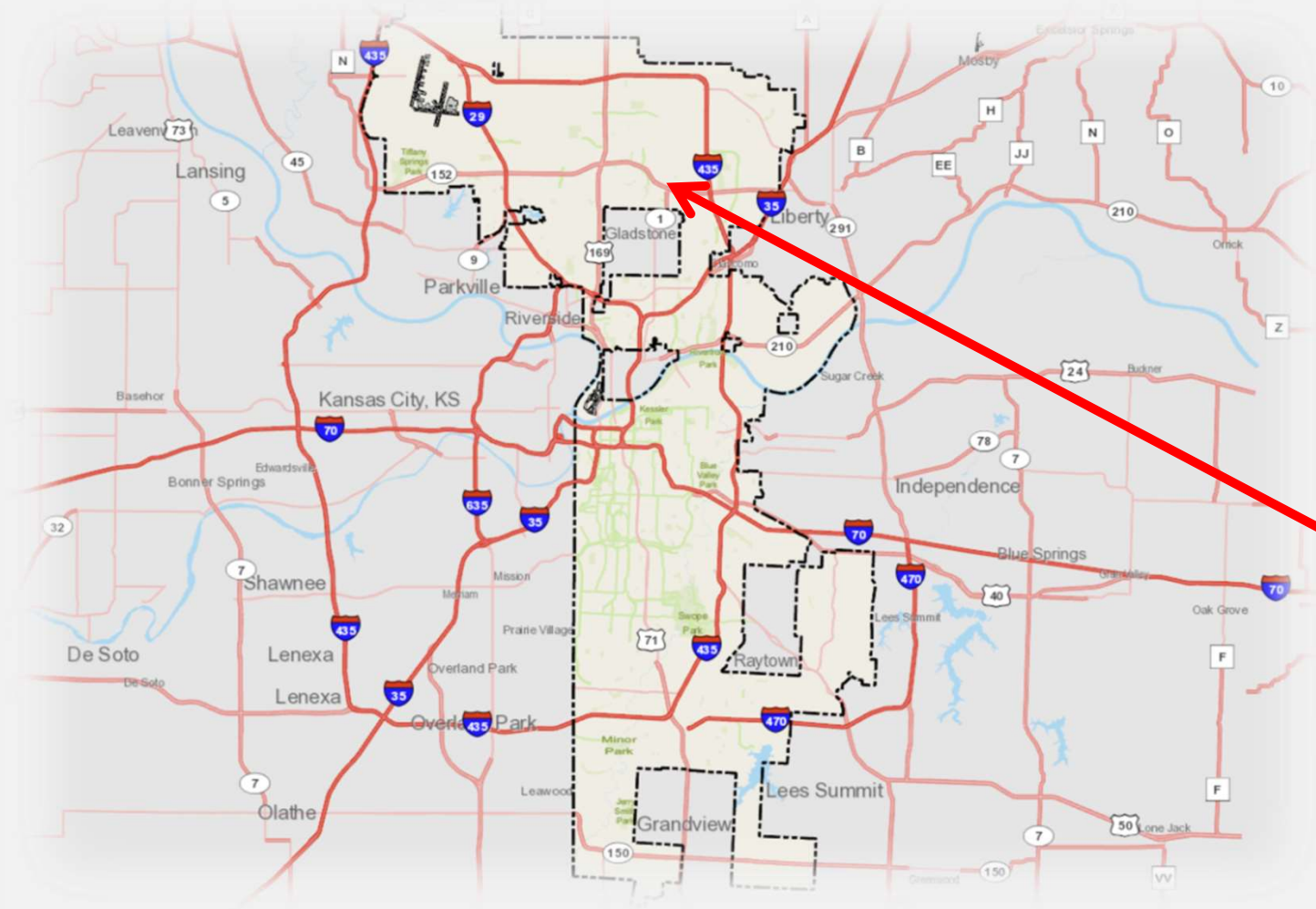
Monarch Townhomes

4001 NE Barry Road

January 15, 2025

City Plan Commission





**Site**



# Site







**View looking southeast from NE Barry Road**





**View looking east from N. Cleveland Avenue**





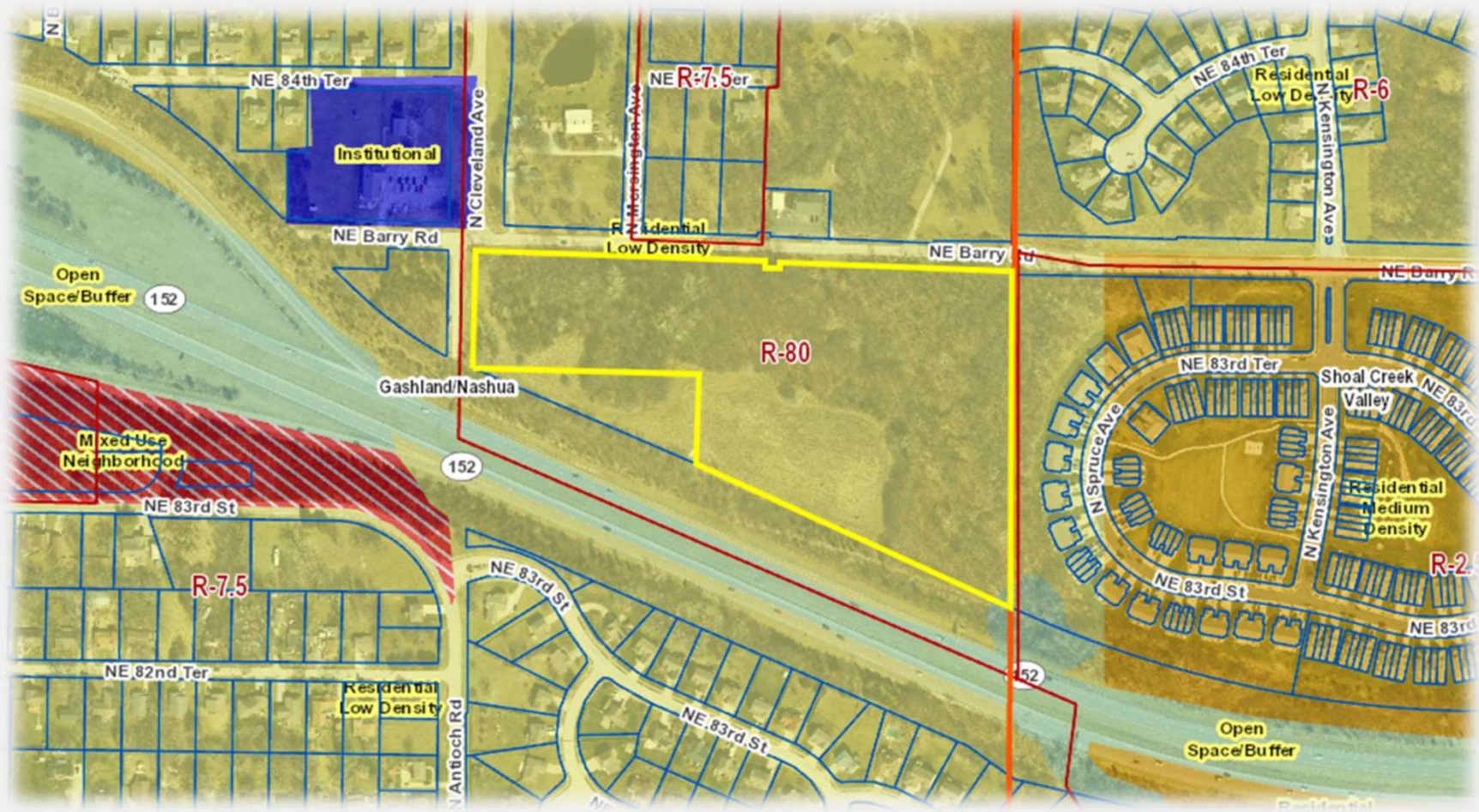
**View looking east from NE Barry Road**





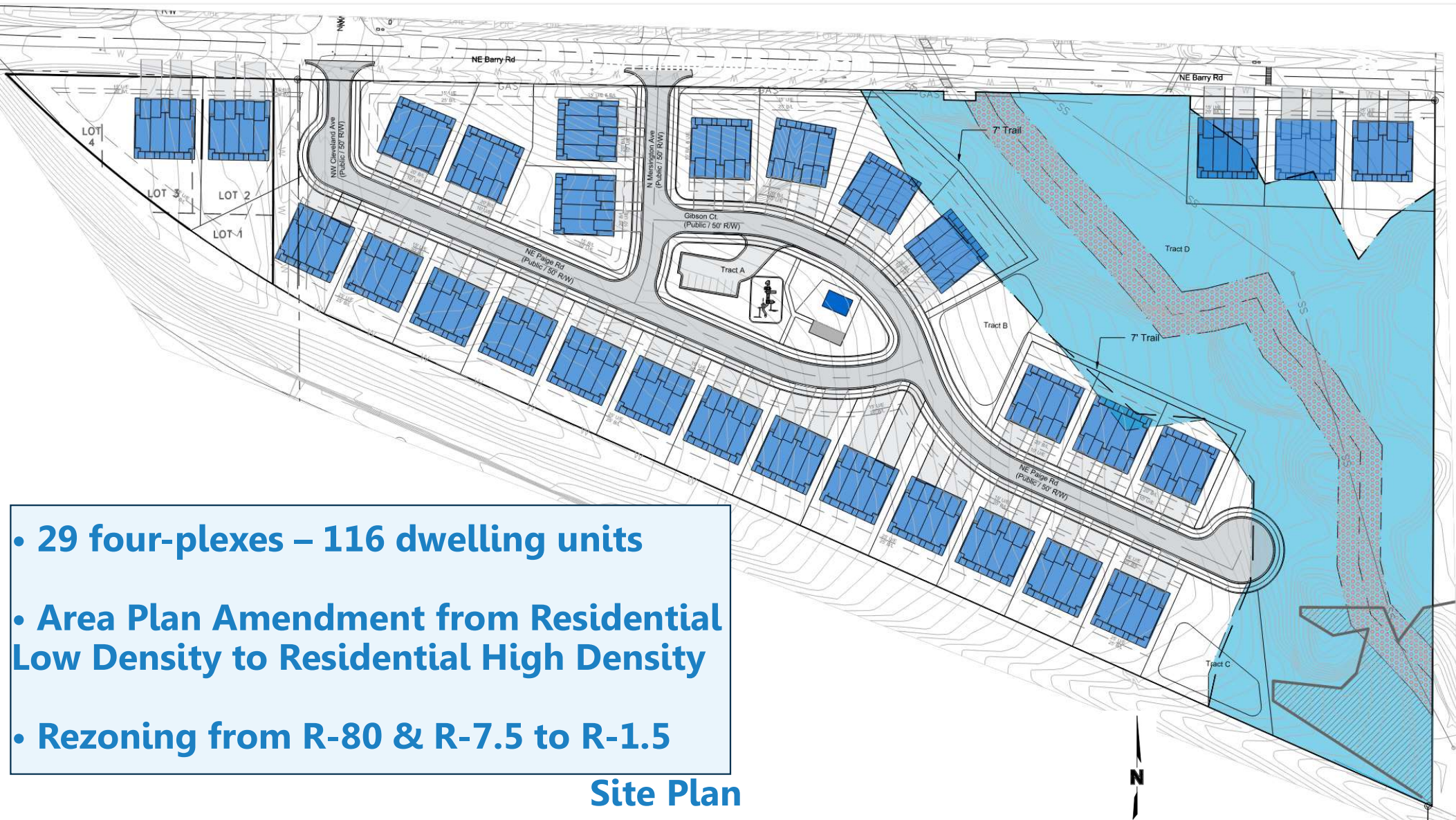
**View looking east from NE Barry Road**





## Area Plan Amendment – Residential High Density













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**