



Tara St. Augustine

Preliminary Development Plan

Christine Berish, Development Review Manager

Tara St. Augustine – Preliminary Development Plan

- 73 single-family attached units
 - Location: 3800 Block NW 63rd Street
 - Future Land Use: Medium Density Residential
 - Zoning District: R-2
- 



SITE

Location Map
Tara St Augustine



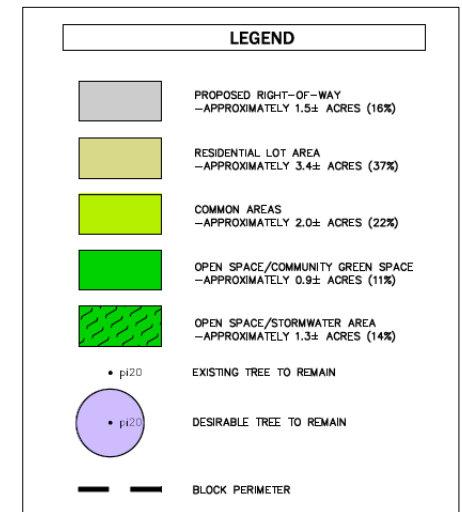
SITE

NW 63rd St.

Skilled Nursing Facility

**Aerial
Tara St. Augustine**





General Development & Transportation Network



SECONDARY OPEN SPACE (ACRES)	PROVIDED	% TOTAL AREA
COMMUNITY GREEN SPACES	0.9 AC.	11%
STORMWATER MANAGEMENT AREAS	1.3 AC.	14%
TOTAL OPEN SPACE PROVIDED (ACRES)	2.2 AC.	25%

LEGEND

PROPOSED RIGHT-OF-WAY
--APPROXIMATELY 1.5± ACRES (16%)

RESIDENTIAL LOT AREA
--APPROXIMATELY 3.4± ACRES (37%)

COMMON AREAS
--APPROXIMATELY 2.0± ACRES (22%)

OPEN SPACE/COMMUNITY GREEN SPACE
--APPROXIMATELY 0.9± ACRES (11%)

OPEN SPACE/STORMWATER AREA
--APPROXIMATELY 1.3± ACRES (14%)

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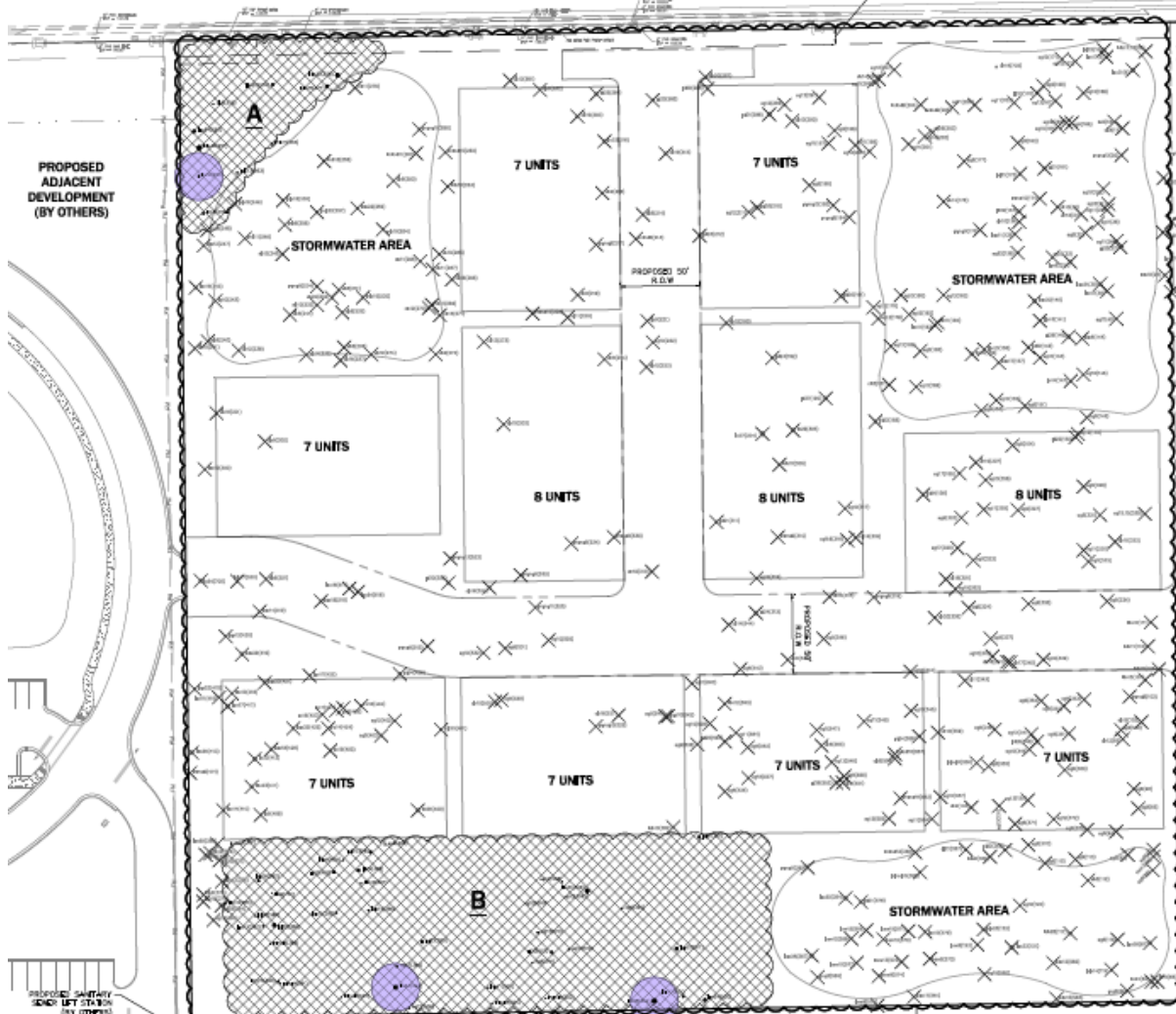
EXISTING TREE TO REMAIN

• p100

DESIRABLE TREE TO REMAIN

Open Space





PROPOSED SANITARY
SEWER LIFT STATION
(see comment)

PROPOSED
ADJACENT
DEVELOPMENT
(BY OTHERS)

TAX PAYER: 008165-001-000
STREET: [REDACTED]
CITY: [REDACTED]

NORTH

Tree Preservation

Consistency Analysis

Proposed Preliminary Development Plan is found to be consistent with:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval** of the Preliminary Development Plan for **Tara St. Augustine**

