



# **Tara Greens 2**


## **Preliminary Development Plan**

September 8, 2020

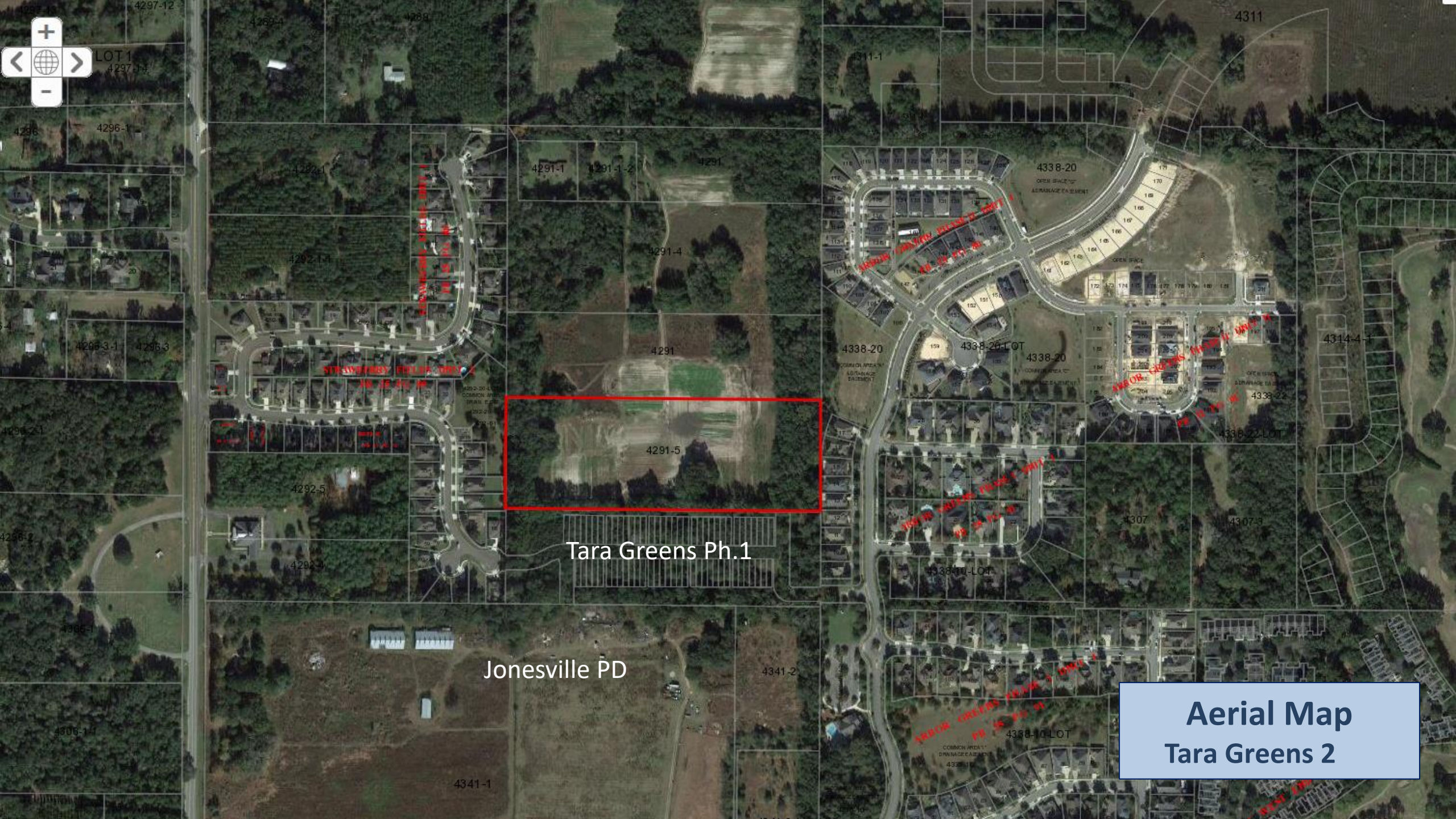
Leslie McLendon, Planner  
Growth Management

# **Tara Greens Phase 2**

## **Preliminary Development Plan**

- 80-lot attached residential subdivision
  - Location: 13000 block north of NW 8<sup>th</sup> Lane and west of NW 136<sup>th</sup> Street
  - Future Land Use: Medium Density (4-8 du/acre)
  - Zoning District: R-2
- 





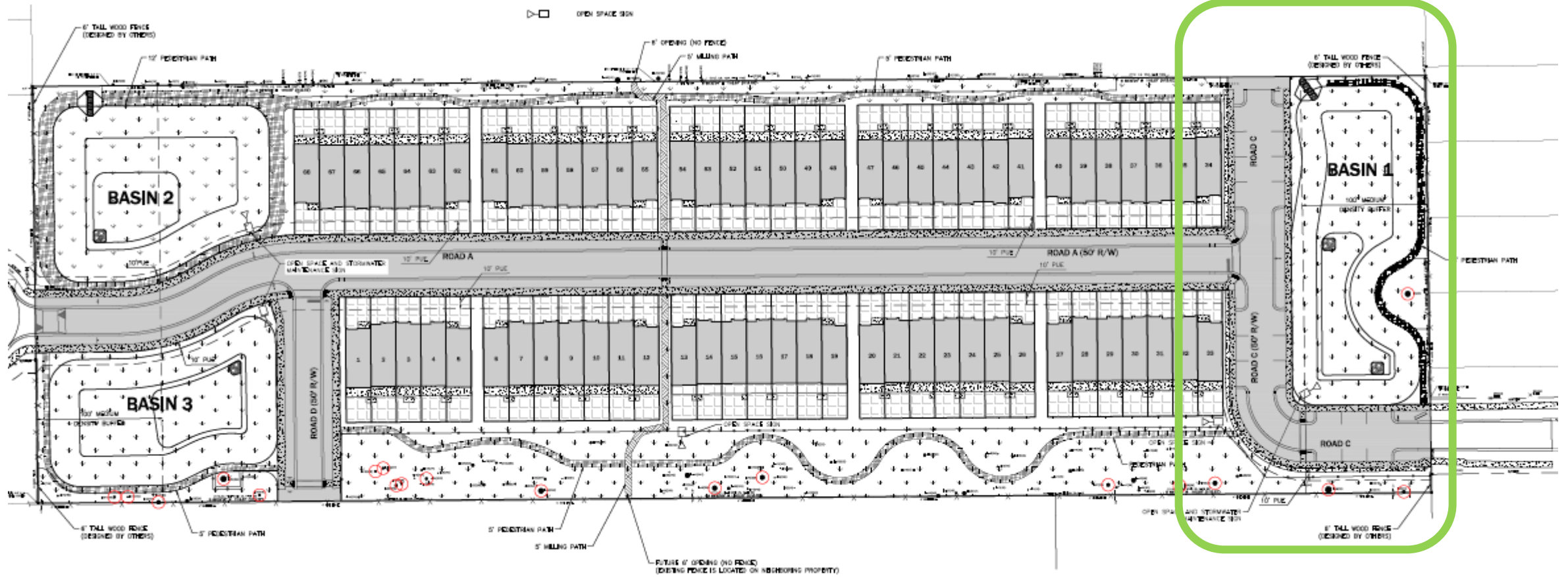
Tara Greens Ph.1

Jonesville PD

Aerial Map  
Tara Greens 2

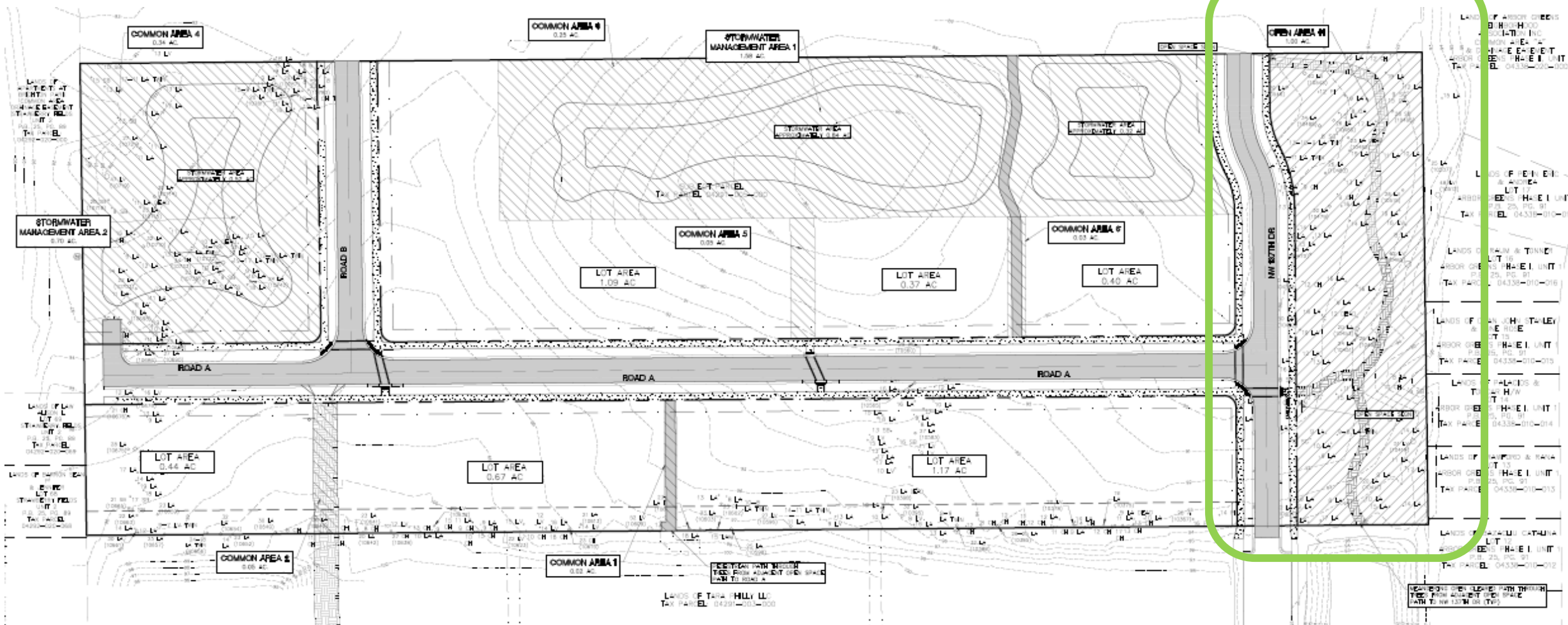


## Adjacent Open Space Tara Greens 2



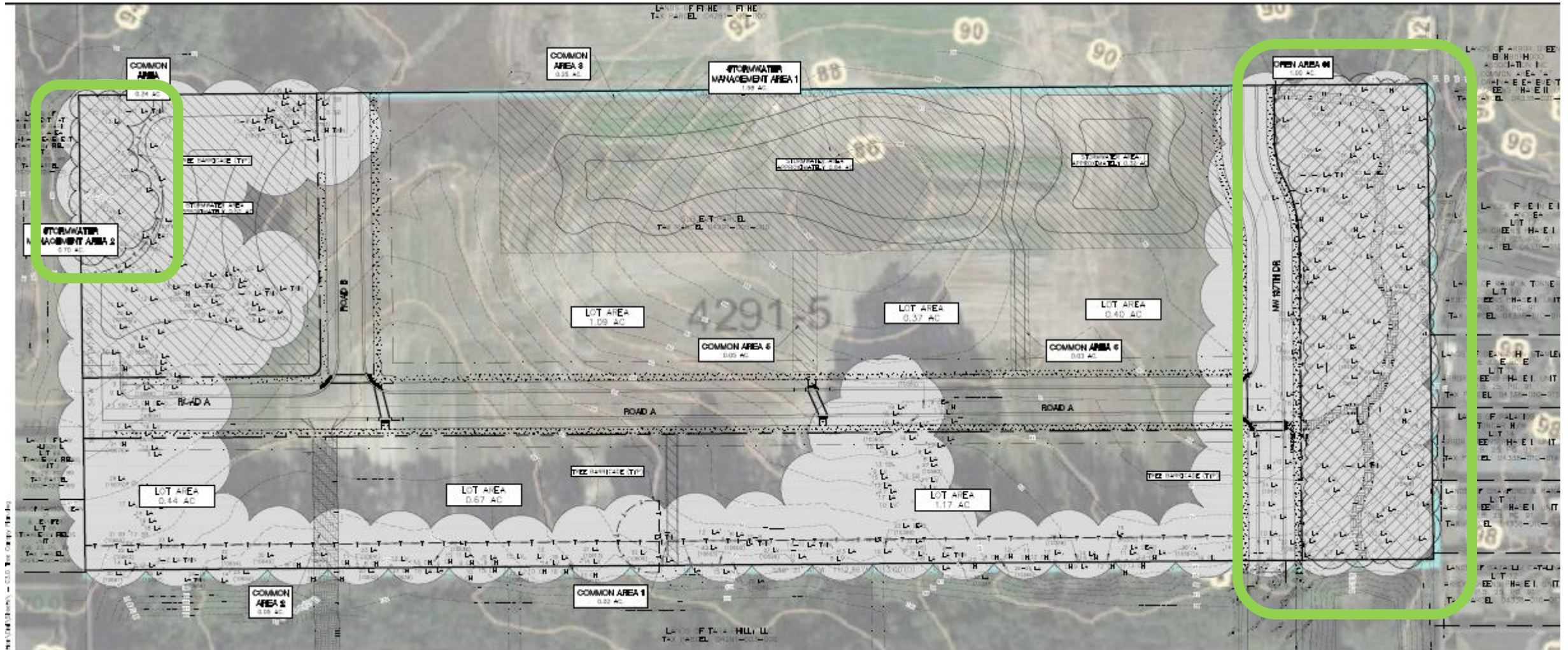
PRIMARY OPEN SPACE (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
WETLANDS	0 Ac.	0 Ac.	0%
WETLAND BUFFERS	0 Ac.	0 Ac.	0%
SURFACE WATERS	0 Ac.	0 Ac.	0%
SURFACE WATERS BUFFERS	0 Ac.	0 Ac.	0%
SIGNIFICANT GEOLOGICAL FEATURES	0 Ac.	0 Ac.	0%
SIGNIFICANT GEOLOGICAL FEATURE BUFFERS	0 Ac.	0 Ac.	0%
STRATEGIC ECOSYSTEM	0 Ac.	0 Ac.	0%
LISTED SPECIES HABITAT	0 Ac.	0 Ac.	0%
100 YEAR FLOODPLAIN (FEMA AREA)	0 Ac.	0 Ac.	0%
SIGNIFICANT HABITAT	0 Ac.	0 Ac.	0%
OTHER NATURAL AREAS	0 Ac.	0 Ac.	0%
SECONDARY OPEN SPACE (ACRES)	PROVIDED	% TOTAL AREA	
COMMUNITY GREEN SPACES	1.4 Ac.	16%	
STORMWATER AREAS	2.0 Ac.	24%	
TOTAL OPEN SPACE PROVIDED (ACRES)	3.4 Ac.	40%	

Approved  
Open Space  
Tara Greens



CONSERVATION OPEN SPACE TYPES (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
WETLANDS	0.0 AC	0.0 AC	0.00%
WETLAND BUFFERS	0.0 AC	0.0 AC	0.00%
SURFACE WATERS	0.0 AC	0.0 AC	0.00%
SURFACE WATER BUFFERS	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES BUFFERS	0.0 AC	0.0 AC	0.00%
STRATEGIC ECOSYSTEM	0.0 AC	0.0 AC	0.00%
LISTED SPECIES HABITAT	0.0 AC	0.0 AC	0.00%
100 YEAR FLOODPLAIN	0.0 AC	0.0 AC	0.00%
SIGNIFICANT HABITAT	0.0 AC	0.0 AC	0.00%
<b>NON-CONSERVATION OPEN SPACE (ACRES)</b>		<b>PROVIDED</b>	<b>% TOTAL AREA</b>
NON-CONSERVATION OPEN SPACE		1.0 AC	10.00%

Open Space  
Tara Greens 2



5% Required = 0.24 acres  
25.31% Proposed = 1.23 acres

Tree Canopy Retention  
Tara Greens 2



# General Development Plan Tara Greens 2

# 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, Resolution DR-20-33, and issuance of a Preliminary CLSC for **Tara Greens 2**.

