

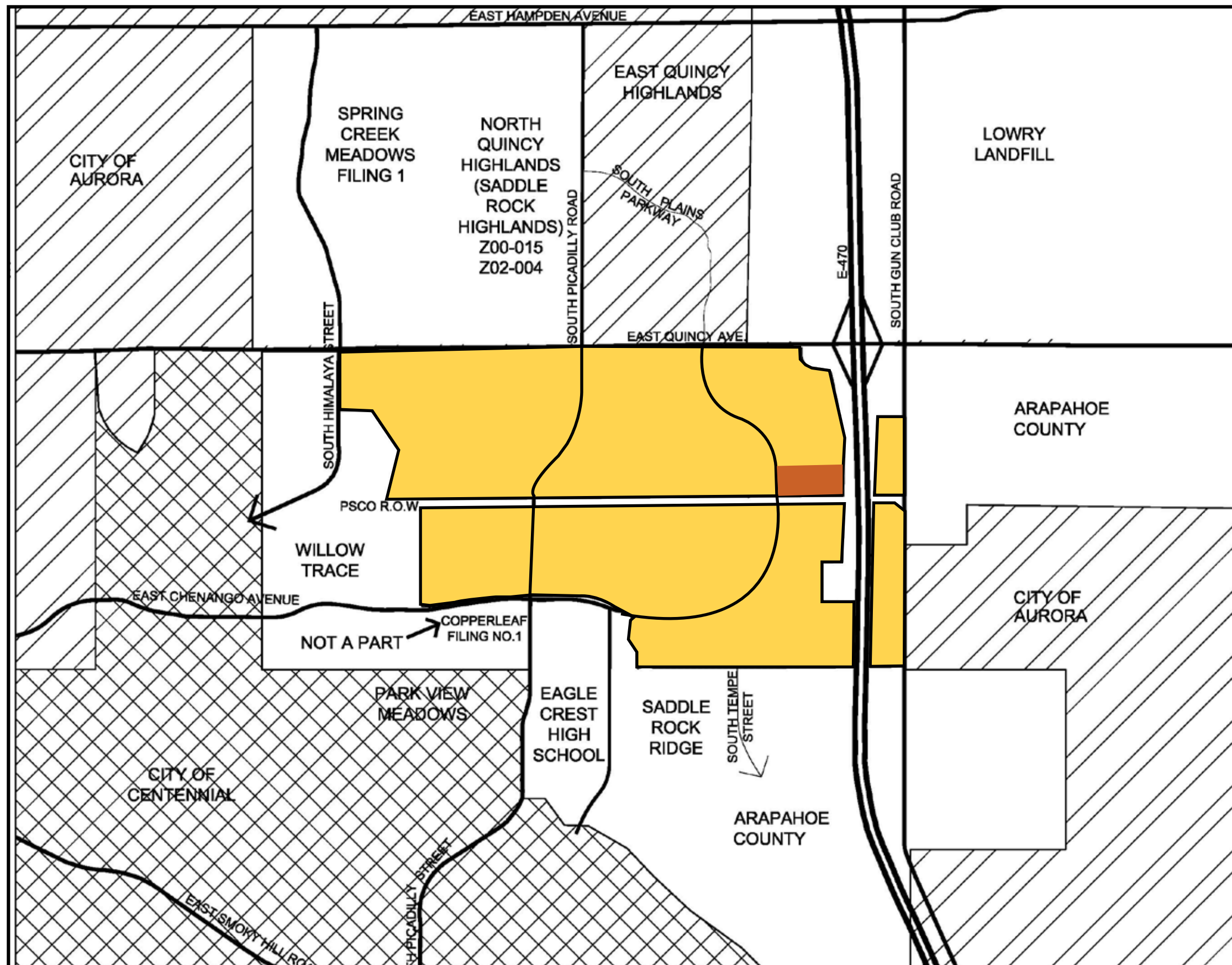


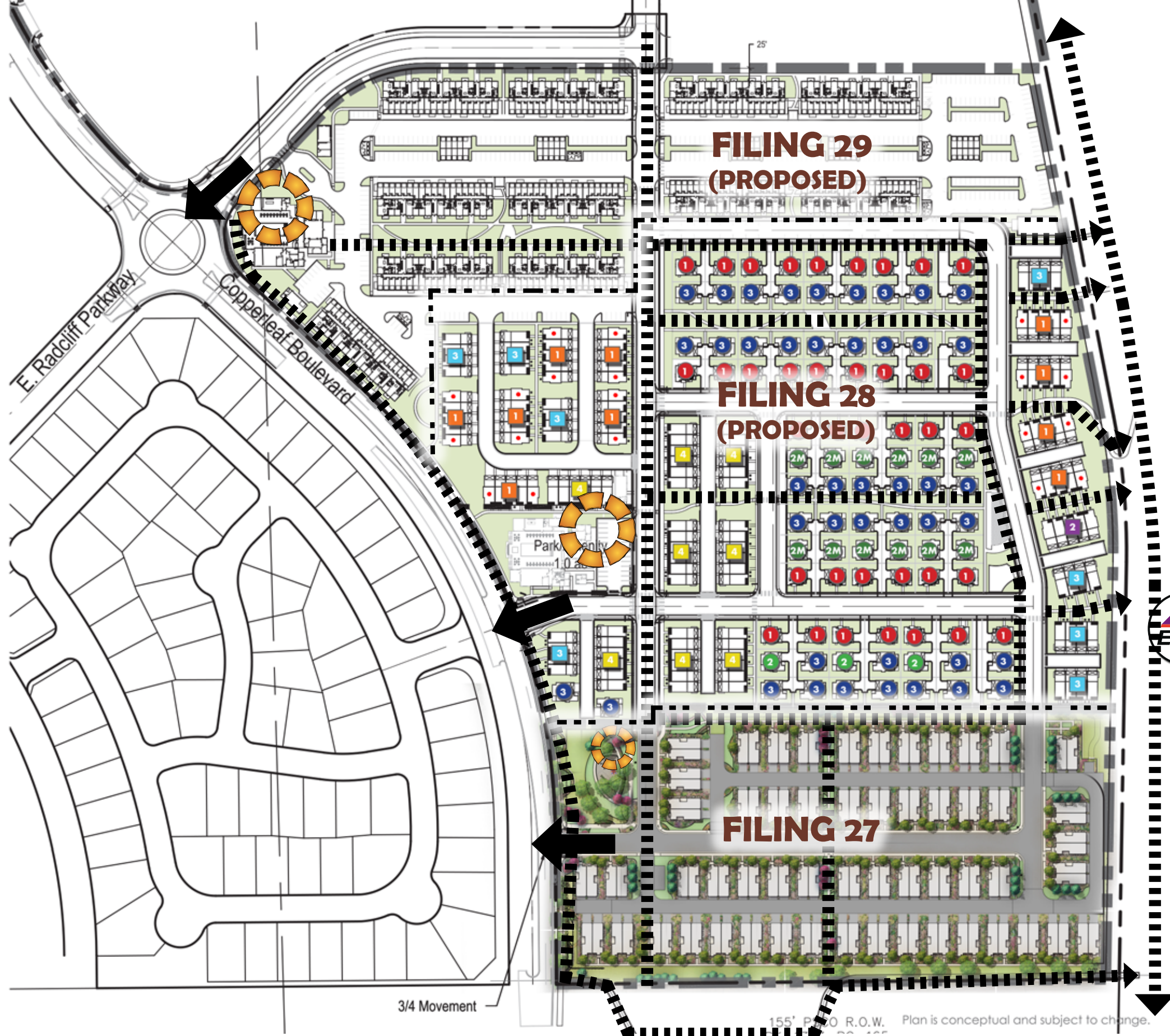
COPPERLEAF

PLANNING COMMISSION HEARING

JANUARY 18, 2022







- GRADATION OF INTENSITY FROM NORTH TO SOUTH
- DIVERSE RESIDENTIAL OPTIONS
- PEDESTRIAN CONNECTIVITY THROUGHOUT
- ACCESS TO REGIONAL TRAILS
- AMENITY AREAS LOCATED ALONG PEDESTRIAN CORRIDOR

LEGEND

- ◄■■■► MAJOR PEDESTRIAN CIRCULATION NETWORK
- ← ACCESS POINTS
- ⊙ FEATURED AMENITIES
- ⋯ PARCEL LINE





TOTAL SITE AREA: 11.9 AC

TOTAL UNITS: 110

DENSITY: 9.27 DU/AC
(30 DU/AC MAX.)

PARKING

- GARAGE: 220
- DRIVEWAY: 116
- OFF-STREET: 10
- ON-STREET: 94
- REQ. 220 RES / 28 GUEST

0.7 ACRE PARK

- PLAYGROUND
- BENCH SEATING
- PET PICK UP
- ENHANCED LANDSCAPE
- REQ. 20% OPEN SPACE/
28.6% PROVIDED

LEGEND

- * REAR DRIVEWAY PARKING
- * OFF-STREET PARKING





ARCHITECTURE



CONSISTENT WITH THE UNDERLYING ZONING (COPPERLEAF MU-PUD) & MEETS THE REQUIREMENTS OF AN APPROVED SPECIFIC DEVELOPMENT PLAN OR EQUIVALENT (IF APPLICABLE).

Plans are consistent with the Copperleaf Towne Center objectives such as providing a diversity of housing types, focusings on pedestrian circulation and connectivity, providing usable and integrated open spaces.

CONSISTENT WITH THE EFFICIENT DEVELOPMENT AND PRESERVATION OF THE ENTIRE AREA WITHIN AN APPROVED FINAL PLAT.

Design and layout of the neighborhood is effecient and organized if developed on its own or as part of the larger Town Centre.

DOES NOT ADVERSELY AFFECT REASONABLE DEVELOPMENT EXPECTATIONS OR THE USE AND ENJOYMENT OF ADJACENT LAND OR THE PUBLIC INTEREST.

The neighborhood provides areas of public refuge within as well as connections to adjacent trails and nearby amenities within the larger Town Centre area.

DOES NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY AND WELFARE.

The neighborhood has been designed to meet or exceed all minimum requirements outlined for public health and safety by the County.

THANK YOU.
WE ARE AVAILABLE TO ANSWER ANY
QUESTIONS.

