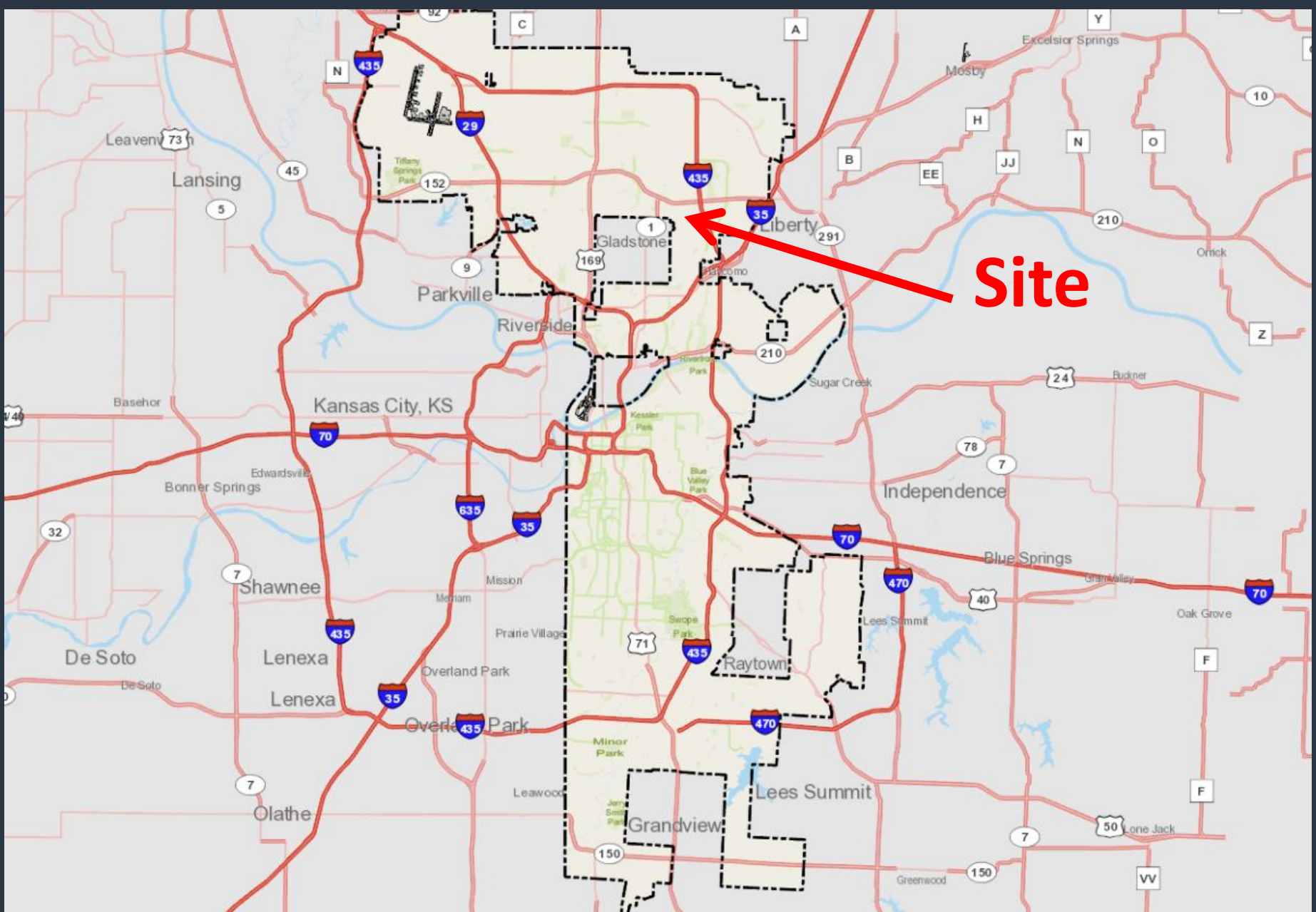


**Docket #2**

**Case No. CD-CPC-2022-00126**  
**Rezoning to UR/MPD**

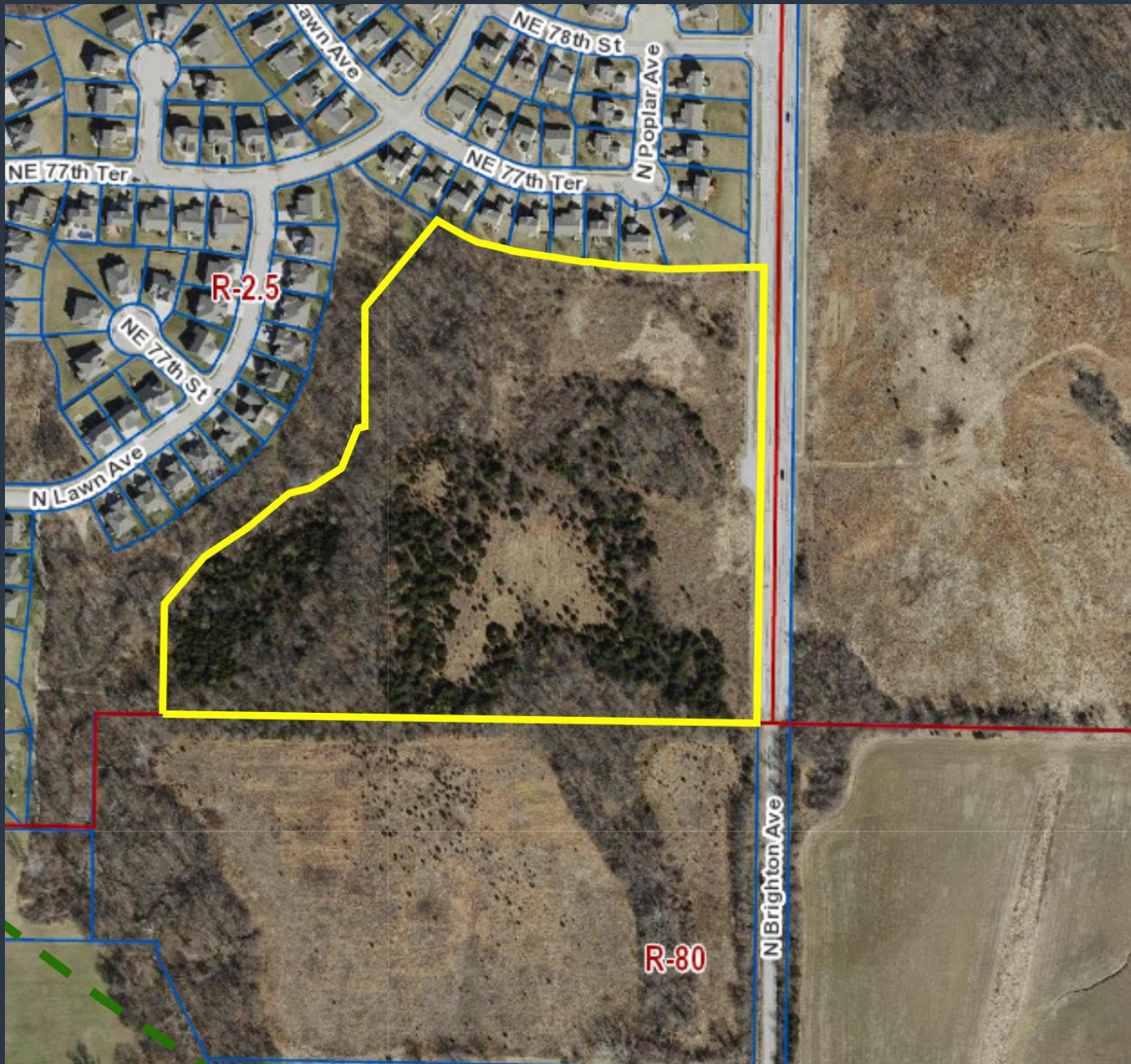
**Redwood at Shoal Creek**





Site





Case No. CD-CPC-2022-00126

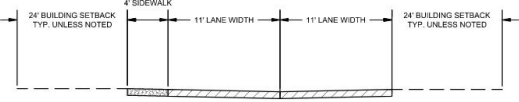
Including Date	Required	Proposed	Deviation Requested?	Approved?
Rear Setback	25'	25'	No	
Front Setback	25'	25'	No	
Side Setback	25'	25'	No	
Side Setback (abutting street)	25'	N/A	No	
Height	None	N/A	No	

**PARKLAND DEDICATION (88-408)**  
**REQUIRED DEDICATION:**  
 UNITS (COMPLEXES) \* 16  
 16 UNITS x 3 PEOPLE/UNIT x 0.006 = 0.288 AC.  
**UNITS (MULTI) = 108**  
 110 x 2 PEOPLE/UNIT x 0.006 = 1.32 AC.  
**TOTAL REQUIRED DEDICATION = 1.608 AC.**  
**PROVIDED DEDICATION:**  
 OWNER WILL PAY MUNICIPALITY IN LIEU OF PROVIDING DEDICATION

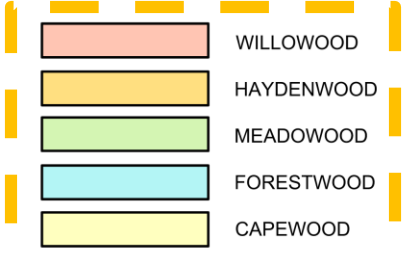
**PROJECT TIMELINE**

**SITE WORK**  
 ESTIMATED START DATE: FEBRUARY 2023  
 ESTIMATED COMPLETION DATE: AUGUST 2024

**CONSTRUCTION**  
 ESTIMATED START DATE: MAY 2024  
 ESTIMATED COMPLETION DATE: JANUARY 2026



TYPICAL DRIVE AISLE CROSS SECTION

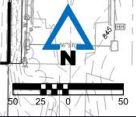


**KEY NOTES**

- 1 PROPERTY LINE (TYP.)
- 2 BUILDING SETBACK LINE
- 3 EXISTING RIGHT-OF-WAY
- 4 ASPHALT PAVEMENT
- 5 PROPOSED PARKING AREA
- 6 PROPOSED DETENTION BASIN
- 7 PROPOSED DETENTION TRACT
- 8 PROPOSED LOT LINE
- 9 MAIL KIOSK
- 10 PROPOSED WALL
- 11 EXISTING TRAIL
- 12 10' PUBLIC TRAIL EXTENSION ALONG N BRIGHTON AVE.
- 13 STRIPED CROSSWALK

**LEGEND**

- SIDEWALK/ LIGHT DUTY CONCRETE PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY BOUNDARY
- WILLOWOOD
- HAYDENWOOD
- MEADOWOOD
- FORESTWOOD
- CAPEWOOD

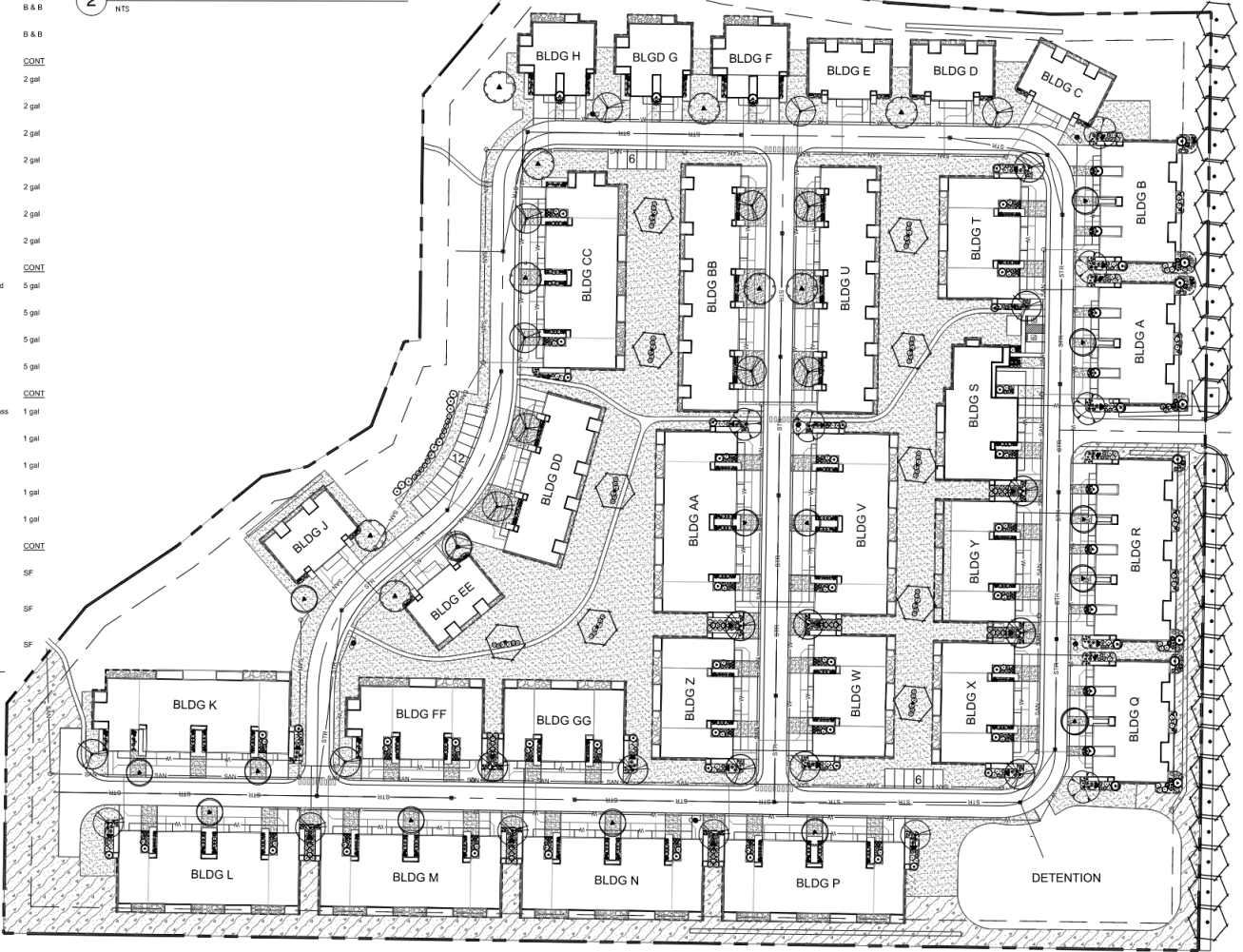


CONT  
B & B  
B & B  
B & B  
B & B  
B & B  
CONT  
CONT  
2 gal  
2 gal  
2 gal  
2 gal  
2 gal  
2 gal  
CONT  
5 gal  
5 gal  
5 gal  
5 gal  
CONT  
1 gal  
1 gal  
1 gal  
1 gal  
CONT  
SF  
SF  
SF

LOW MOW SEED MIX			
% PURE	SEED VARIETY	ORIGIN	GERM
24.91%	QUATRO SHEEPS FESCUE	OR	90%
24.62%	LONGFELLOW II CHEWINGS FESCUE	OR	90%
24.46%	CINDY LOU CREEPING RED FESCUE	OR	85%
24.19%	EUREKA II HARD FESCUE	OR	85%
0.00%	OTHER CROP SEED		
1.80%	INERT MATTER		
0.03%	WEED SEED		

LANDSCAPE REQUIREMENTS		
	REQUIREMENT	PROPOSED
88-425-03 STREET TREES	ONE TREE REQUIRED PER 30LF OF STREET FRONTAGE	
- N BRIGHTON AVE	874 LF OF FRONTAGE   29.1 TREES REQUIRED	29 TREES PROVIDED
- Drive Aisle A	PRIVATE DRIVE	N/A
- Drive Aisle B	PRIVATE DRIVE	N/A
- Drive Aisle C	PRIVATE DRIVE	N/A

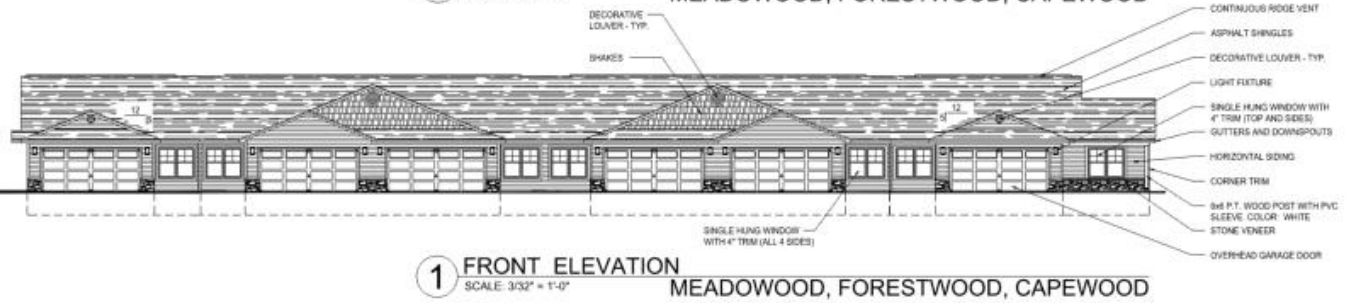
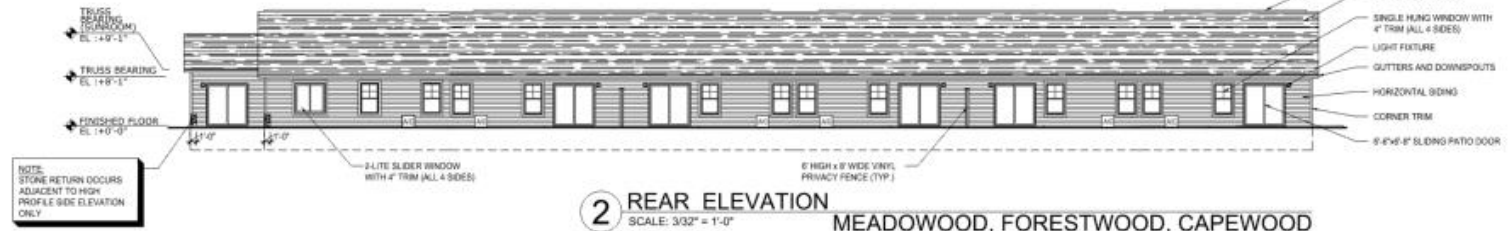
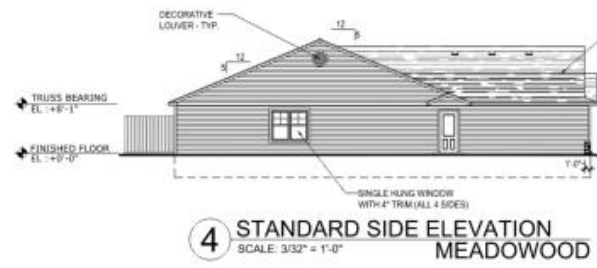
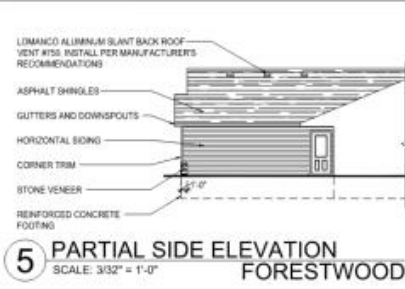
2 LOW MOW SEED MIX  
NTS



3 LANDSCAPE PLAN

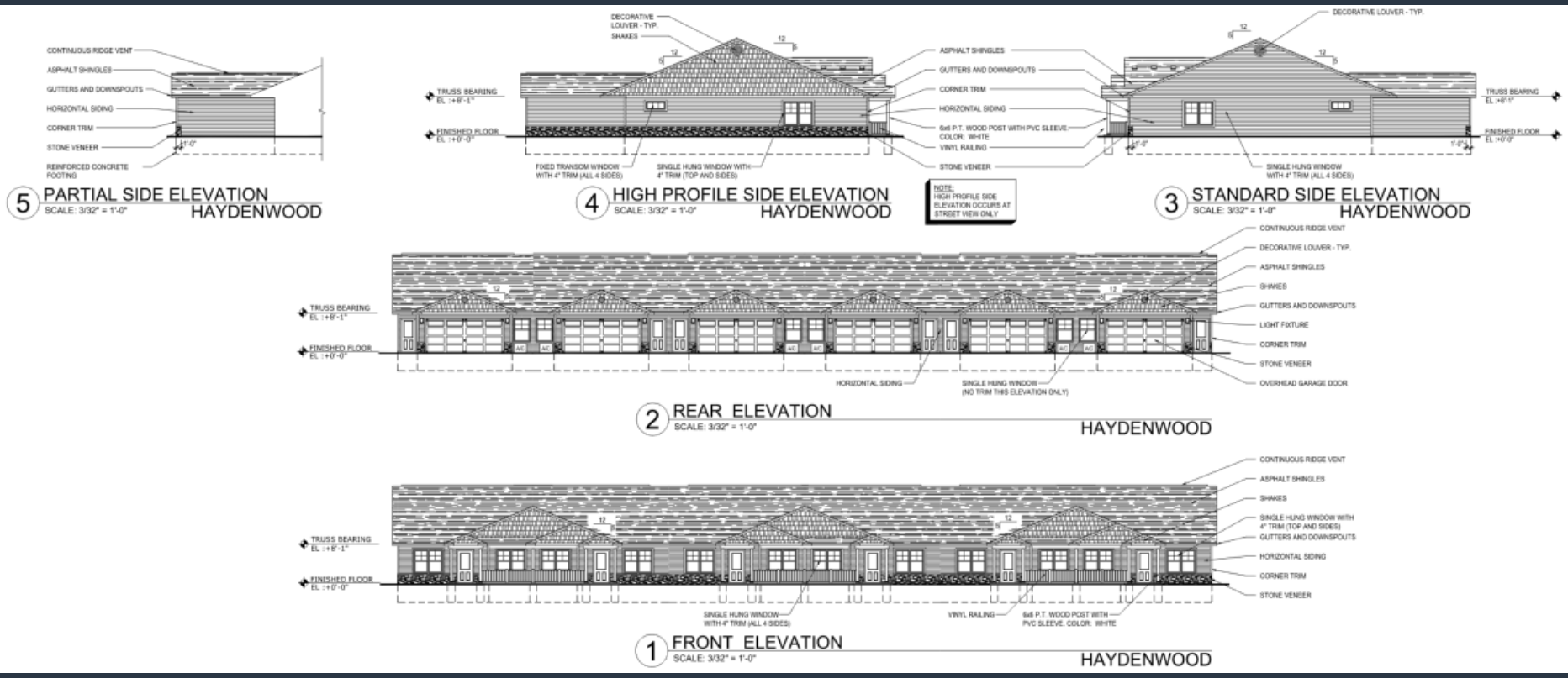
1" = 50'





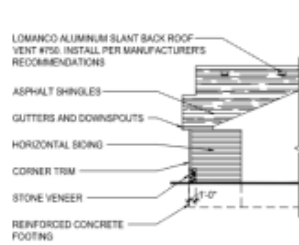
# Forestwood, Meadowood, and Capewood Elevations



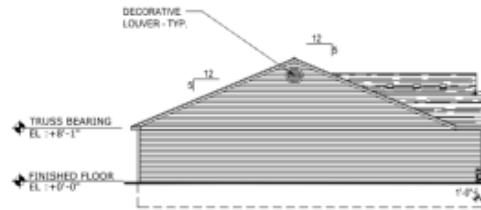


# Haydenwood Elevations



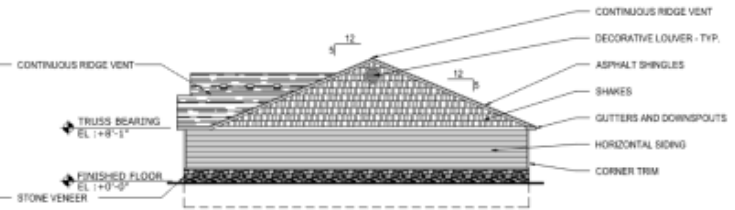


**5 PARTIAL SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
WILLOWOOD

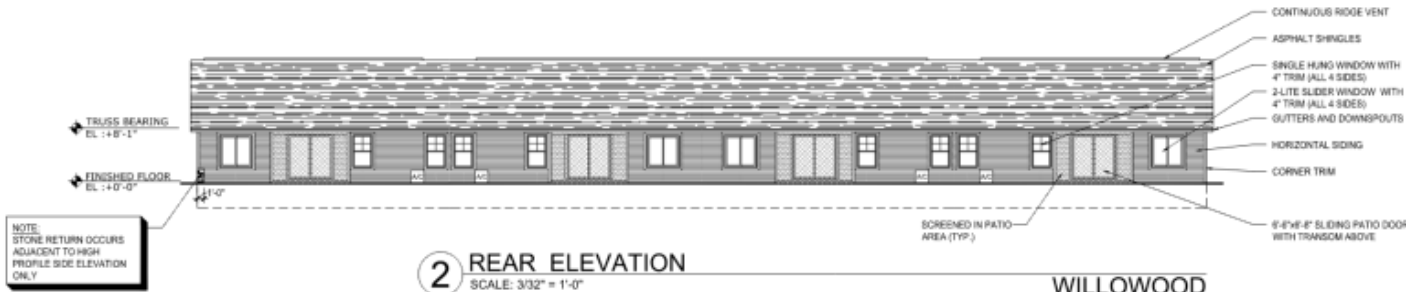


**4 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
WILLOWOOD

NOTE:  
HIGH PROFILE SIDE  
ELEVATION OCCURS AT  
STREET VIEW ONLY

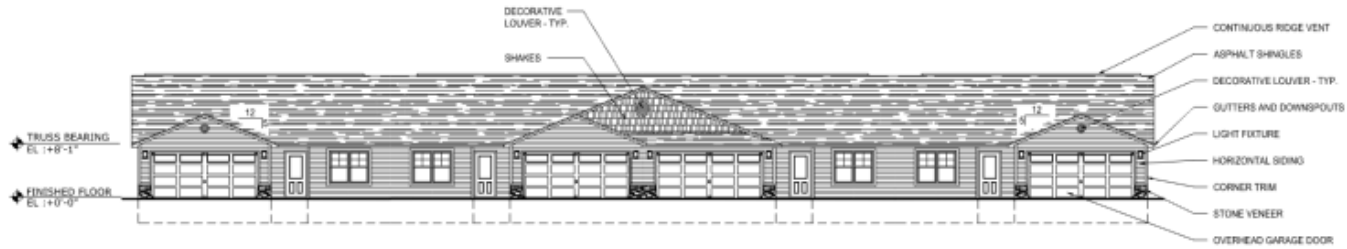


**3 HIGH PROFILE SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"  
WILLOWOOD



**2 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"  
WILLOWOOD

NOTE:  
STONE RETURN OCCURS  
ADJACENT TO HIGH  
PROFILE SIDE ELEVATION  
ONLY



**1 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"  
WILLOWOOD

# Willowood Elevations







Capewood Model



Case No. CD-CPC-2022-00126



Meadowood Model



Case No. CD-CPC-2022-00126



View looking southeast from N Brighton Ave



Case No. CD-CPC-2022-00126

# Staff Recommendations:

**Case No. CD-CPC-2022-00126**

**Approval with conditions**