

BROAD CREEK TOWNHOUSES AT HENSON CREEK

Detailed Site Plan

TCP2-047-2024

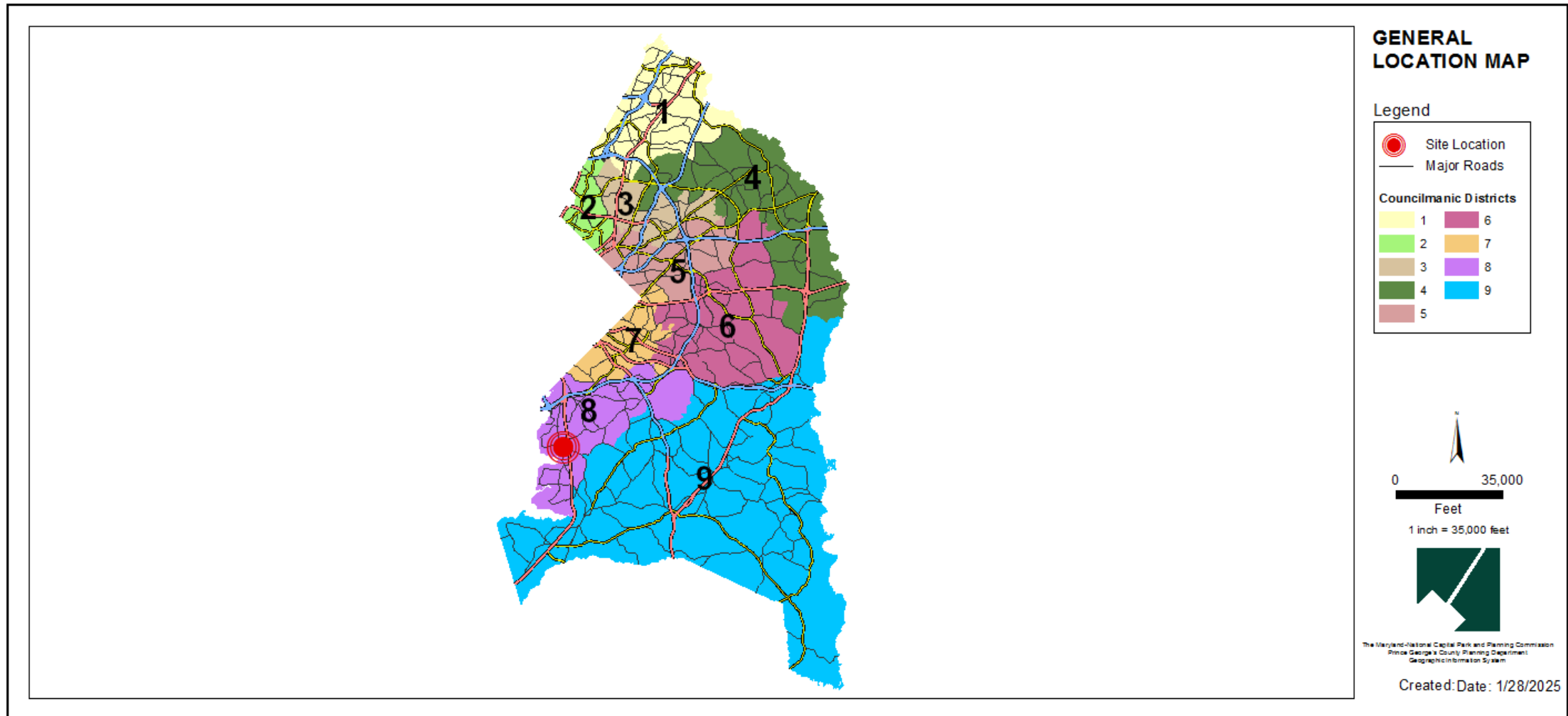
Staff Recommendation: APPROVAL with conditions



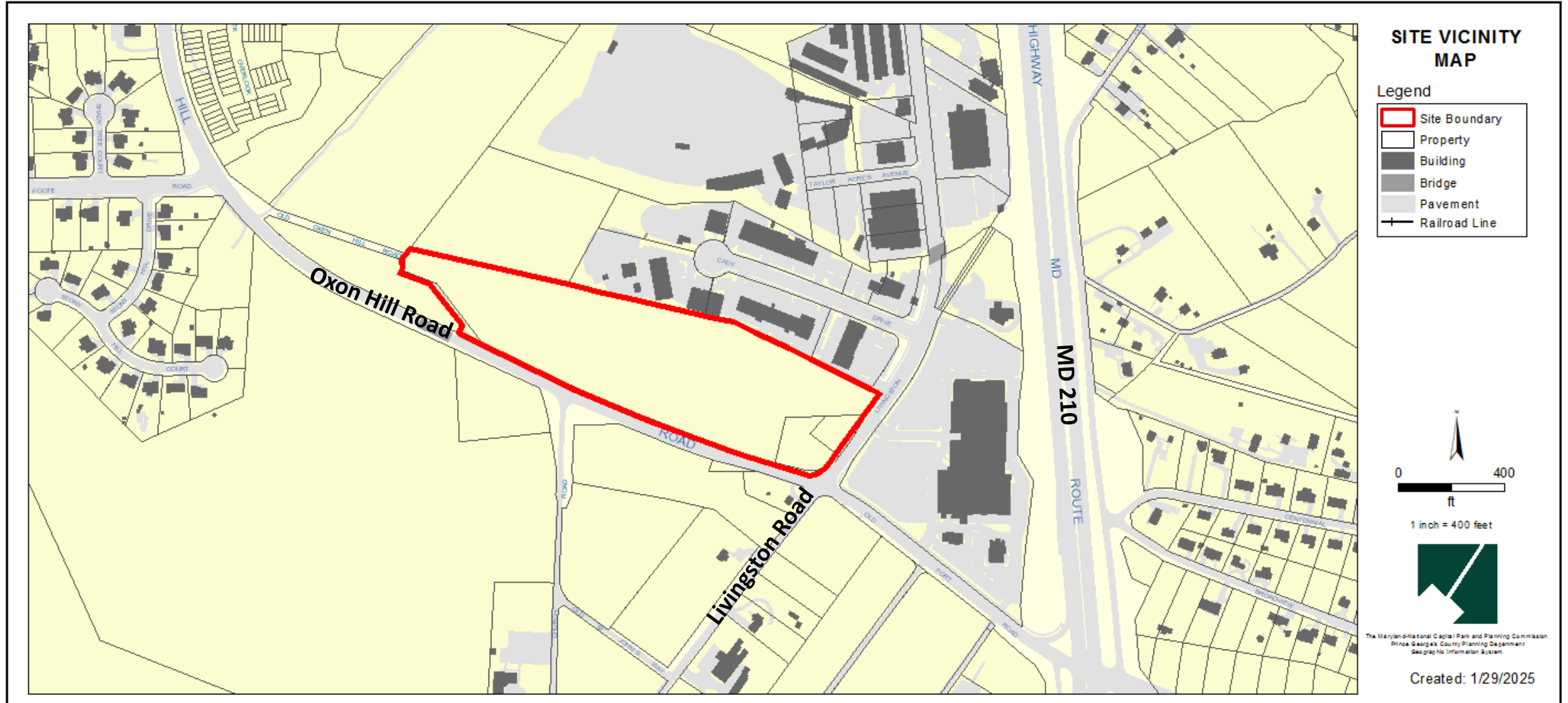
GENERAL LOCATION MAP

Council District: 08

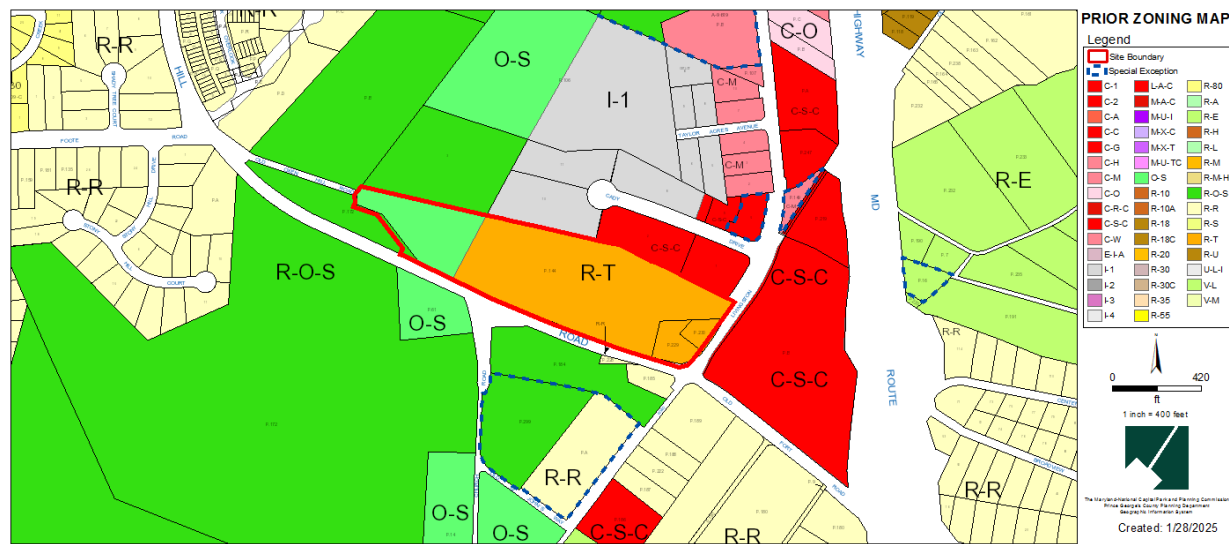
Planning Area: 80



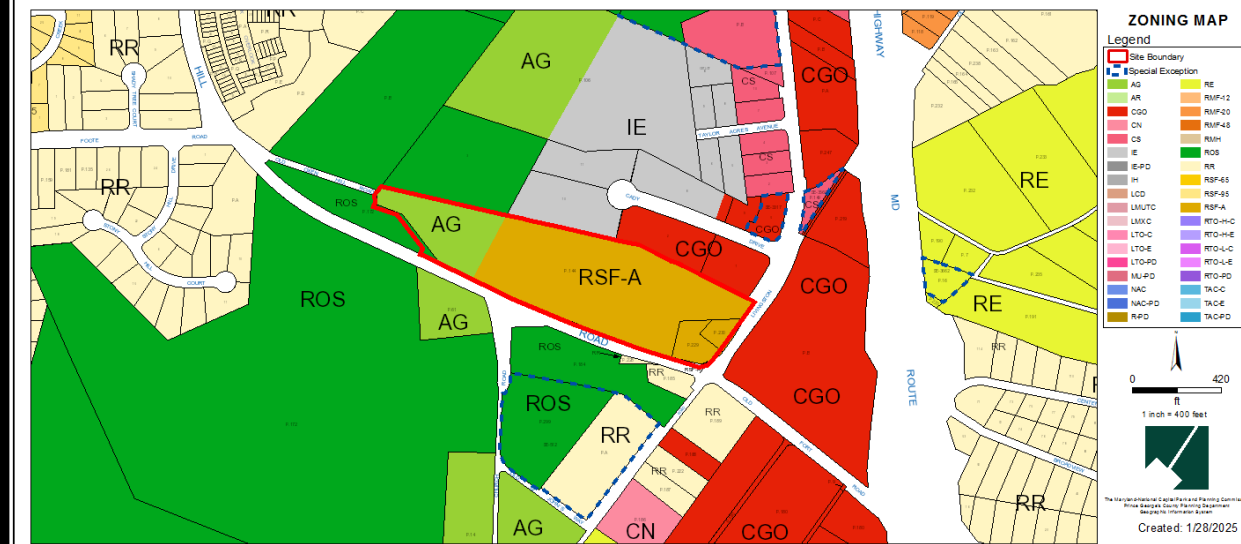
SITE VICINITY MAP



ZONING MAP

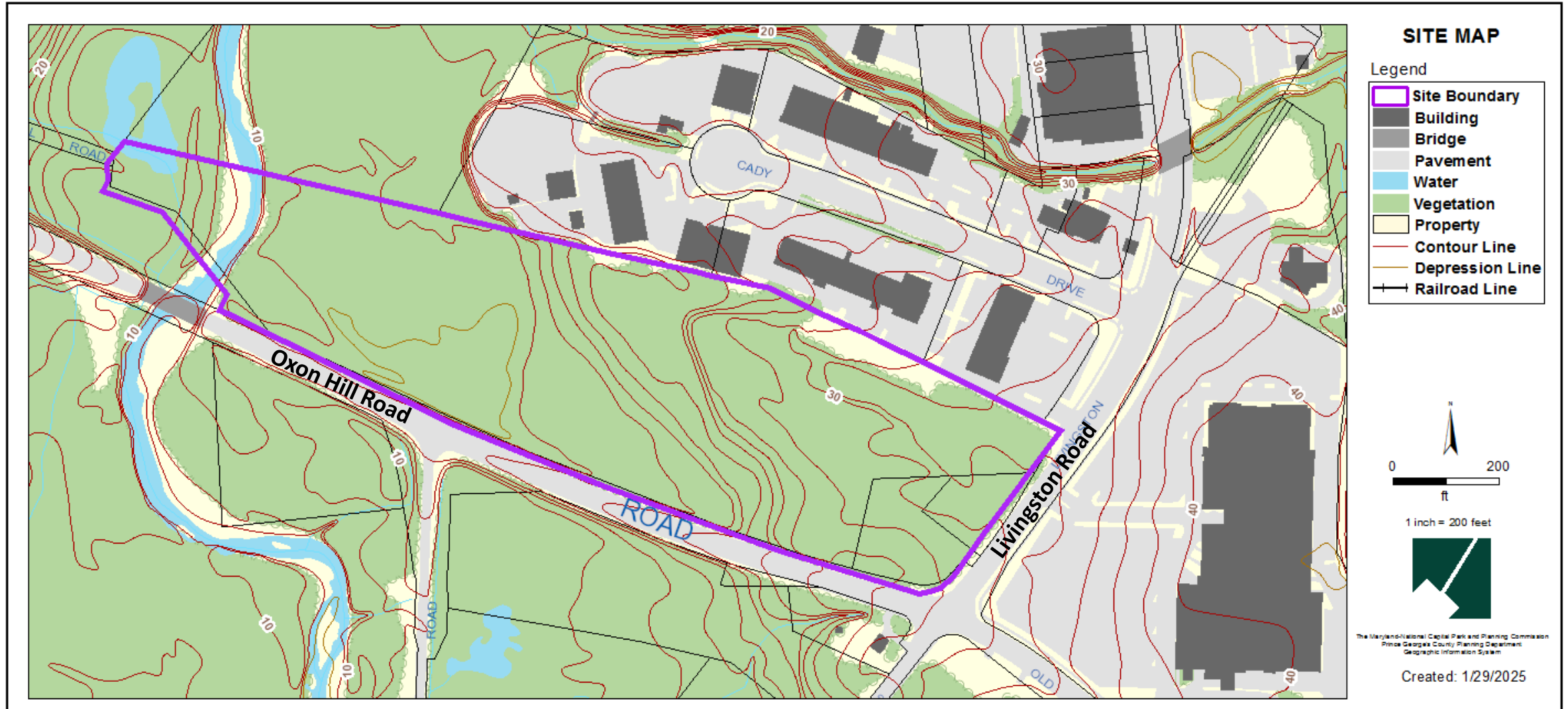


Prior Zoning: R-T/O-S

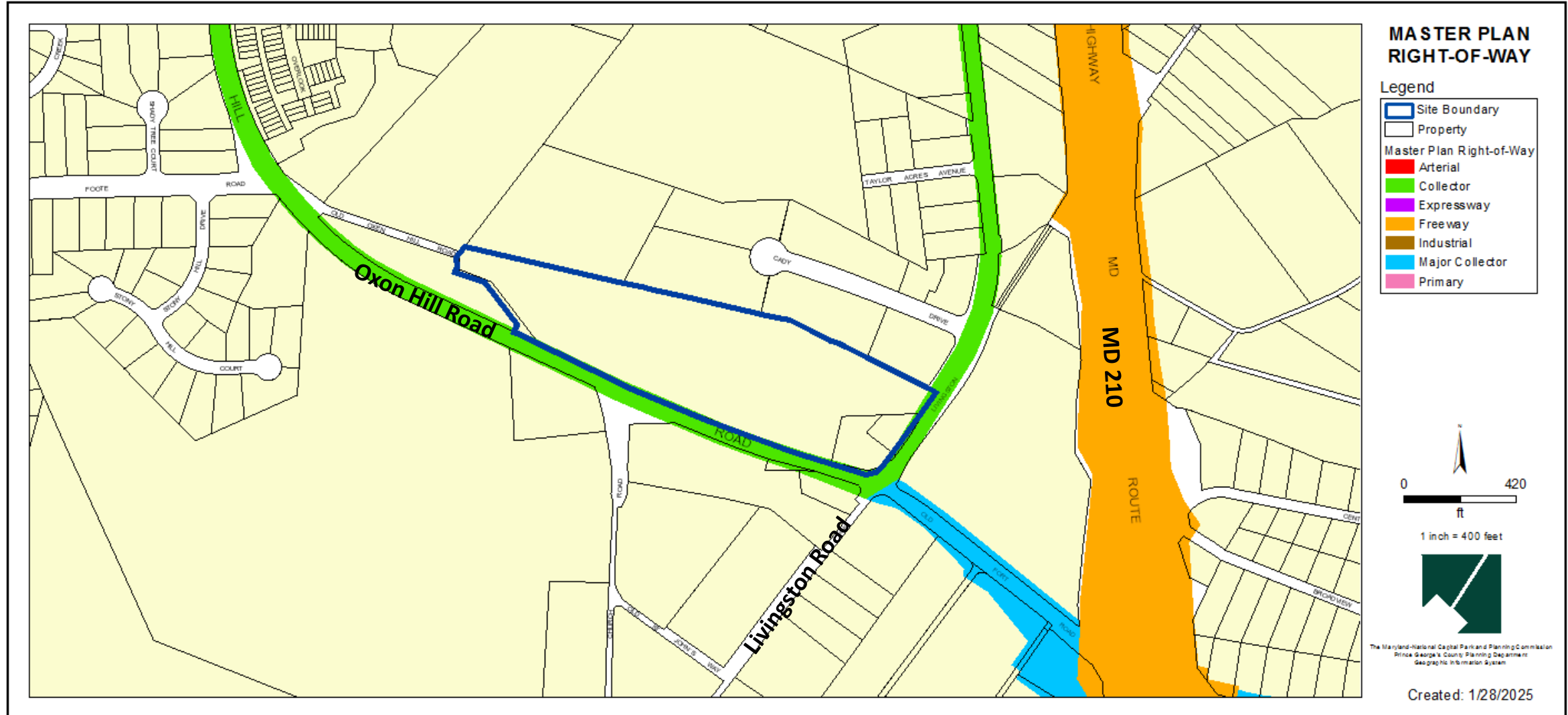


Current Zoning: RSF-A/AG

SITE MAP



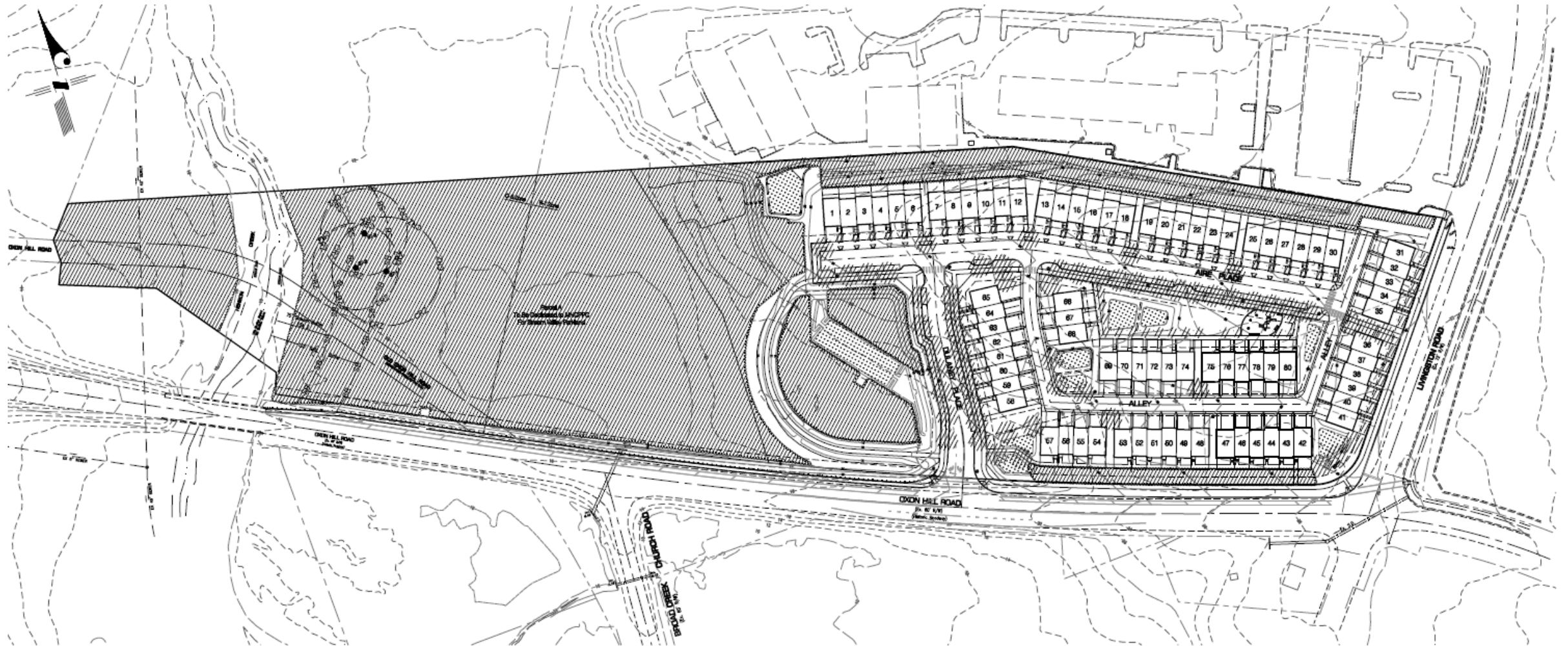
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



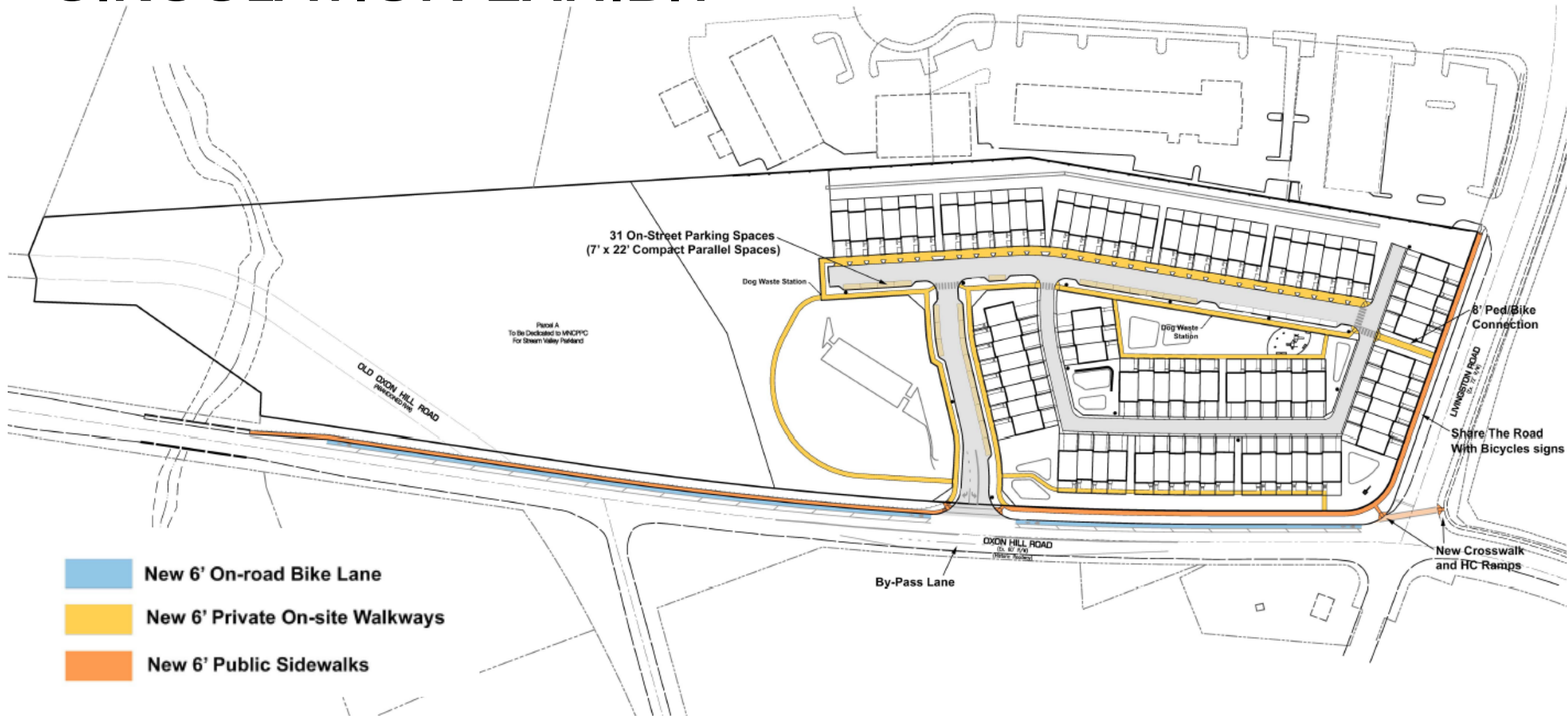
SITE PLAN RENDERING



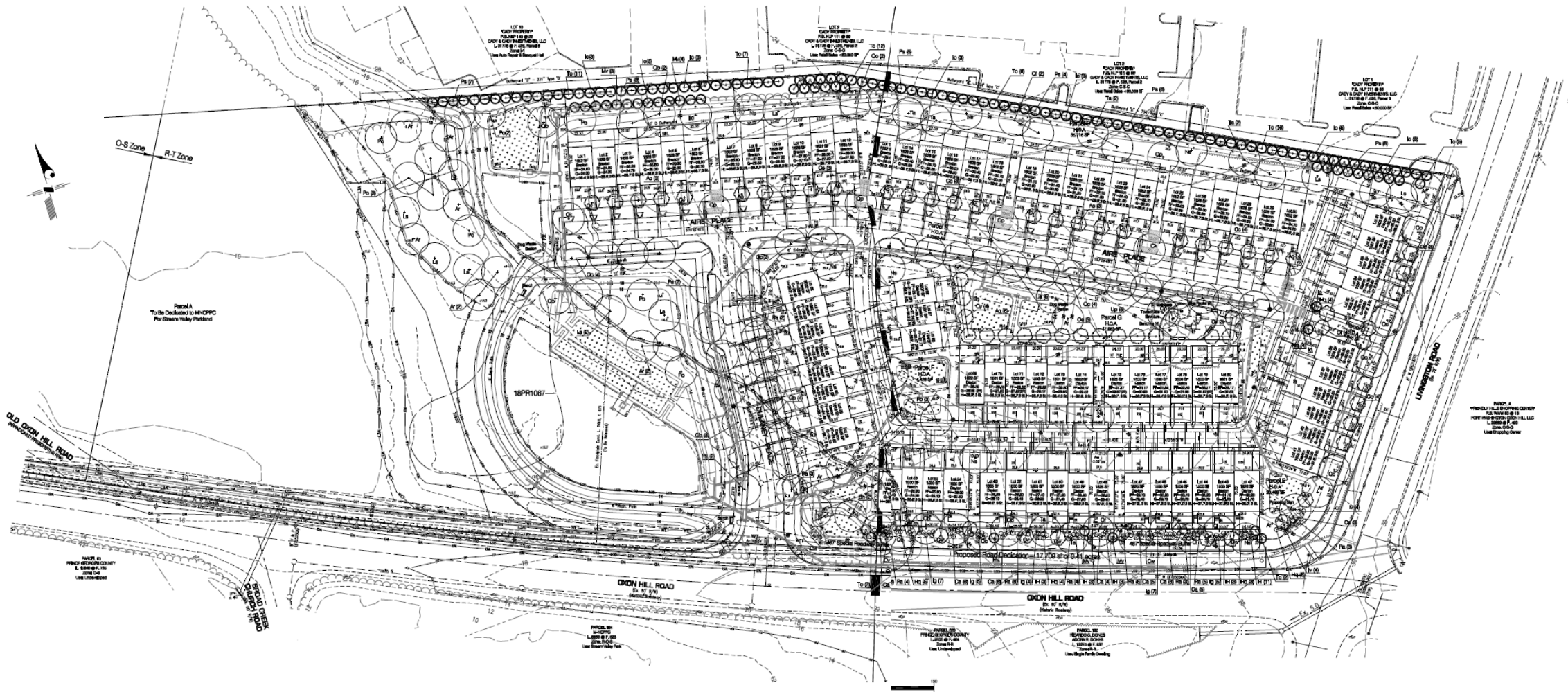
Playground Facilities:



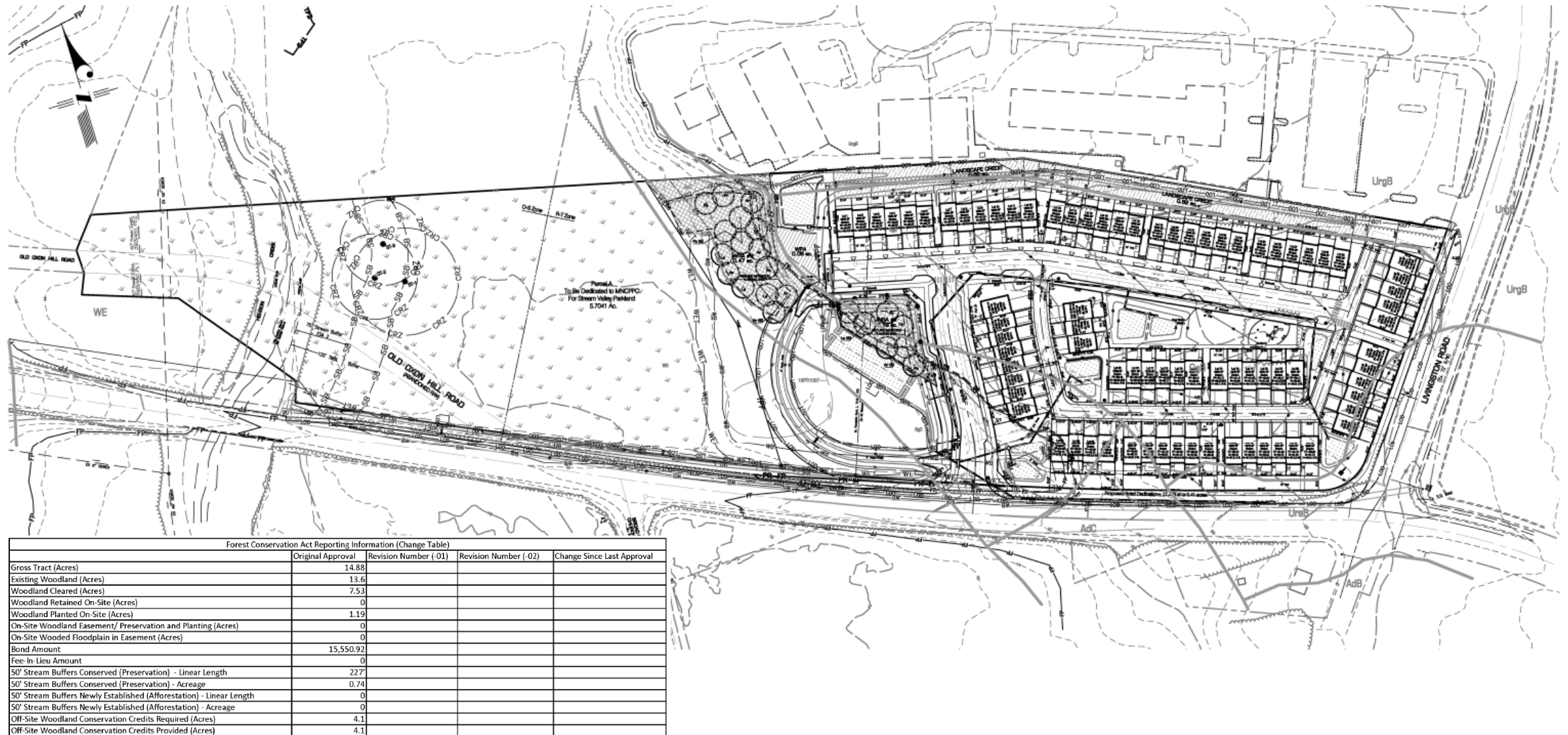
CIRCULATION EXHIBIT



LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



ELEVATIONS



Brexton Model

Three Townhouse Models

Model Name	Dayton	Brexton	Easton
Two-Car Garage	Read loading	Front loading	Read loading
Unit Width	24 feet	22 feet	20 feet
Base Finished Area (sq. ft.)	2,184	2,051	1,803
Height	37'-8"	37'-8"	37'-4"
Variety in Front Elevation	4	4	3

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-21013
- TCP2-047-2024

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/13/2024
- Acceptance Mailing: 12/06/2024