

901 & 903 CYPRESSTREE DRIVE

Special Exception SE-25003
Alternative Compliance AC-25002

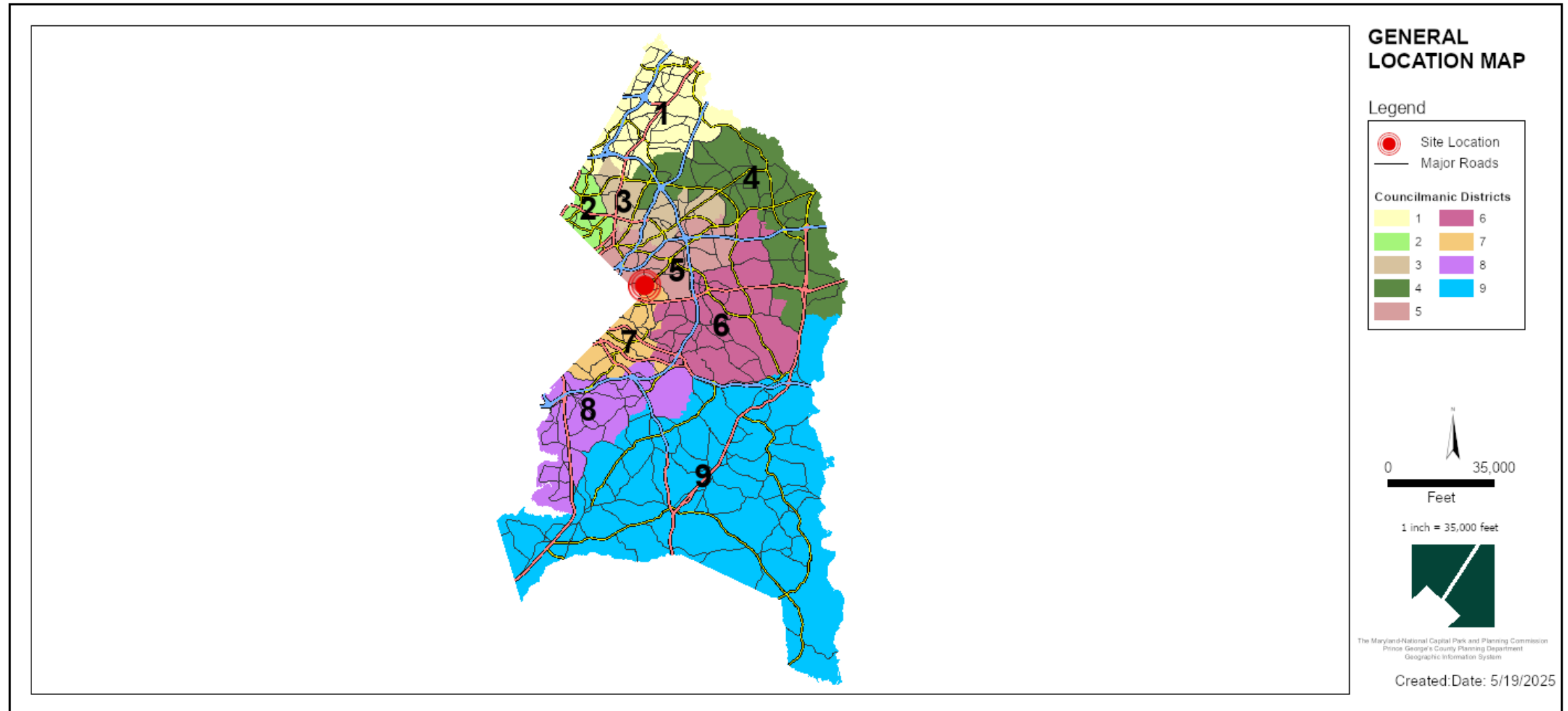
Staff Recommendation: APPROVAL with conditions



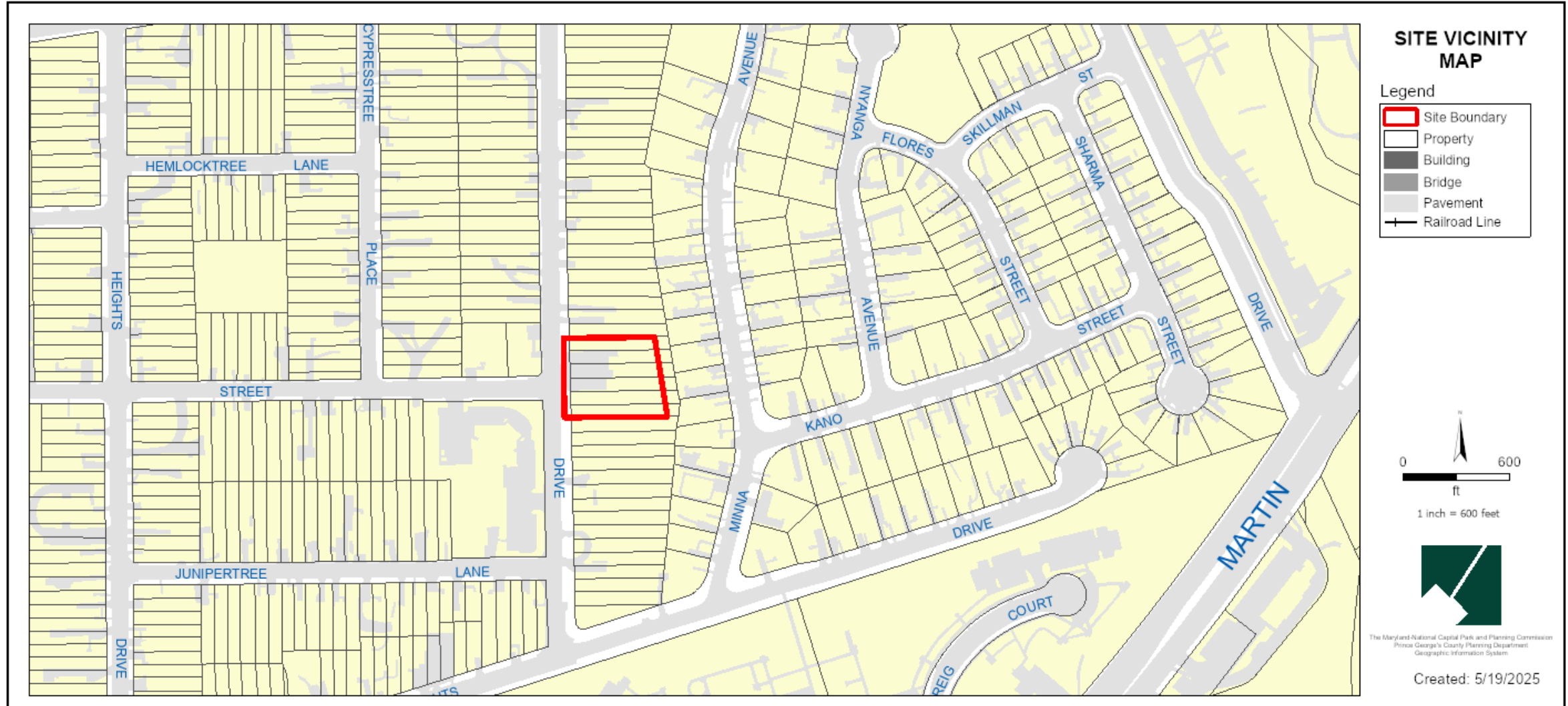
GENERAL LOCATION MAP

Council District: 05

Planning Area: 072

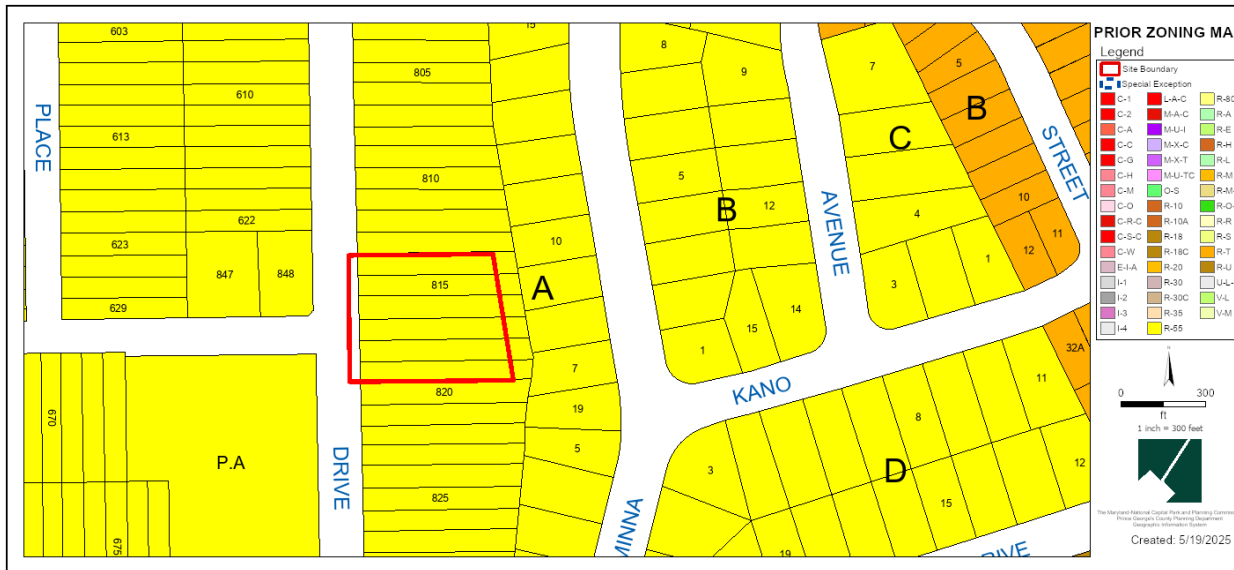


SITE VICINITY MAP

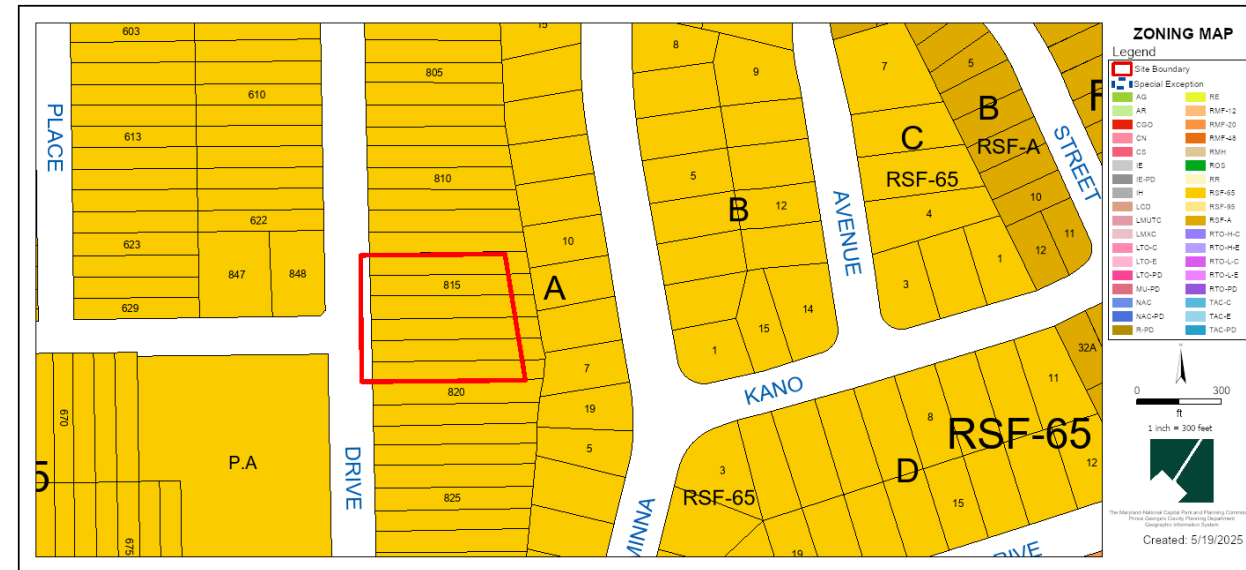


ZONING MAP (PRIOR AND CURRENT)

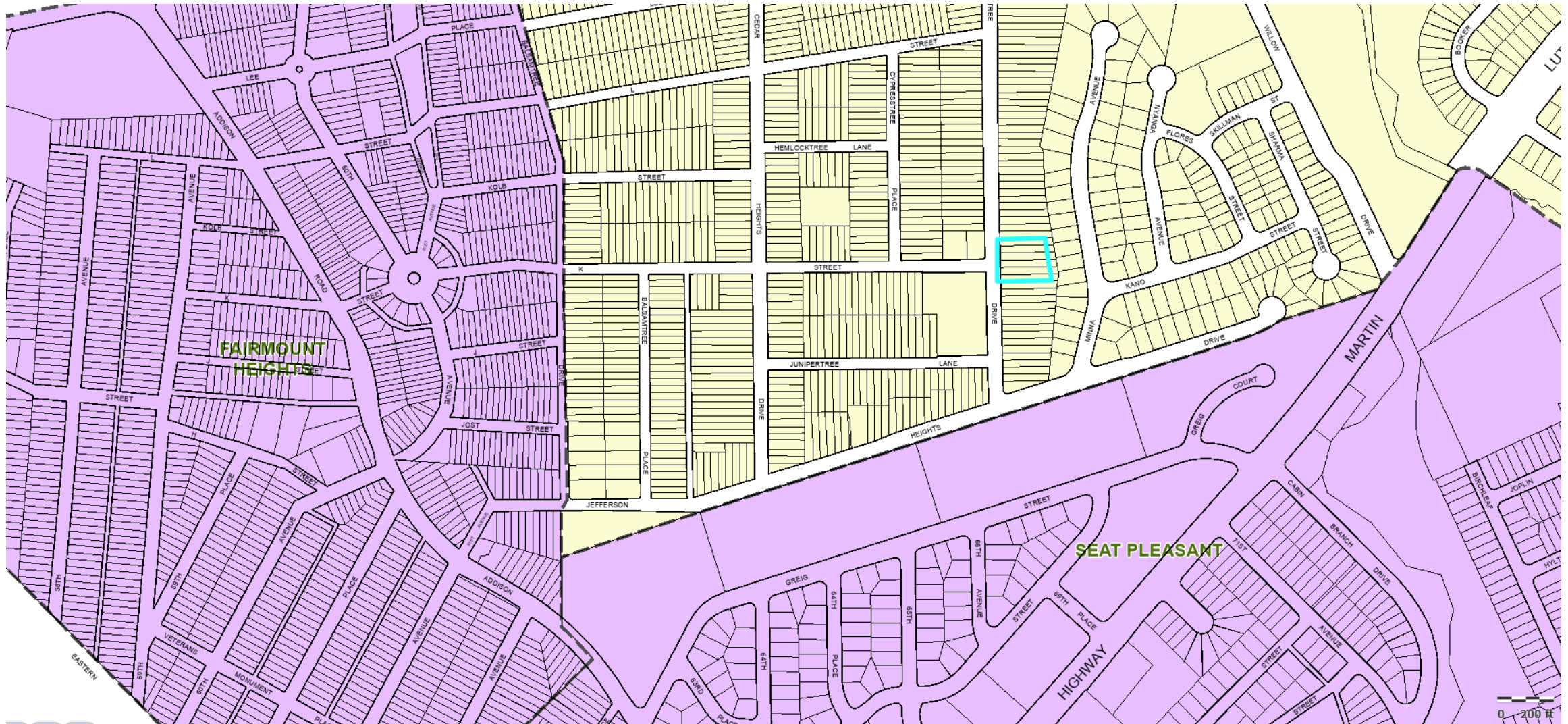
Prior Zoning Map: R-55



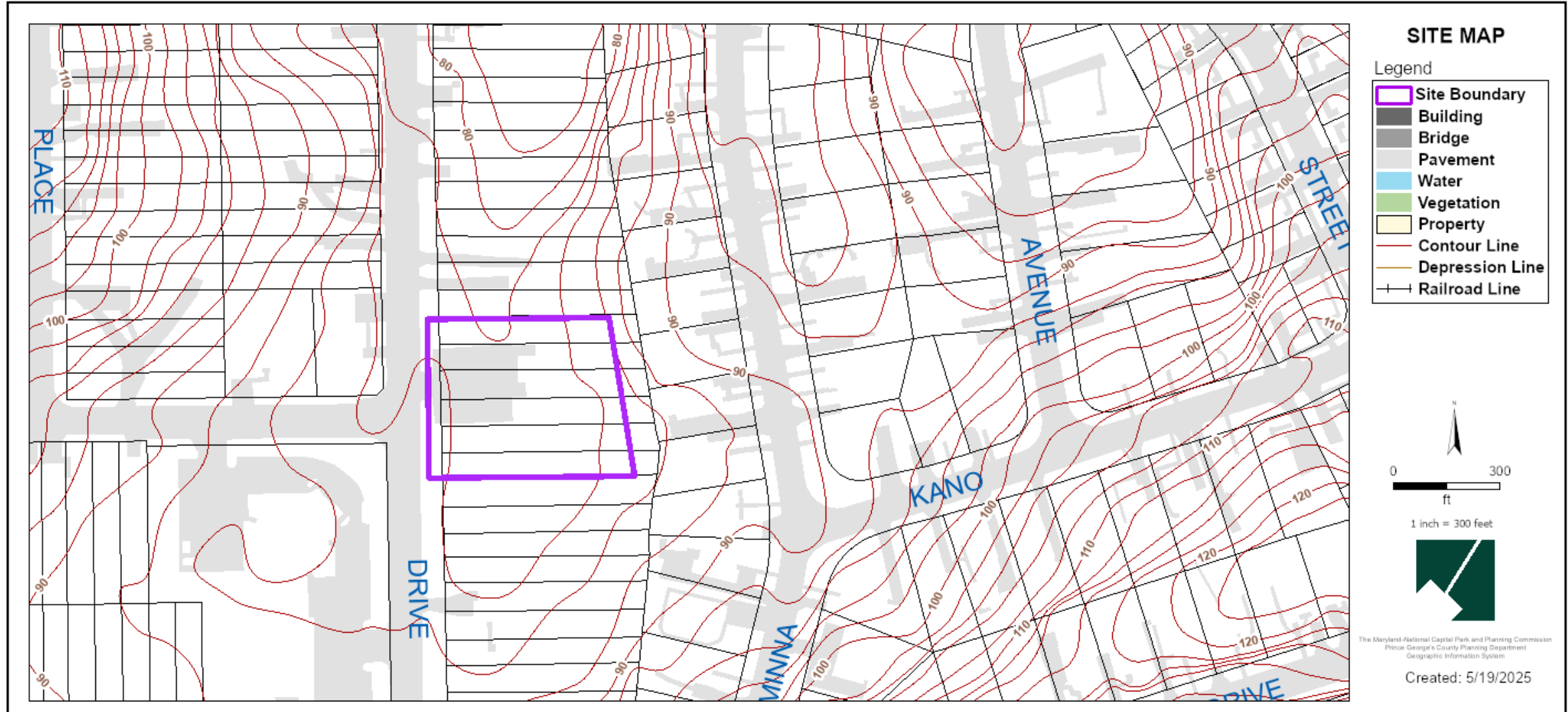
Current Zoning Map: RSF-65



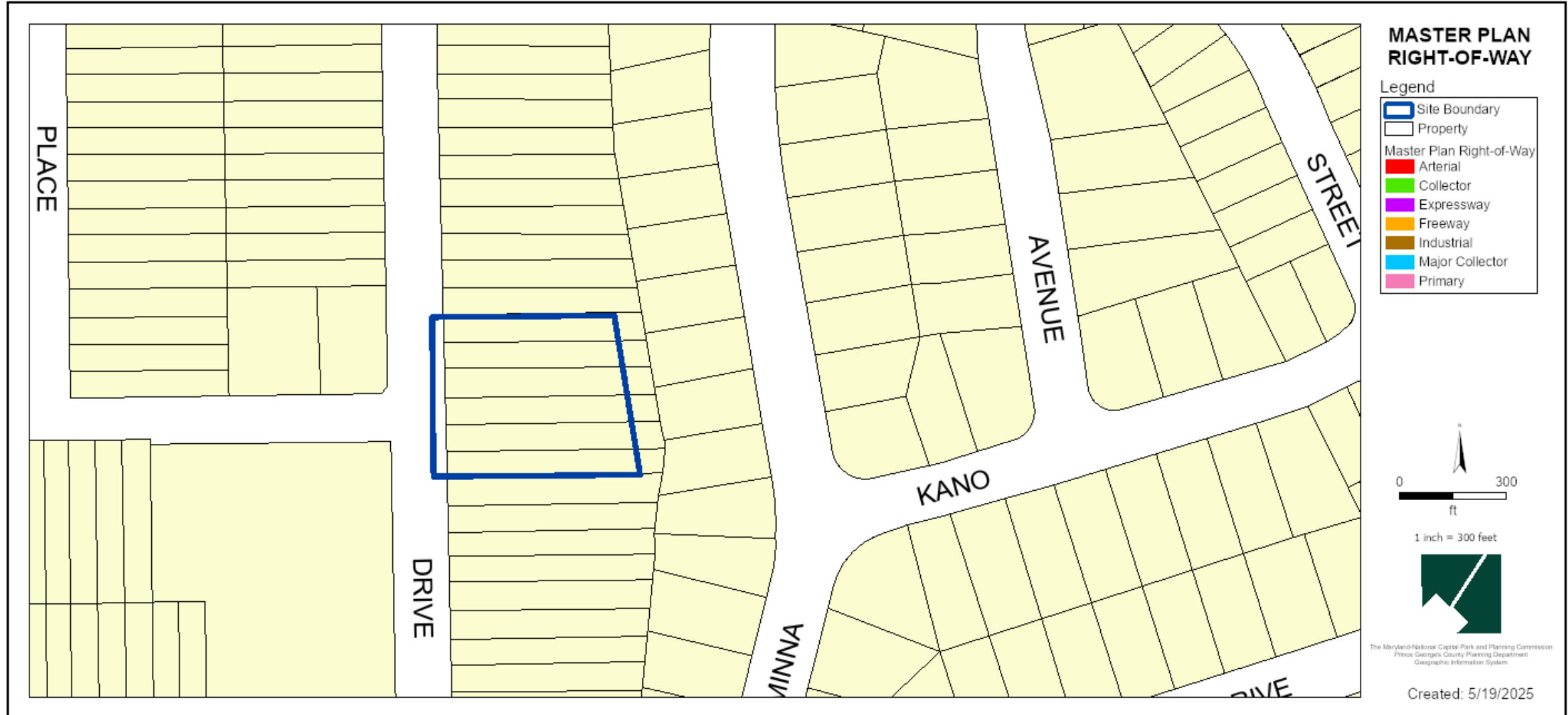
MUNICIPAL BOUNDARY



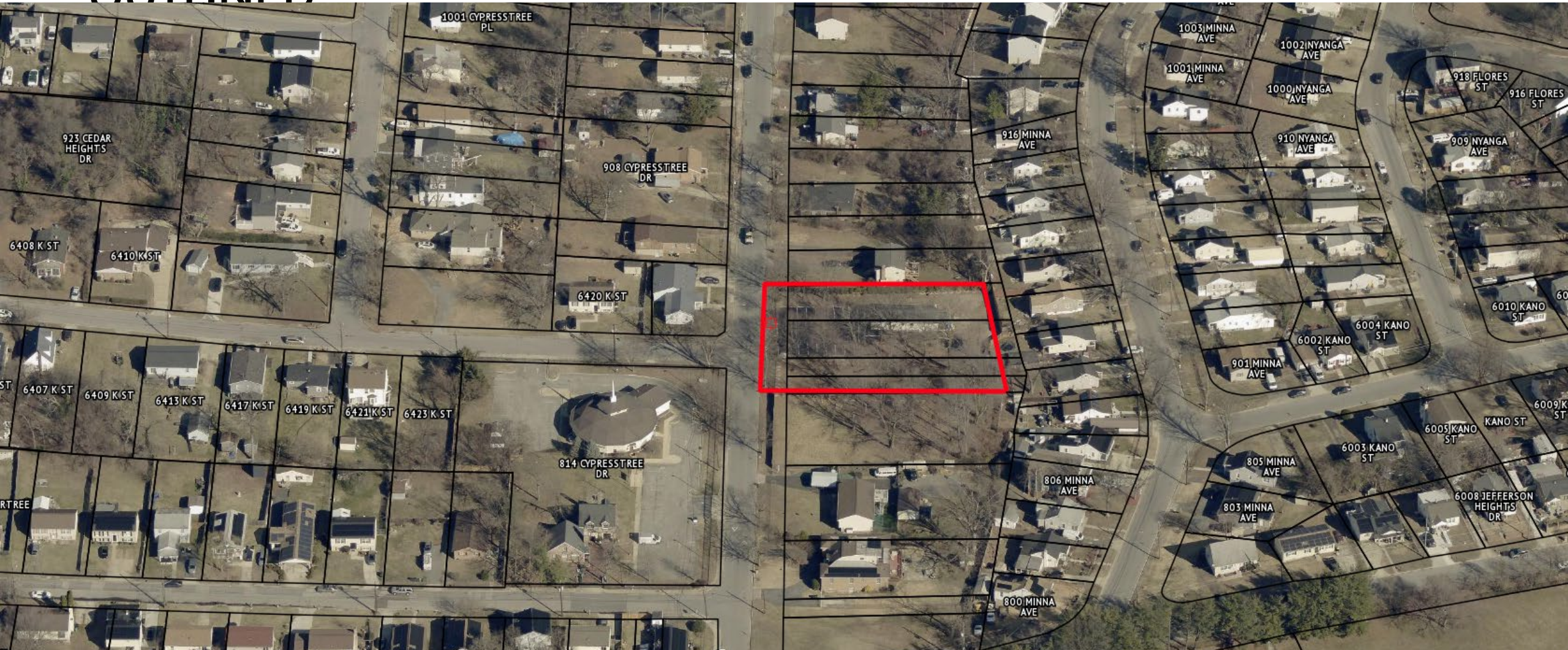
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



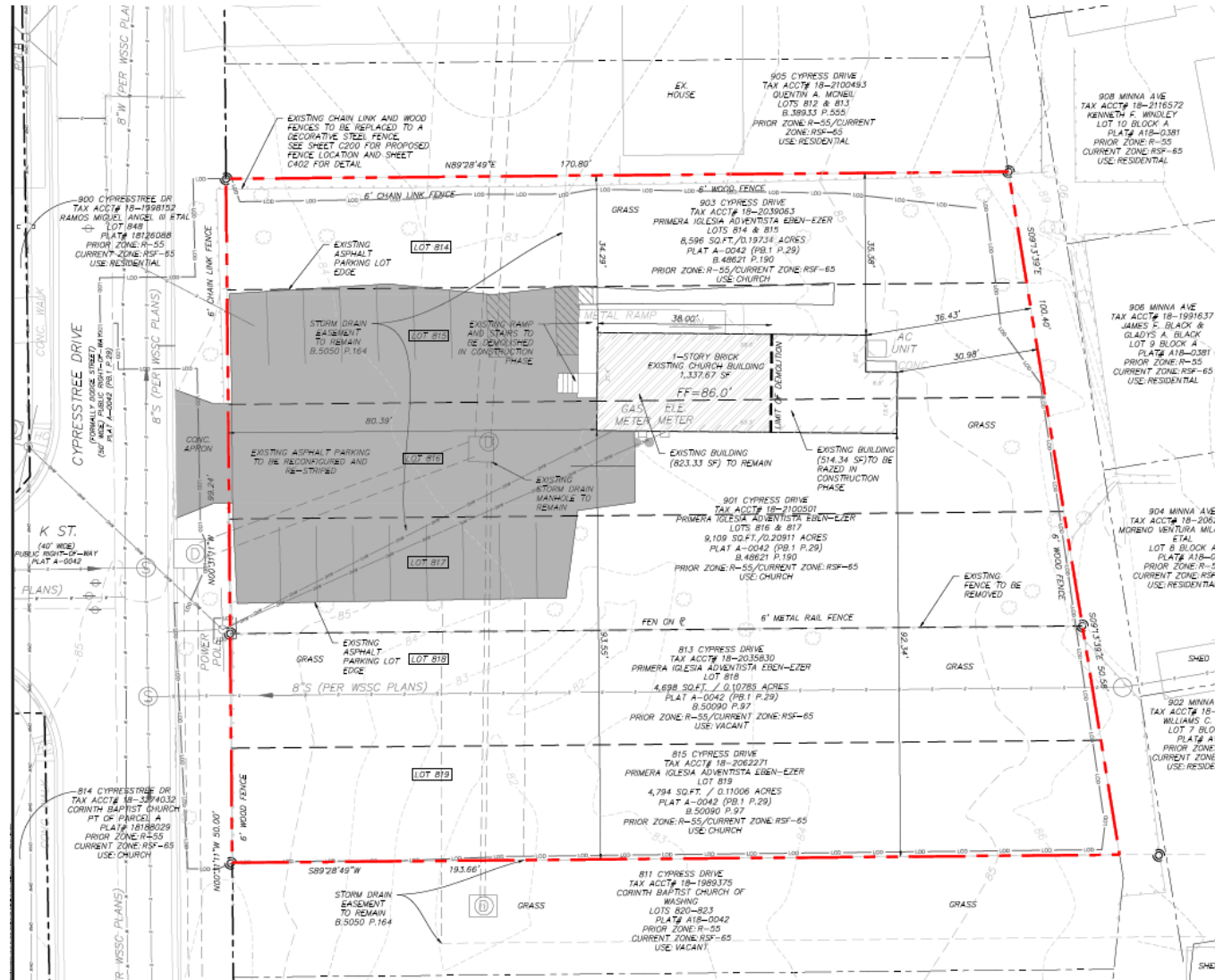
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



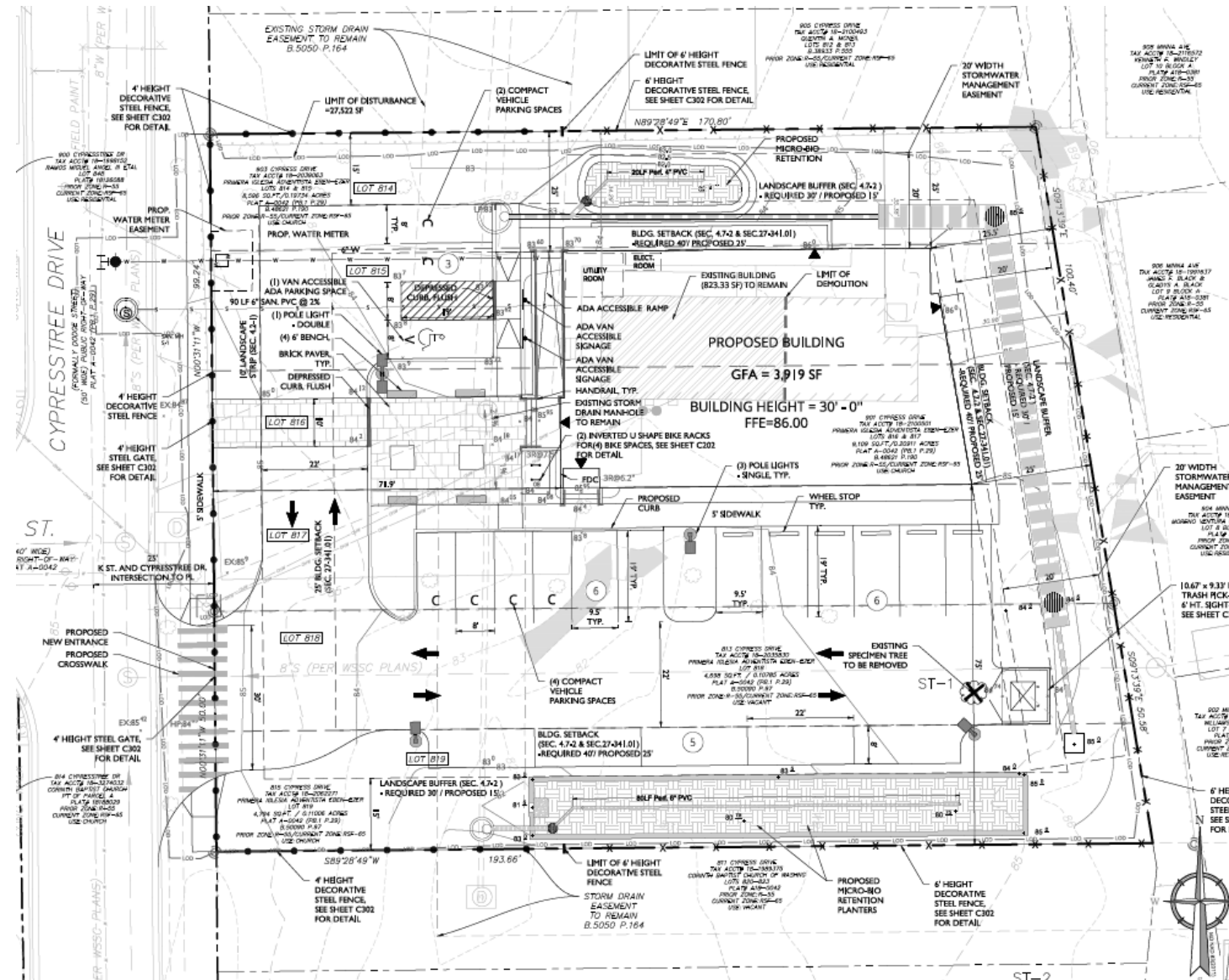
Item: 4D

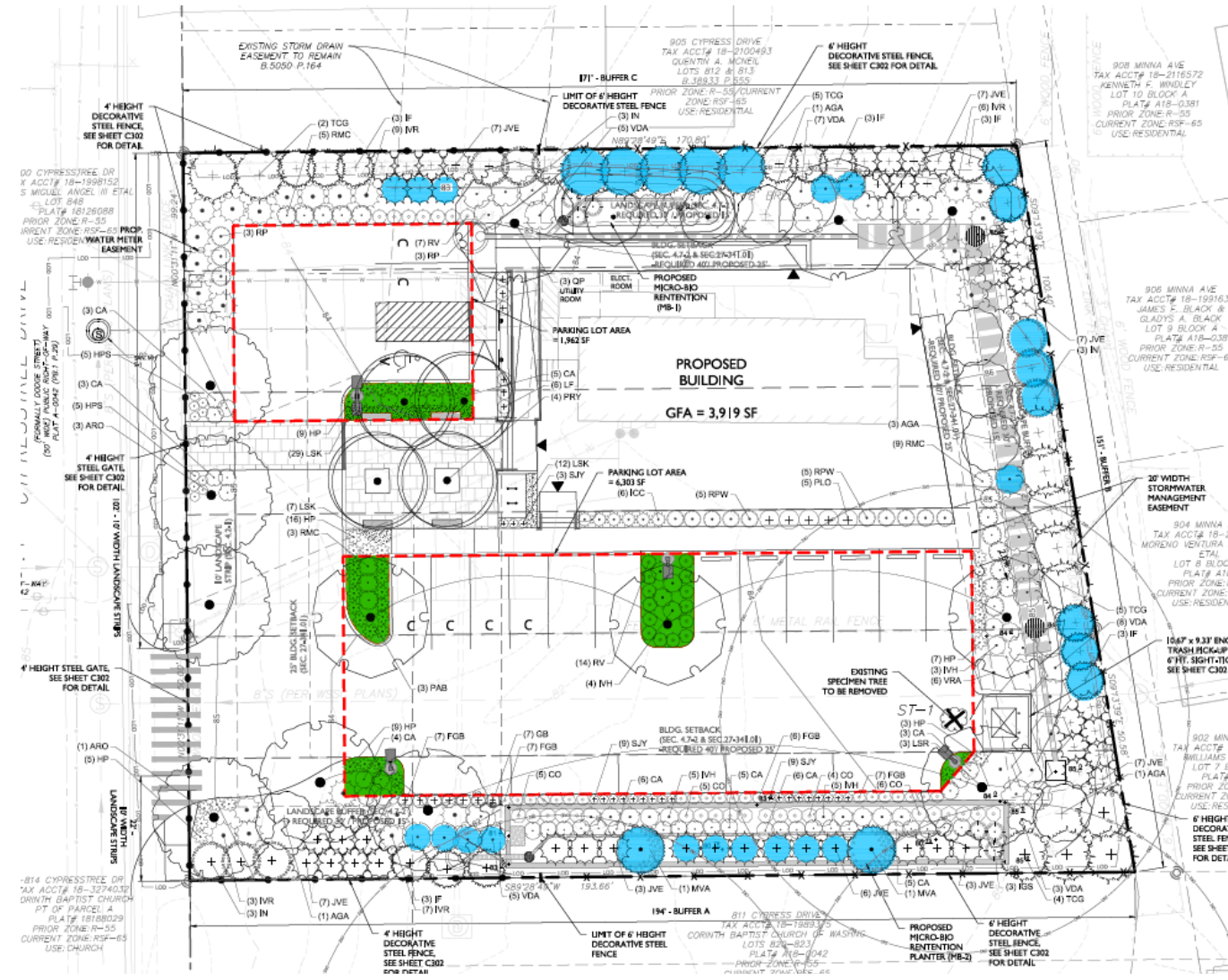
06/26/2025

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SITE PLAN

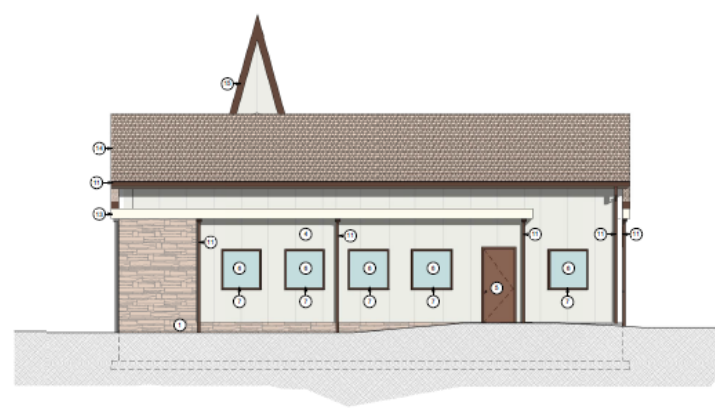




ELEVATIONS

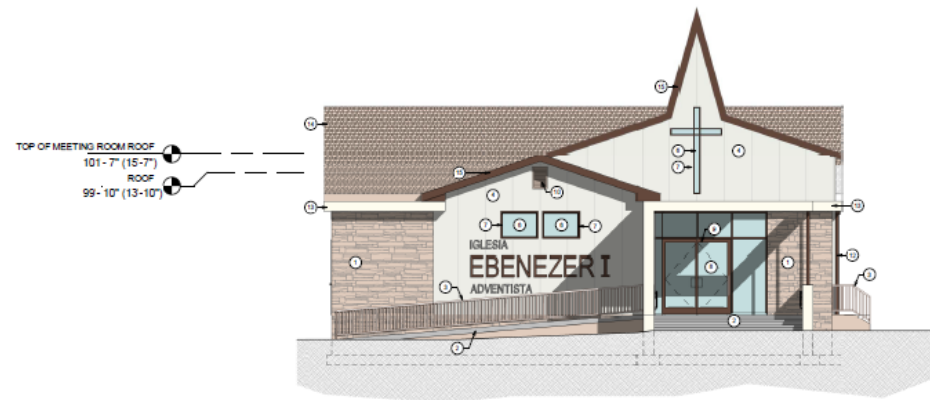
MATERIAL LEGEND:

①	SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
②	CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
③	RAILING - DARK BROWN (RGB 100-072-060)
④	HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
⑤	SINGLE DOOR - DARK BROWN (RGB 138-100-83)
⑥	WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
⑦	WINDOWS (FRAME) - DARK BROWN (RGB 100-072-060)
⑧	STOREFRONT (GLASS) - LIGHT BLUE (RGB 196-222-223)
⑨	STOREFRONT (FRAME) - DARK BROWN (RGB 100-072-060)
⑩	LOUVER - DARK BROWN (RGB 100-072-060)
⑪	ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
⑫	DOWNSPOUT - DARK BROWN (RGB 100-072-060)
⑬	EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
⑭	ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
⑮	ROOF EDGE - DARK BROWN (RGB 100-072-060)



—●—	TOP OF TOWER	116'-0" (30'-0")
—●—	TOP OF SANCTUARY ROOF	104'-4" (20'-4")
—●—	SANCTUARY CEILING	99'-0" (13'-0")
—●—	FLAT ROOF	97'-0" (11'-0")
—●—	CEILING	96'-0" (10'-0")
—●—	HEADER WINDOW AND DOOR	93'-0" (7'-0")
—●—	GROUND FLOOR	86'-0" (0'-0")

② EAST ELEVATION -
 SCALE: 3/16" = 1'-0"



—●—	TOP OF TOWER	116'-0" (30'-0")
—●—	TOP OF SANCTUARY ROOF	106'-4" (20'-4")
—●—	CEILING TOWER ROOF	100'-10" (14'-10")
—●—	SANCTUARY CEILING	99'-0" (13'-0")
—●—	FLAT ROOF	97'-0" (11'-0")
—●—	CEILING	9'-0" (10'-0")
—●—	HEADER WINDOW AND DOOR	93'-0" (7'-0")
—●—	GROUND FLOOR	86'-0" (0'-0")

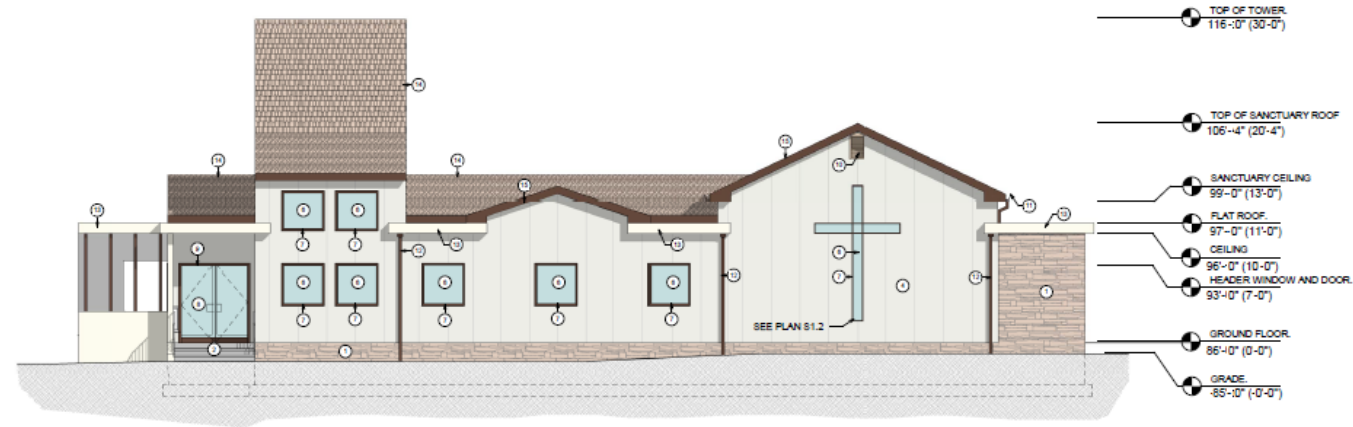
—●—	TOP OF MEETING ROOM ROOF	101'-7" (15'-7")
—●—	ROOF	99'-10" (13'-10")

① WEST ELEVATION -
 SCALE: 3/16" = 1'-0"

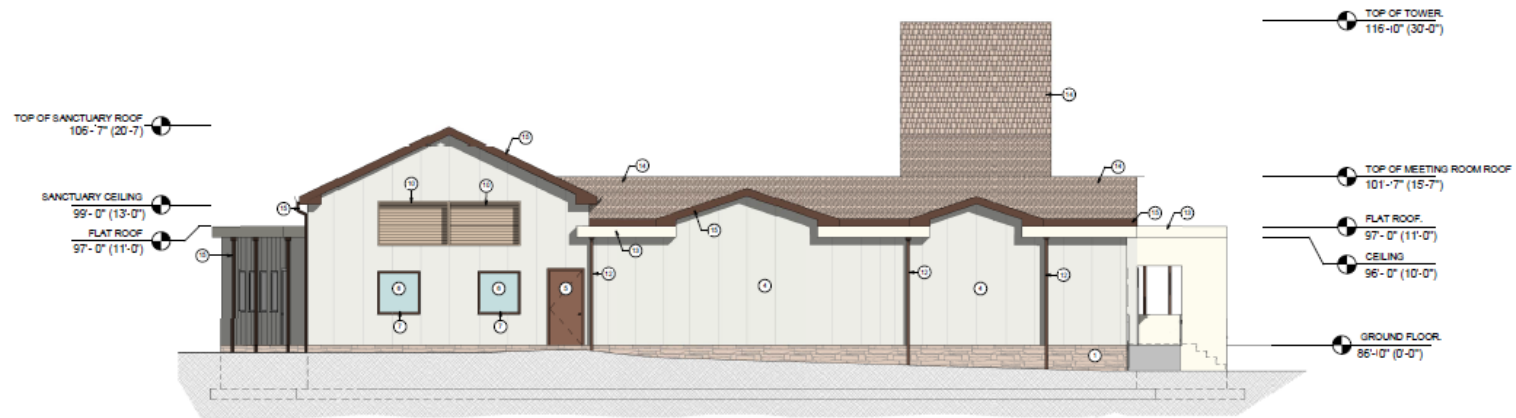
ELEVATIONS

MATERIAL LEGEND:

- ① SLATE PANEL (VENEER WALL) - LIGHT BROWN (RGB 225-204-189)
- ② CONCRETE STAIRS AND RAMP - GRAY (RGB 192-192-192)
- ③ RAILING - DARK BROWN (RGB 100-072-060)
- ④ HARDIE PLANK SIDING - ALABASTRO (RGB 237-237-231)
- ⑤ SINGLE DOOR - DARK BROWN (RGB 138-100-83)
- ⑥ WINDOWS (GLASS) - LIGHT BLUE (RGB 196-222-223)
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- ⑪ ALUMINUM GUTTER - DARK BROWN (RGB 100-072-060)
- ⑫ DOWNSPOUT - DARK BROWN (RGB 100-072-060)
- ⑬ EPDM (FLAT ROOF) - IVORY COLOR (RGB 254-252-239)
- ⑭ ASPHALT SHINGLES ROOF - LIGHT BROWN (RGB 225-204-189)
- ⑮ ROOF EDGE - DARK BROWN (RGB 100-072-060)



② SOUTH ELEVATION -
SCALE: 3/16" = 1'-0"



① NORTH ELEVATION -
SCALE: 3/16" = 1'-0"

STAFF RECOMMENDATION

APPROVAL with conditions

- Label the tree canopy coverage schedule with requirements for the current Residential, Single-Family-65 (RSF-65) Zone, rather than the prior One Family Detached Residential (R-55) Zone on the landscape plan.
- Determine the correct tree counts by type, to clarify the discrepancies between those in the tree canopy coverage (TCC) and planting schedules on the landscape plan. Apply the correct counts to TCC calculations.

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 01/30/2025
- Acceptance Mailing: 03/25/2025