




# 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 63<sup>rd</sup> Street
  - Future Land Use: Medium Density Residential
  - Zoning District: R-2
- 



**SITE**

**Location Map  
Tara St Augustine**





**SITE**

**NW 63<sup>rd</sup> St.**

**Skilled Nursing Facility**

**Aerial  
Tara St. Augustine**

100 200





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%)
	EXISTING TREE TO REMAIN
	DESIRABLE TREE TO REMAIN
	BLOCK PERIMETER

**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

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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%)

• P100

EXISTING TREE TO REMAIN

• P100

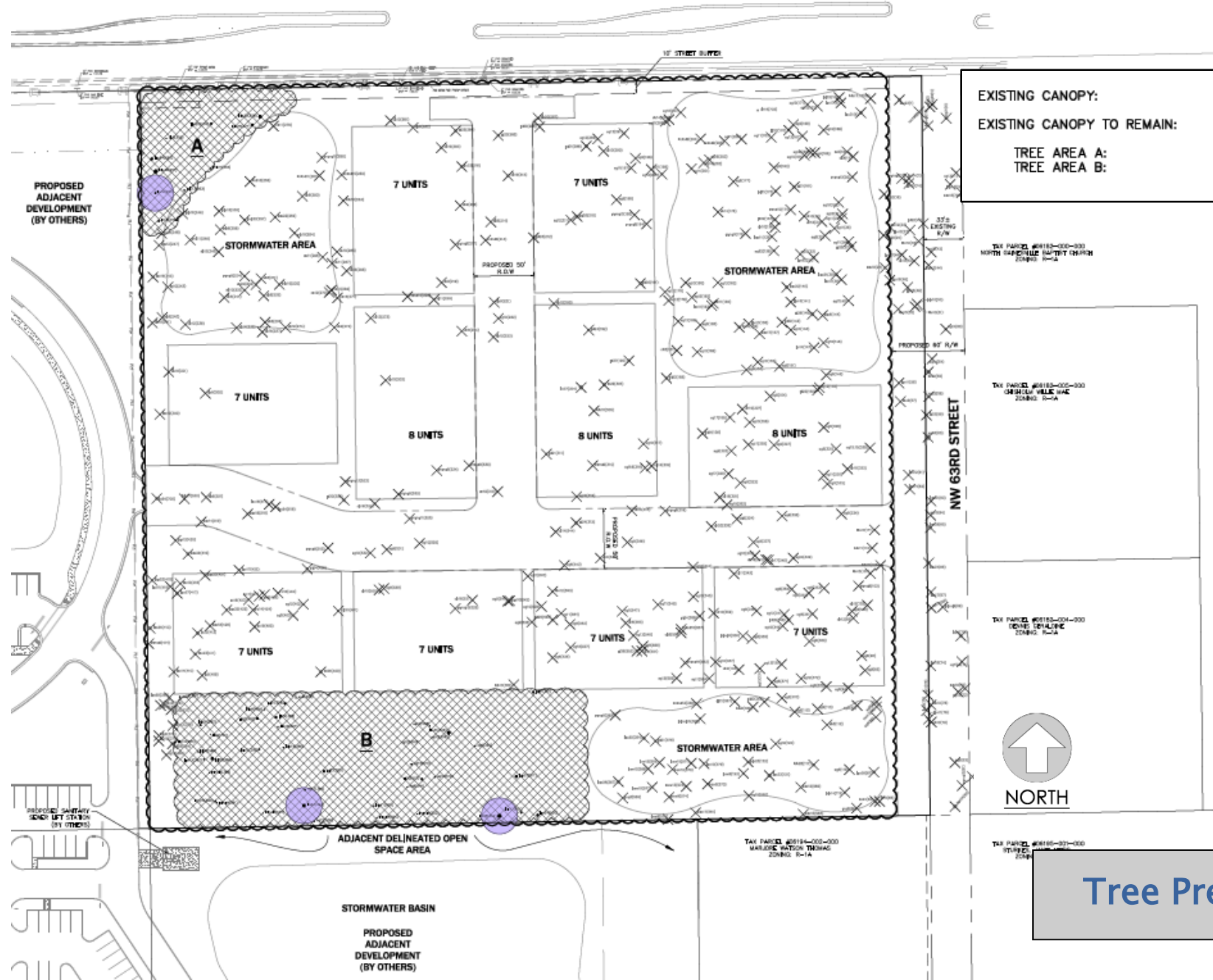
DESIRABLE TREE TO REMAIN

Open Space





NW 39TH AVENUE/STATE ROAD 222



EXISTING CANOPY:	381,940 S.F.	100% OF SITE
EXISTING CANOPY TO REMAIN:	45,950 S.F.	12.0% OF EXISTING CANOPY
TREE AREA A:	8,468 S.F.	2.2% OF EXISTING CANOPY
TREE AREA B:	37,482 S.F.	9.8% OF EXISTING CANOPY



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**

