



Delaware & Powers Preliminary Project Plan Process

P4NB18-0004

January 28, 2019

Rob Haigh, Planner II

Requested Commission Action

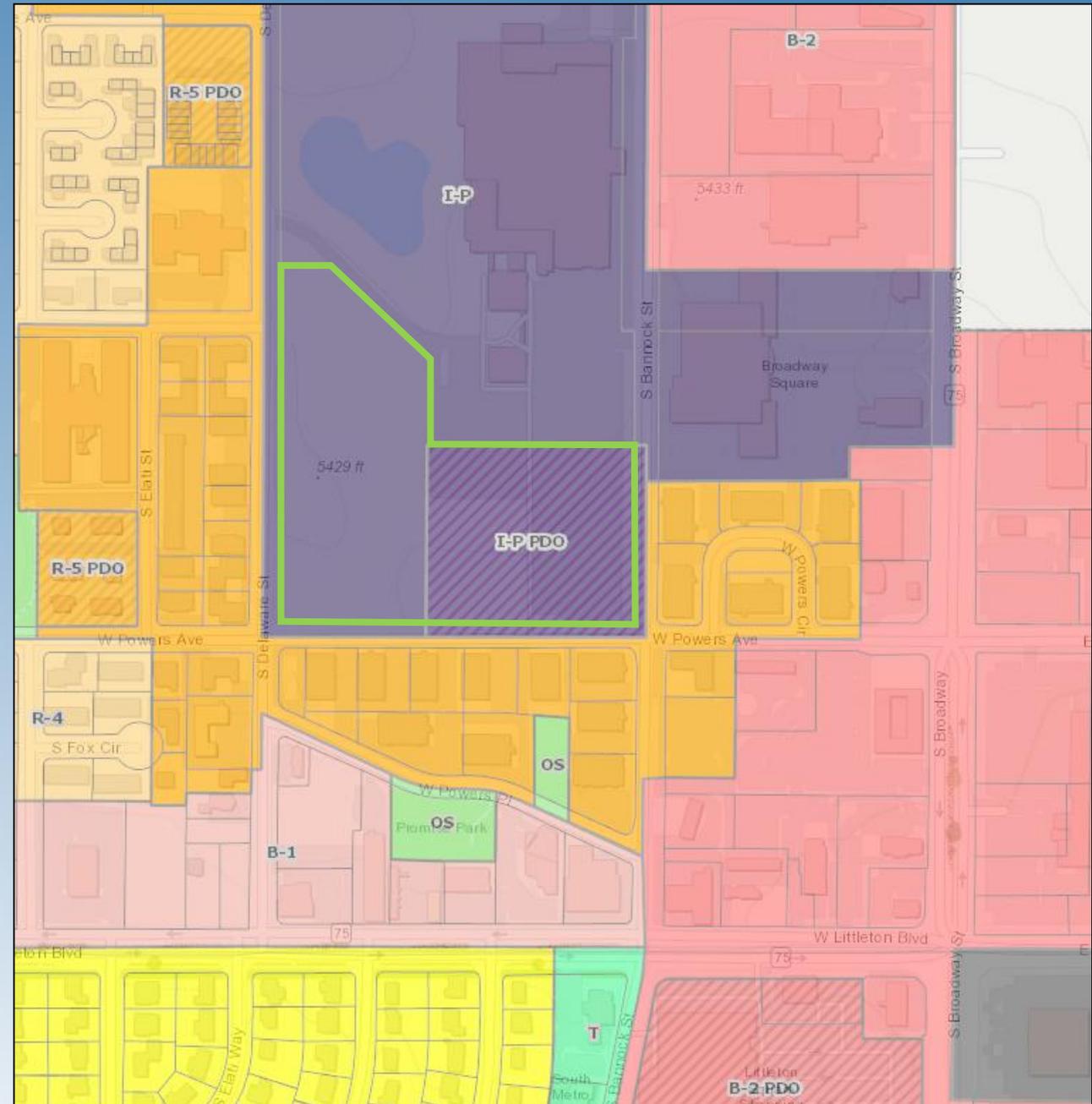
- **P4**
 - Staff presents the P4 concept
 - PC provide informal and non-binding input and feedback on a development concept
 - Applicant may attend but does not present

Development Review Overview

- 
- Pre application meeting
 - P4
 - Formal Planned Development Plan / Revocation of Planned Development Overlay application submittal
 - Public hearing before PC for recommendation
 - Public hearing before CC for final decision-making
 - Final PD Plan, Subdivision Application Submittal
 - Administrative review of Final PD Plan,
 - PC reviews Major Subdivision Preliminary Plat

P4 Concept

- Rezone to 8.8 acre parcel to PD-R
- 99 Proposed Single-Family Dwellings on individual lots (11.25 Dwellings per acre)
- Existing I-P zoning and PDO for self storage.



Surrounding Area Details



Site Design Details

SITE TABULATION	
■ Single-family Detached	99 lots
26' x 50', 28' x 50' lots	
22' x 41' building envelope	
TOTAL	99 lots
8.580 acres	11.5 du/ac

PARKING SUMMARY	
Parking Required	198 Spaces
99 lots x 2 spaces/lot = 198 spaces	
Parking Provided	279 Spaces
198 internal garage spaces (99 2-car garages)	
24 private street spaces	
57 public ROW spaces	

DESIGN INTENT

- Greet the street with an enhanced street scene including landscape perimeter and front architectural facades.
- Improve the three perimeter street edges with detached walks and street trees.
- Create a central open space corridor with strong visibility at main entry points.
- Provide a small pocket park amenity for gathering and play.
- Provide a strong pedestrian system with perimeter walks, internal trails and green court access ways.



Open Space Details

OPEN SPACE SUMMARY

Open Space Required 50%
373,740 sf x 50% = 186,870 sf

Open Space Provided 50%
Common spaces: 149,496 sf 40%
On-lot: 37,374 sf 10%

LEGEND



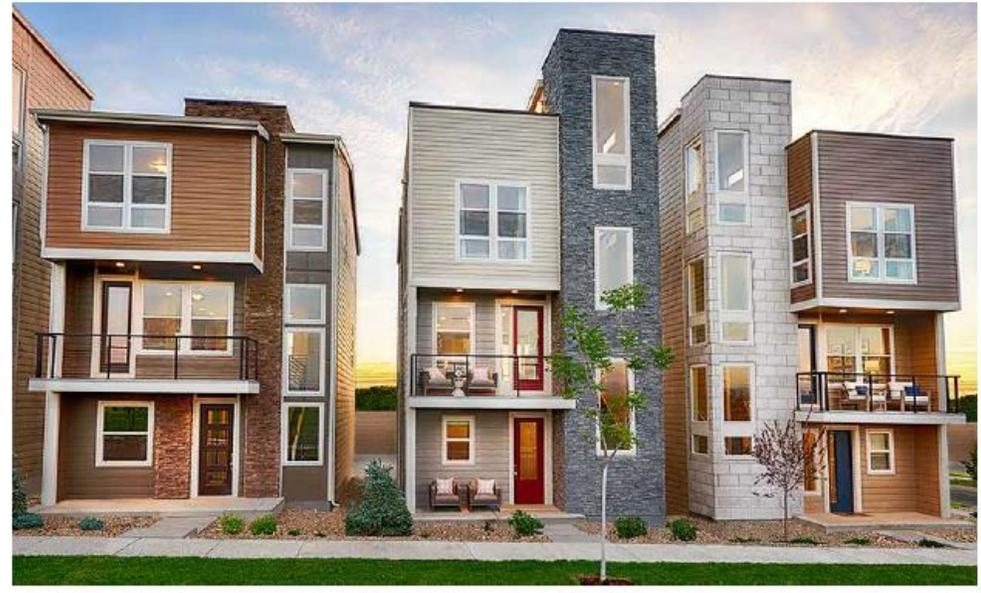
Common Open Space



On Lot Open Space



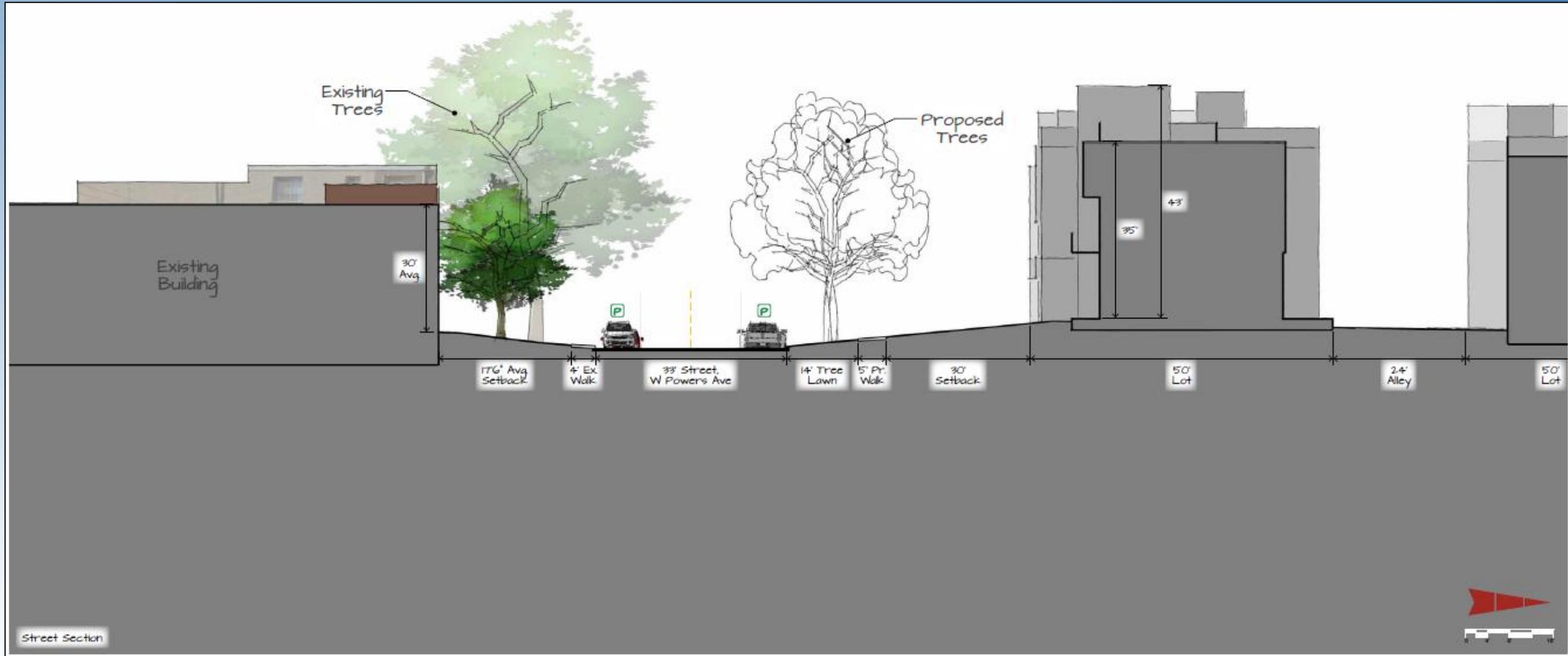
Elevation Details



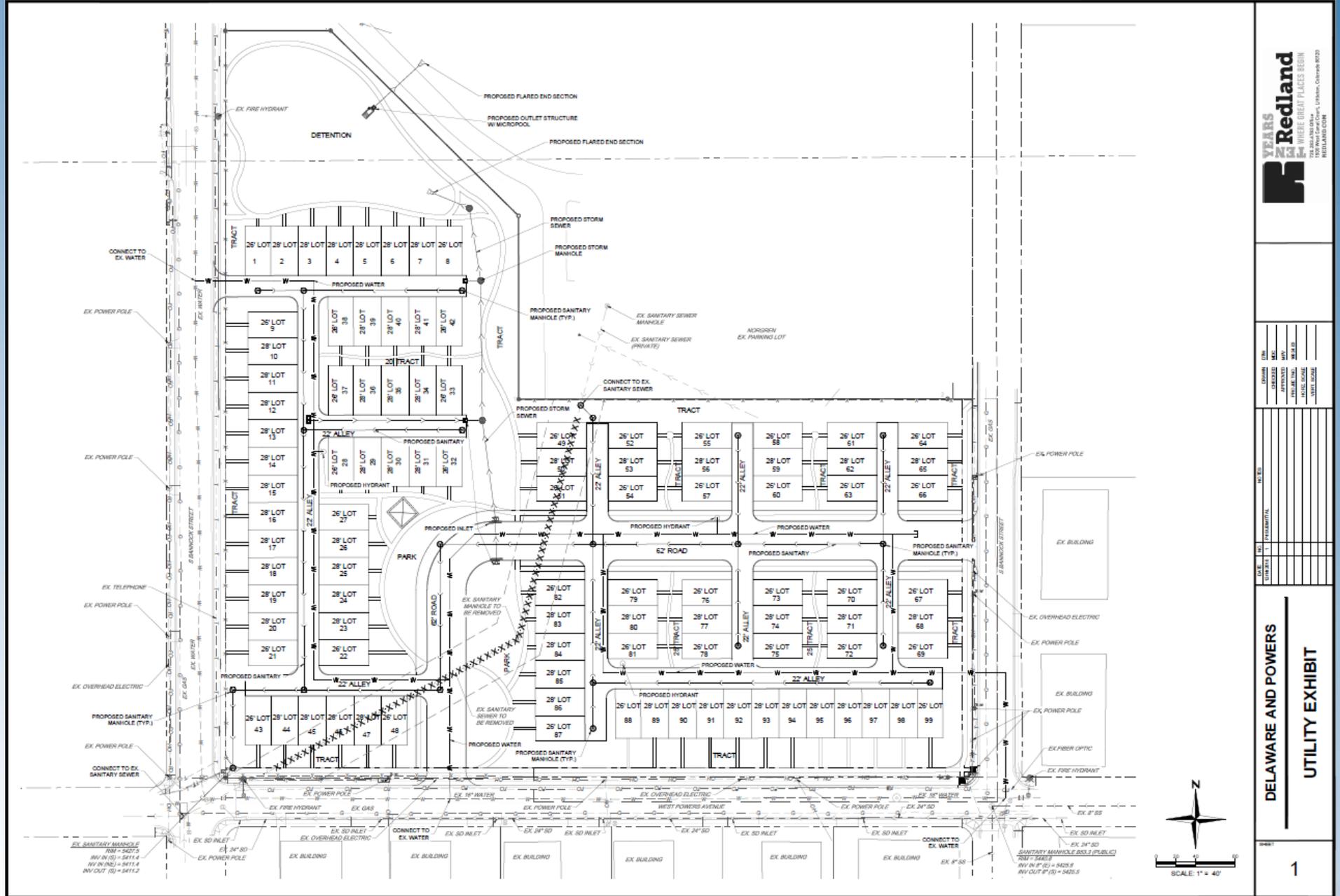
Powe Details



Street section



Utility Plan



DELAWARE AND POWERS
UTILITY EXHIBIT

Requested Commission Action

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- Applicant does not present
- Planning Commission discussion to provide informal and non-binding input and feedback on the development concept