

Docket # 7.1 & 7.2

Greenleaf Apartments

Case No. CD-CPC-2023-00048

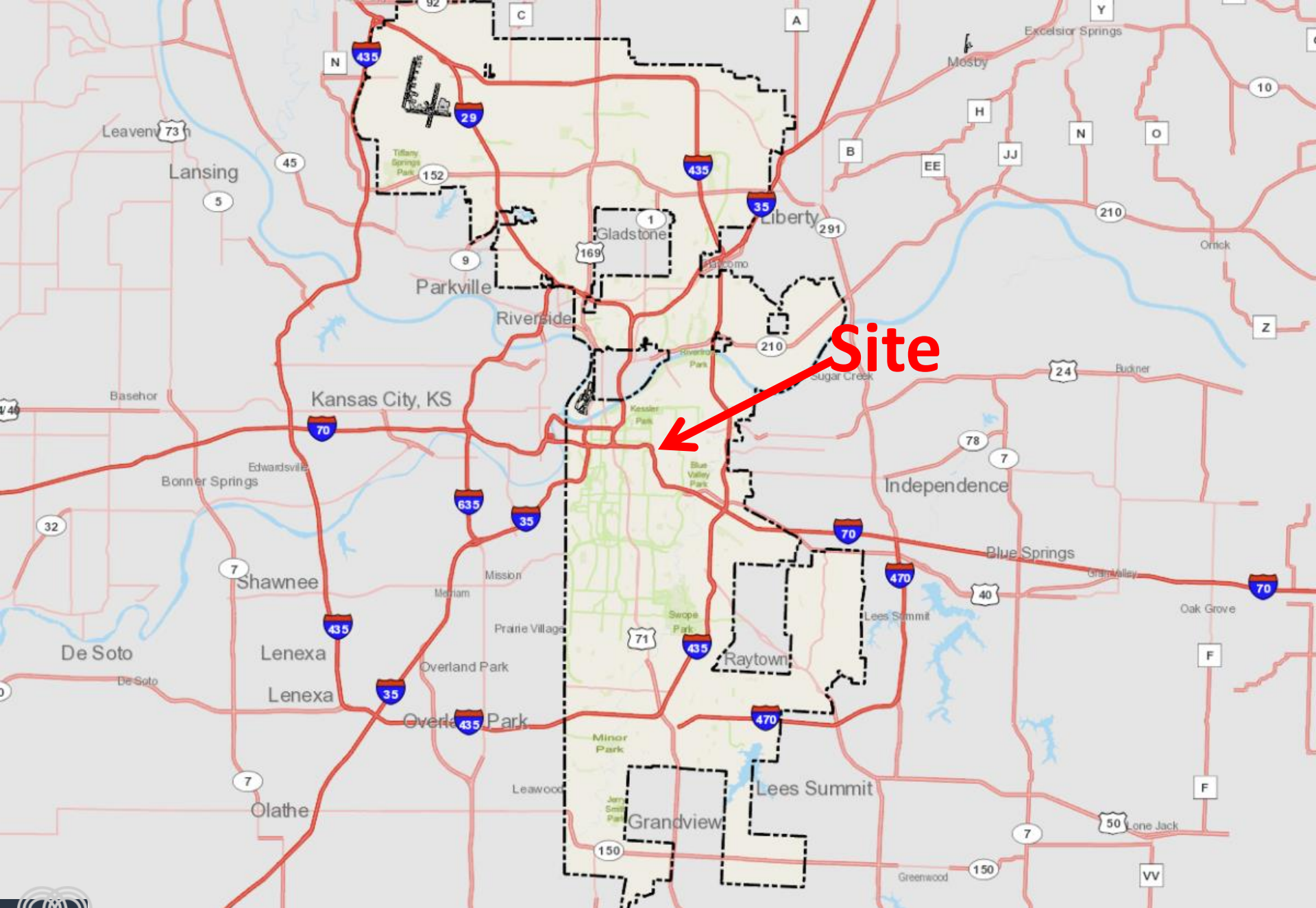
Rezoning without Plan

Case No. CD-CPC-2023-00047

Development Plan - Residential



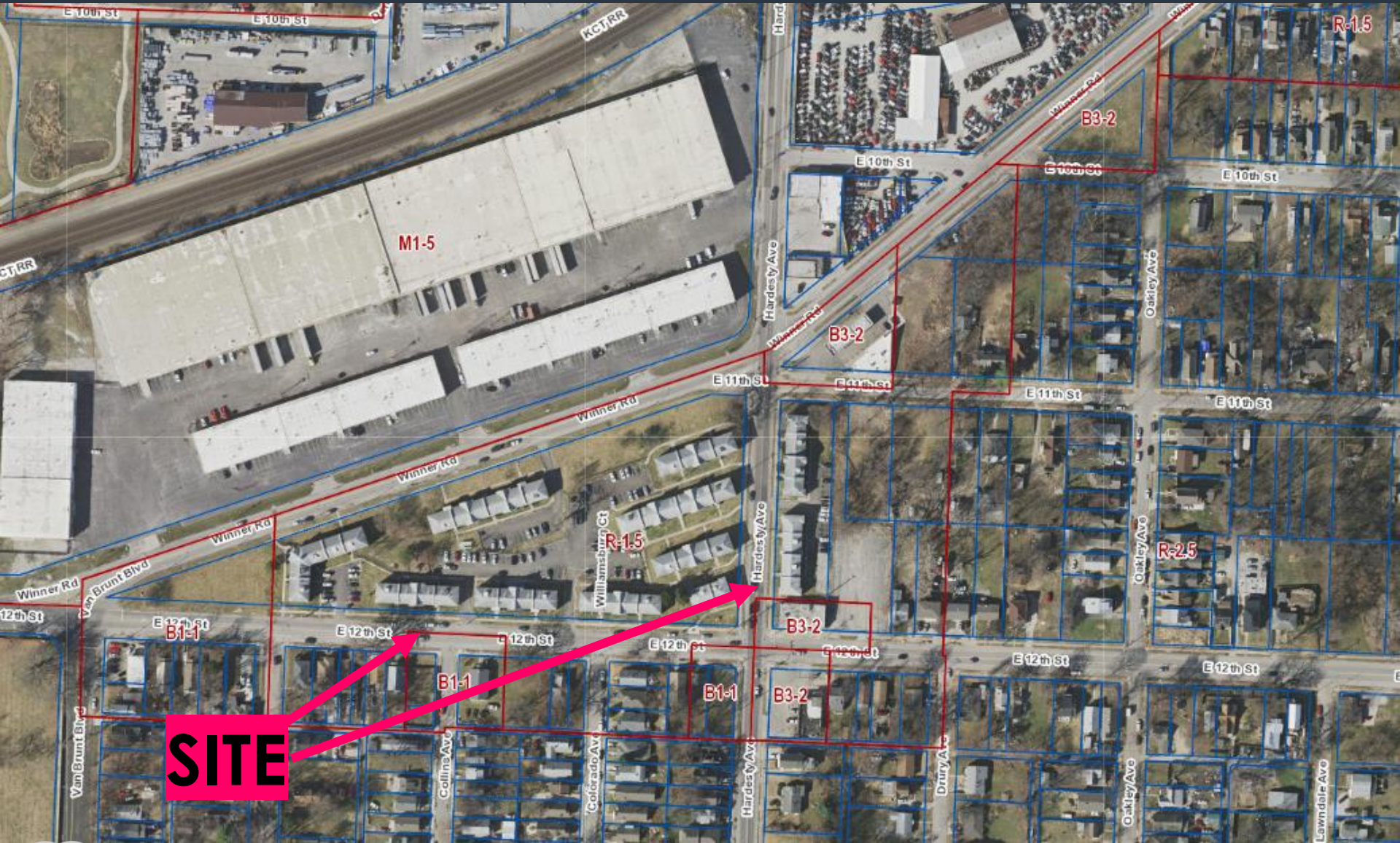
Case No. CD-CPC-2023-00048 & CD-CPC-2023-00047



Site



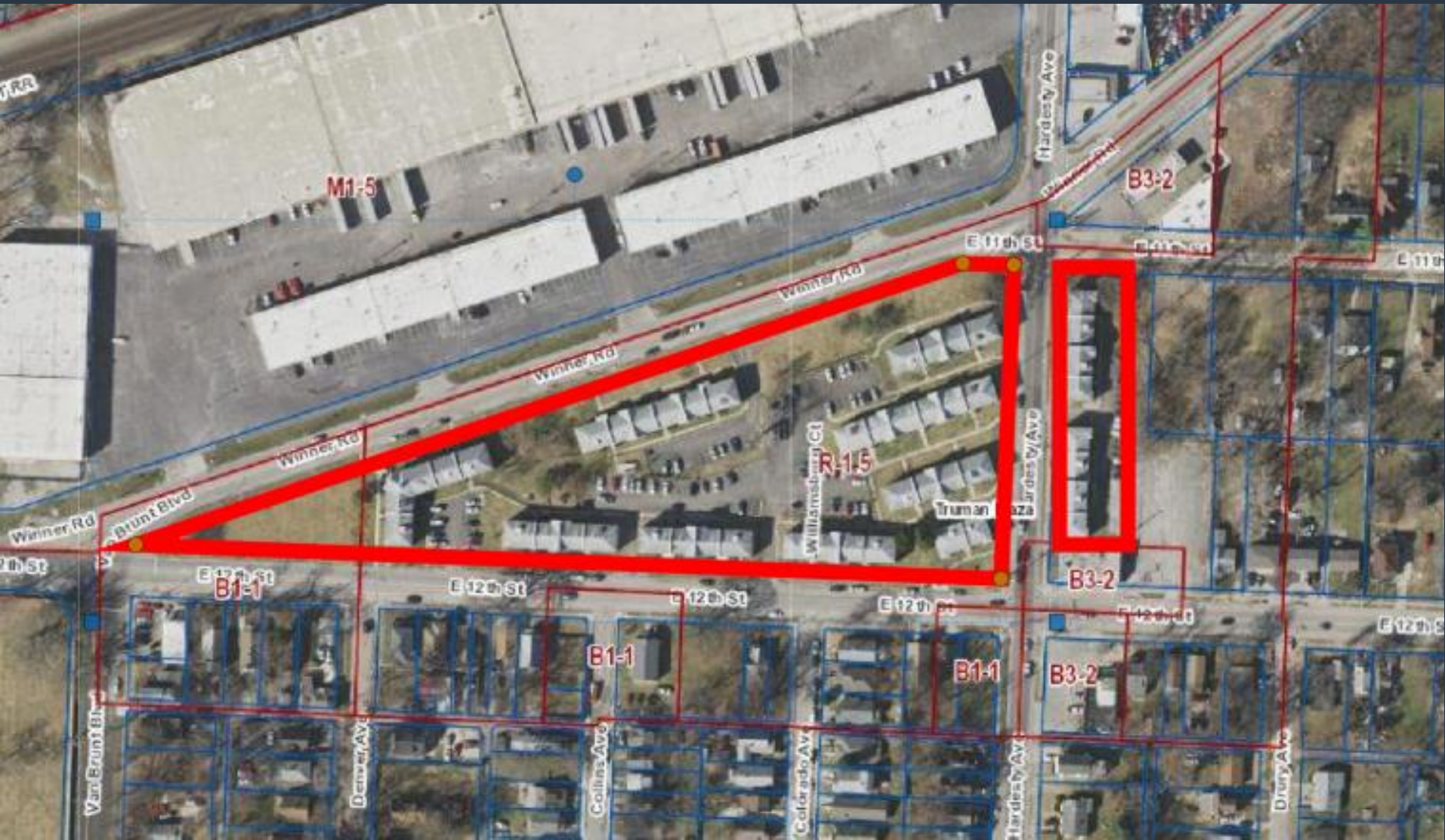
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SITE



Case No. CD-CPC-2023-00048 & CD-CPC-2023-00047



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View looking northwest on Hardesty and E. 12th Street



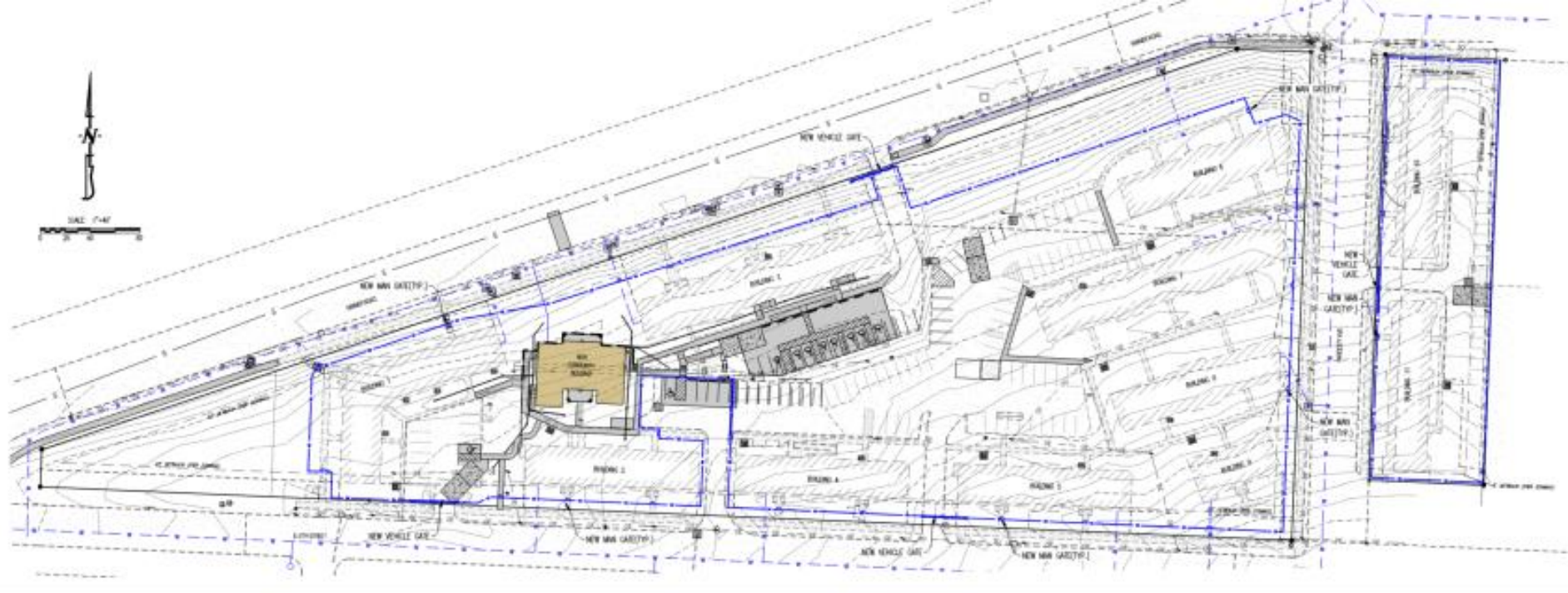
Case No. CD-CPC-2023-00048 & CD-CPC-2023-00047



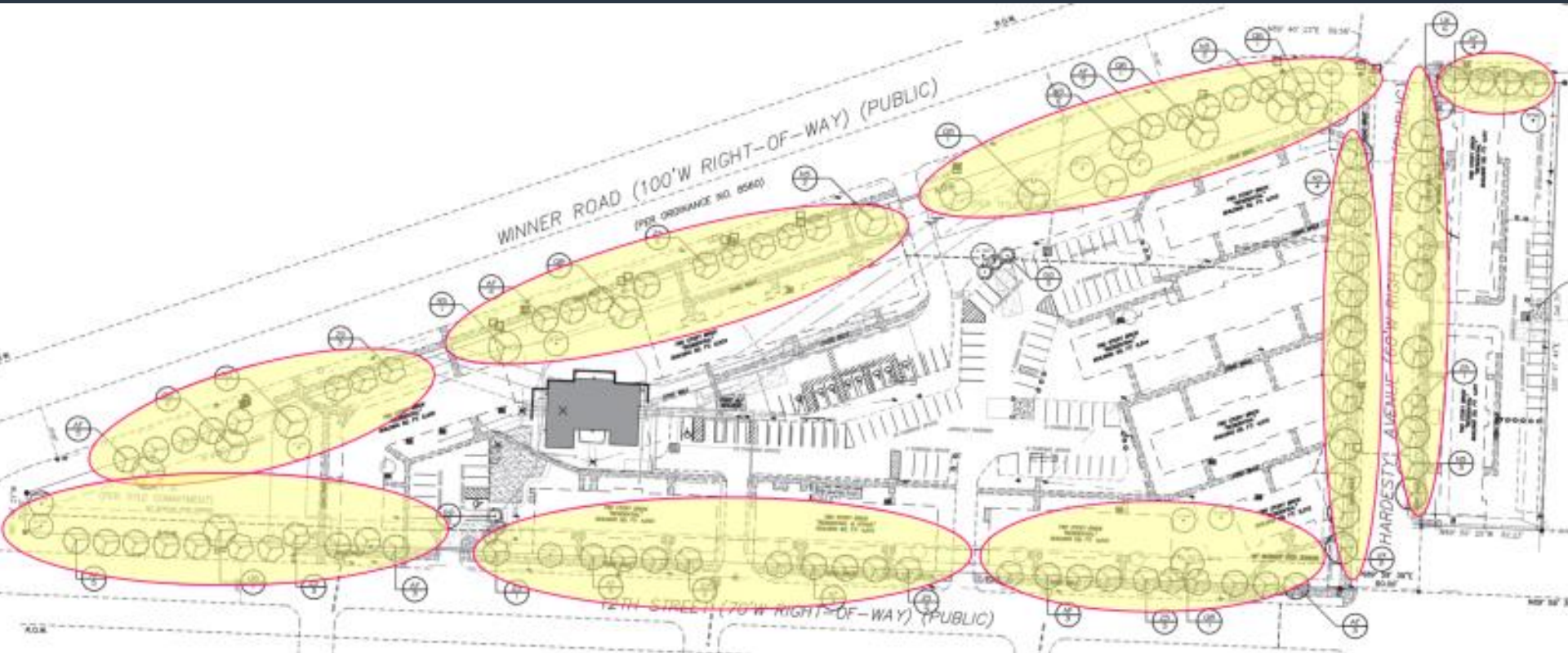
View looking southwest on Winner Road



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Landscape Plan
(96 new trees)



COMM. BLDG. FRONT ELEVATION



COMM. BLDG. RIGHT SIDE ELEV.

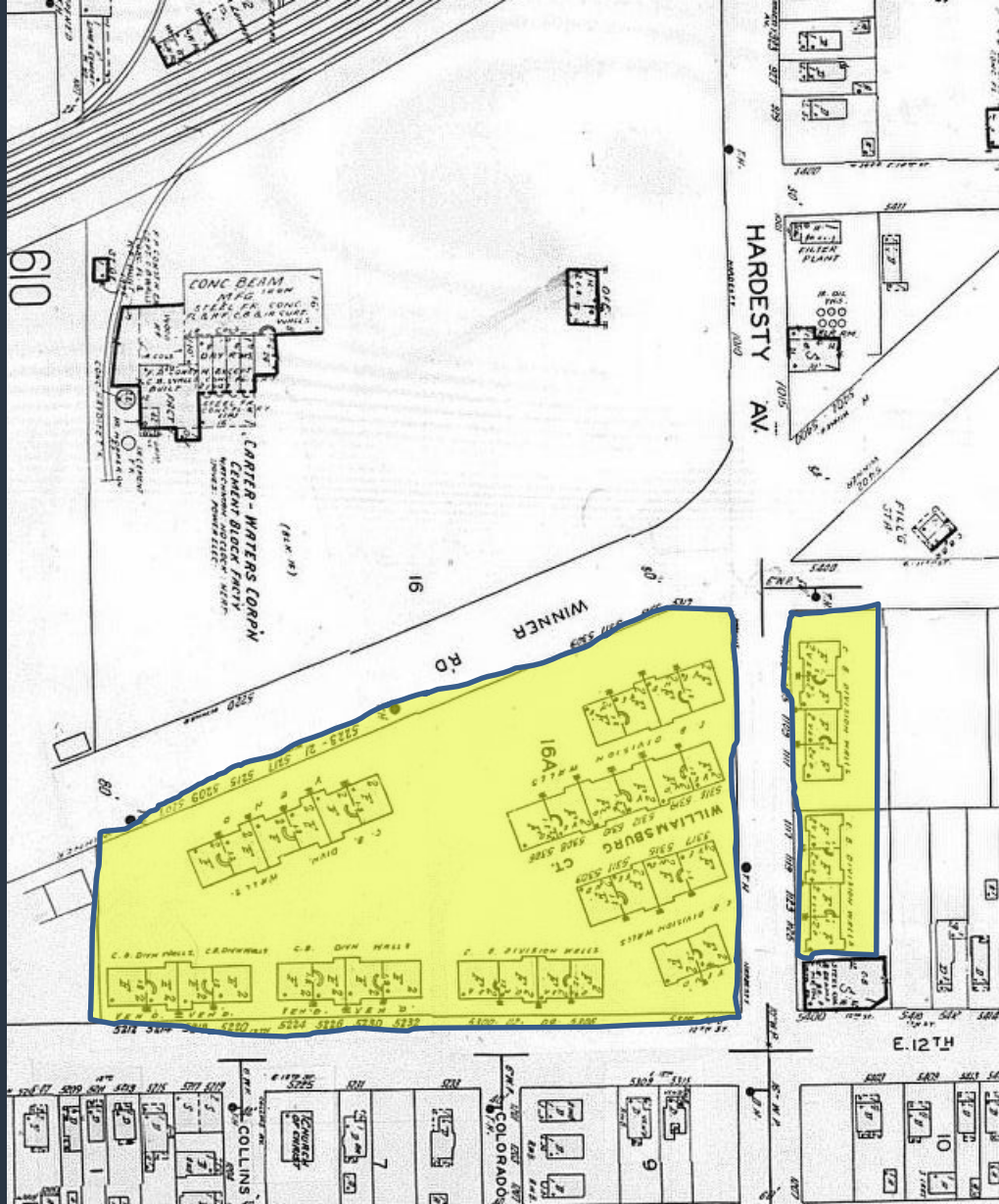


COMM. BLDG. LEFT SIDE ELEV.



COMM. BLDG. REAR ELEVATION





1961 Sanborn Map



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	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
CONVENTIONAL DEVELOPMENT										
Lot Size										
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	750	500 ²	300

Rezoning (R-1.5 to R-0.75)



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Staff Recommendation:

Case No. CD-CPC-2023-00048

Approval

Case No. CD-CPC-2023-00047

Approval with Conditions