

# Ordinance No. 240851

## Rezoning Development Plan

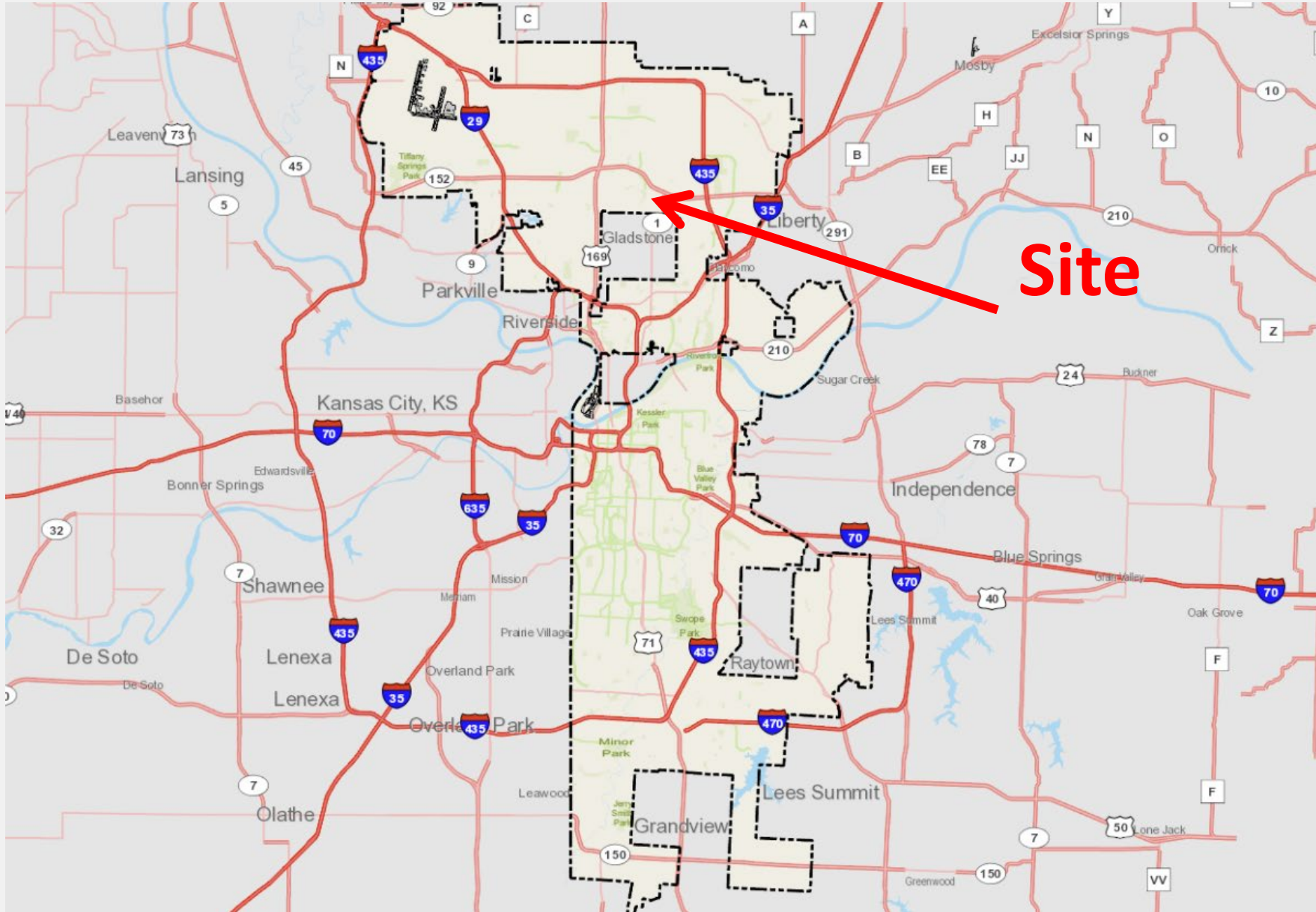
Maple Woods Mixed Use – City PIN 88319, 88318

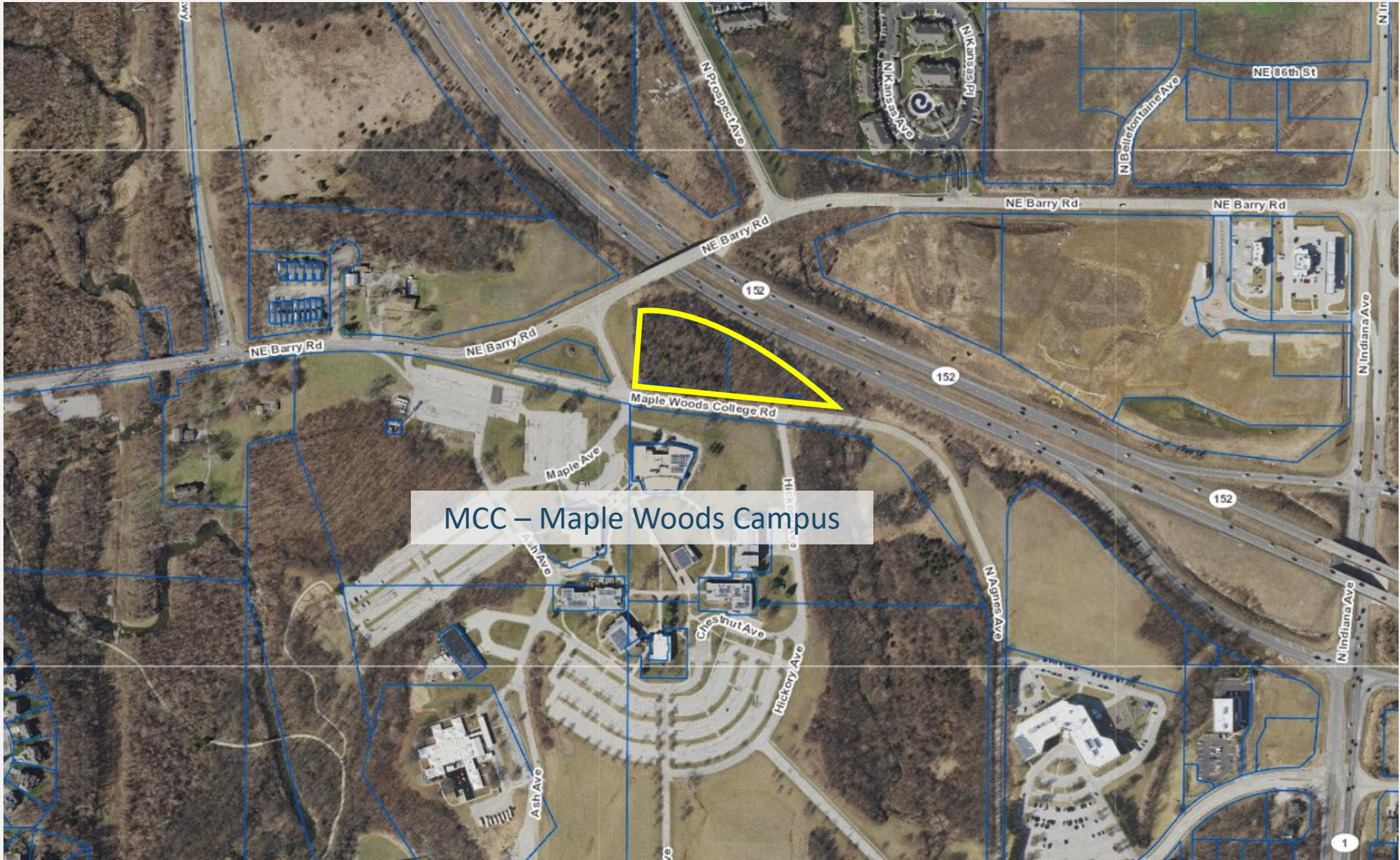
September 24, 2024

*Prepared for*

Neighborhood Planning and Development Committee



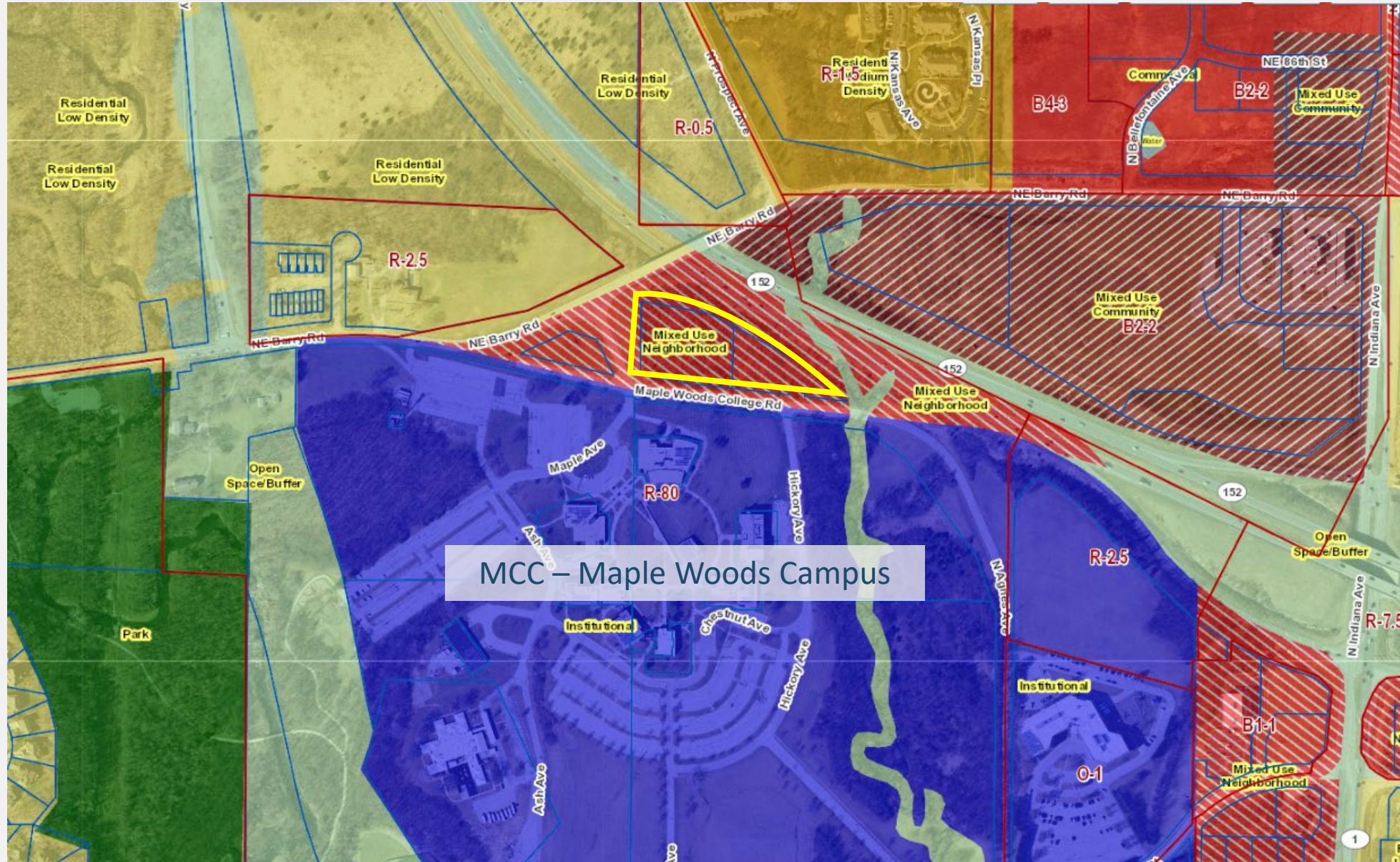




MCC – Maple Woods Campus

Existing Zoning: R-80

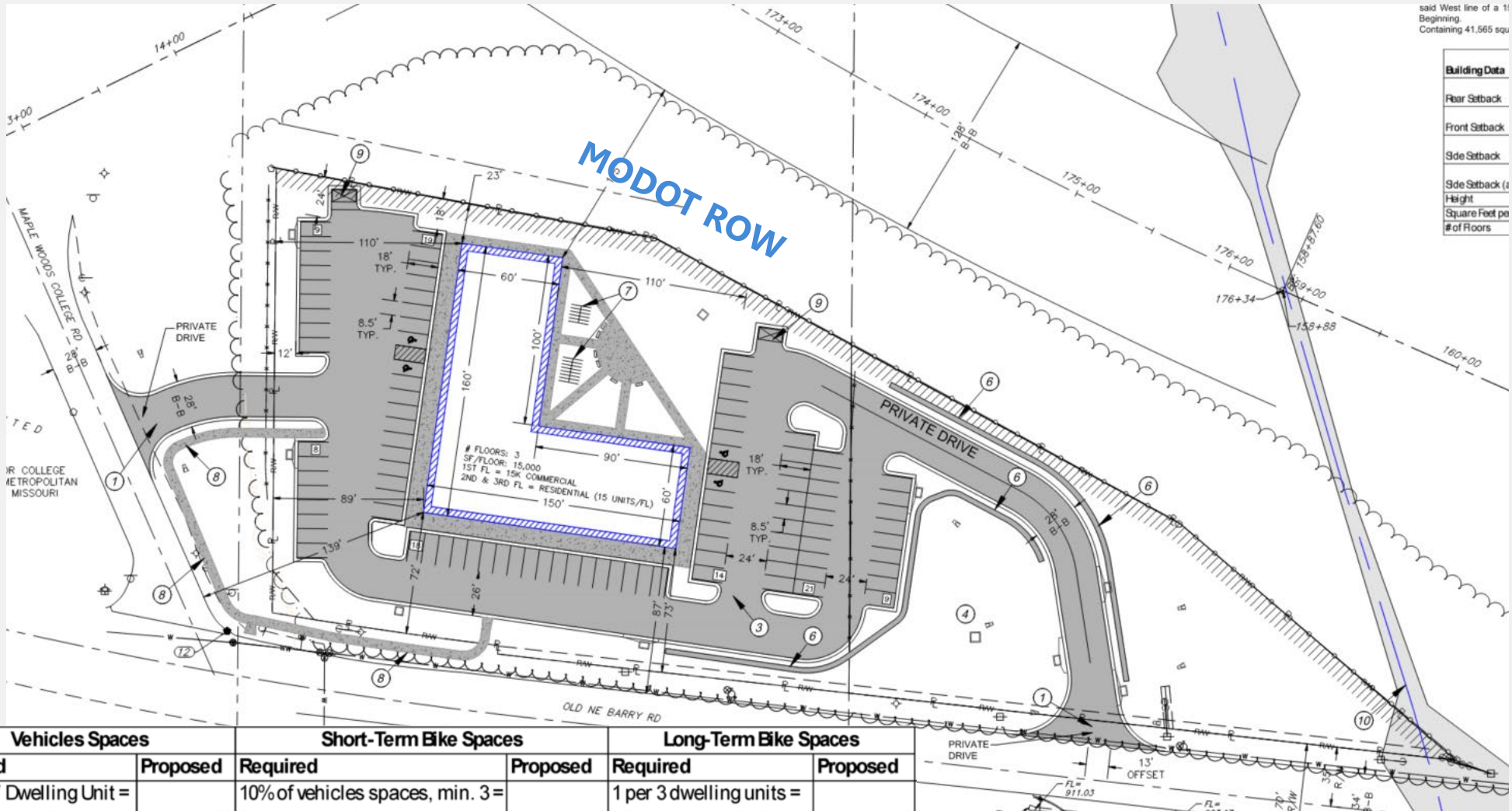
Future Land Use:  
Mixed Use Neighborhood



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.

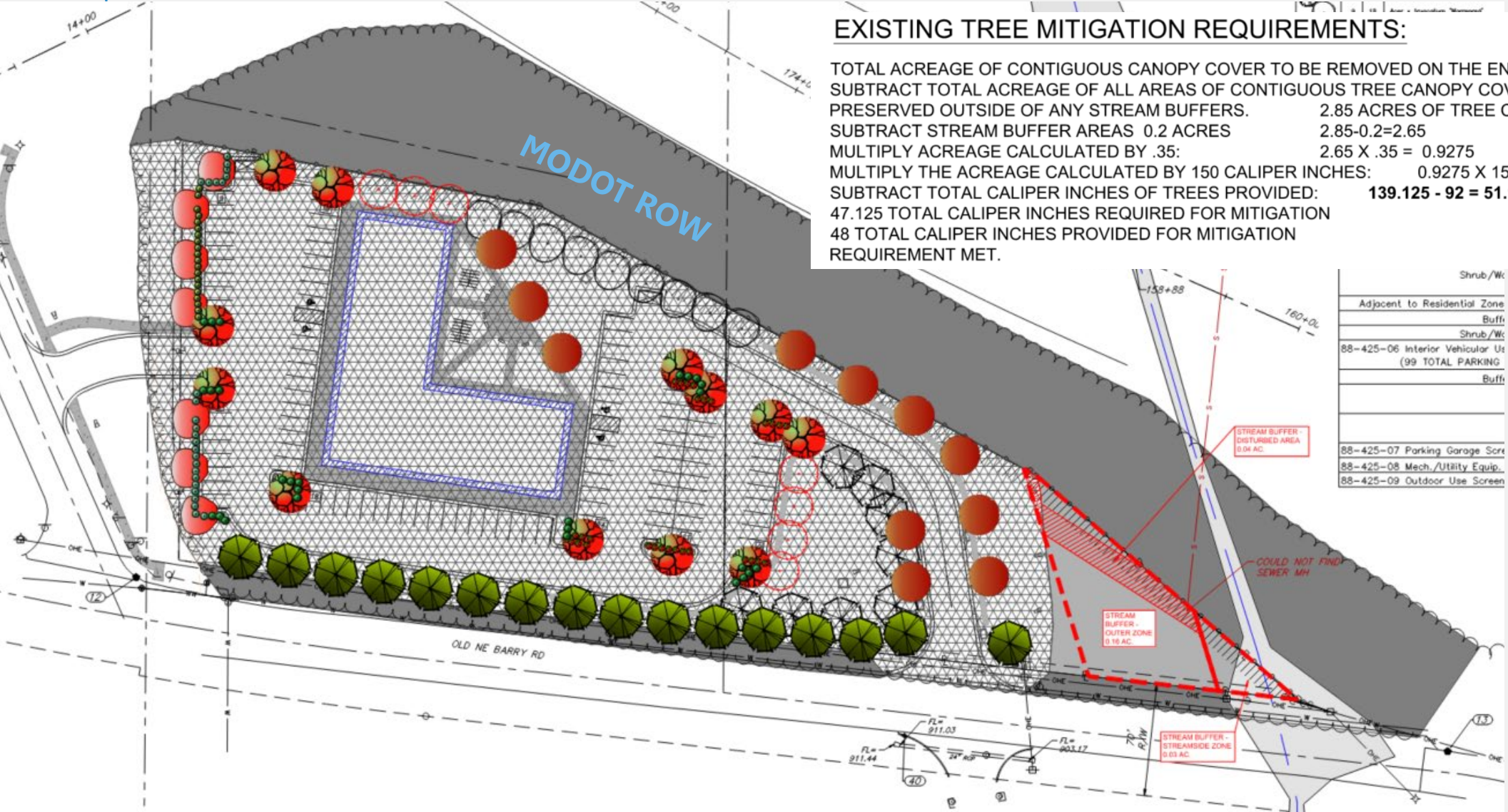


Site Plan

**Call before you dig**

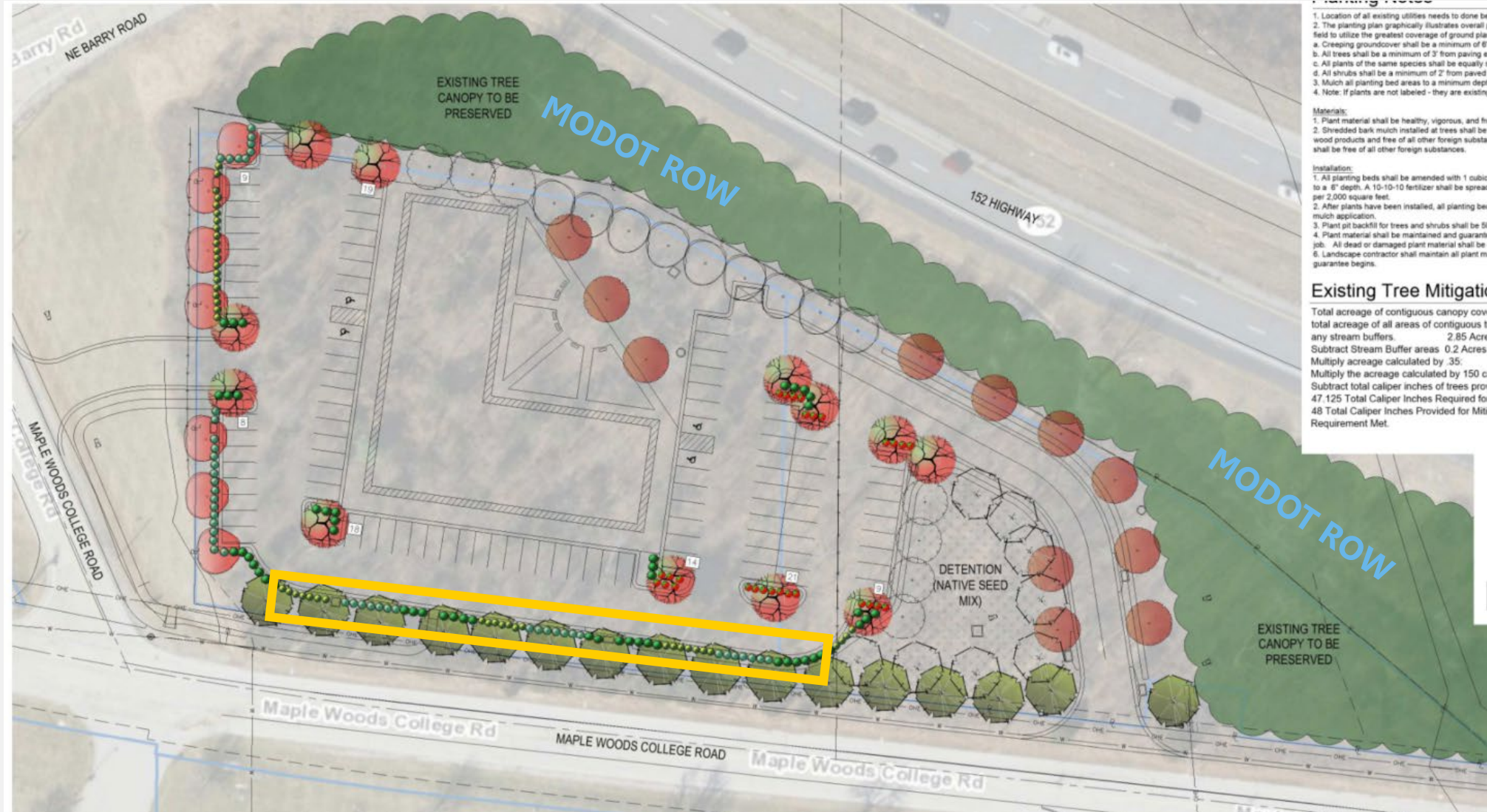
**EXISTING TREE MITIGATION REQUIREMENTS:**

TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. 2.85 ACRES OF TREE COVER TO BE REMOVED.  
 SUBTRACT TOTAL ACREAGE OF ALL AREAS OF CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS. 2.85-0.2=2.65  
 SUBTRACT STREAM BUFFER AREAS 0.2 ACRES 2.65-0.2=2.65  
 MULTIPLY ACREAGE CALCULATED BY .35: 2.65 X .35 = 0.9275  
 MULTIPLY THE ACREAGE CALCULATED BY 150 CALIPER INCHES: 0.9275 X 150 = 139.125  
 SUBTRACT TOTAL CALIPER INCHES OF TREES PROVIDED: 139.125 - 92 = 51.125  
 48 TOTAL CALIPER INCHES PROVIDED FOR MITIGATION  
 REQUIREMENT MET.



Shrub/Wc
Adjacent to Residential Zone
Buffr
Shrub/Wc
88-425-06 Interior Vehicular Use
(99 TOTAL PARKING
Buffr
88-425-07 Parking Garage Scr
88-425-08 Mech./Utility Equip.
88-425-09 Outdoor Use Screen

Tree Preservation/Mitigation Plan



- Planting Notes**
1. Location of all existing utilities needs to done be
  2. The planting plan graphically illustrates overall field to utilize the greatest coverage of ground plan
  - a. Creeping groundcover shall be a minimum of 6"
  - b. All trees shall be a minimum of 3' from paving
  - c. All plants of the same species shall be equally
  - d. All shrubs shall be a minimum of 2' from paved
3. Mulch all planting bed areas to a minimum depth  
4. Note: If plants are not labeled - they are existing

**Materials:**

1. Plant material shall be healthy, vigorous, and free
2. Shredded bark mulch installed at trees shall be wood products and free of all other foreign substances shall be free of all other foreign substances.

**Installation:**

1. All planting beds shall be amended with 1 cubic to a 6" depth. A 10-10-10 fertilizer shall be spread per 2,000 square feet.
2. After plants have been installed, all planting beds shall be mulched.
3. Plant pit backfill for trees and shrubs shall be 50%
4. Plant material shall be maintained and guaranteed. All dead or damaged plant material shall be replaced.
5. Landscape contractor shall maintain all plant material until guarantee begins.

**Existing Tree Mitigation**

Total acreage of contiguous canopy coverage  
Total acreage of all areas of contiguous tree canopy  
any stream buffers. 2.85 Acre  
Subtract Stream Buffer areas 0.2 Acre  
Multiply acreage calculated by .35  
Multiply the acreage calculated by 150 c  
Subtract total caliper inches of trees provided  
47,125 Total Caliper Inches Required for  
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