

Development Review Commission

November 27, 2018

The Level

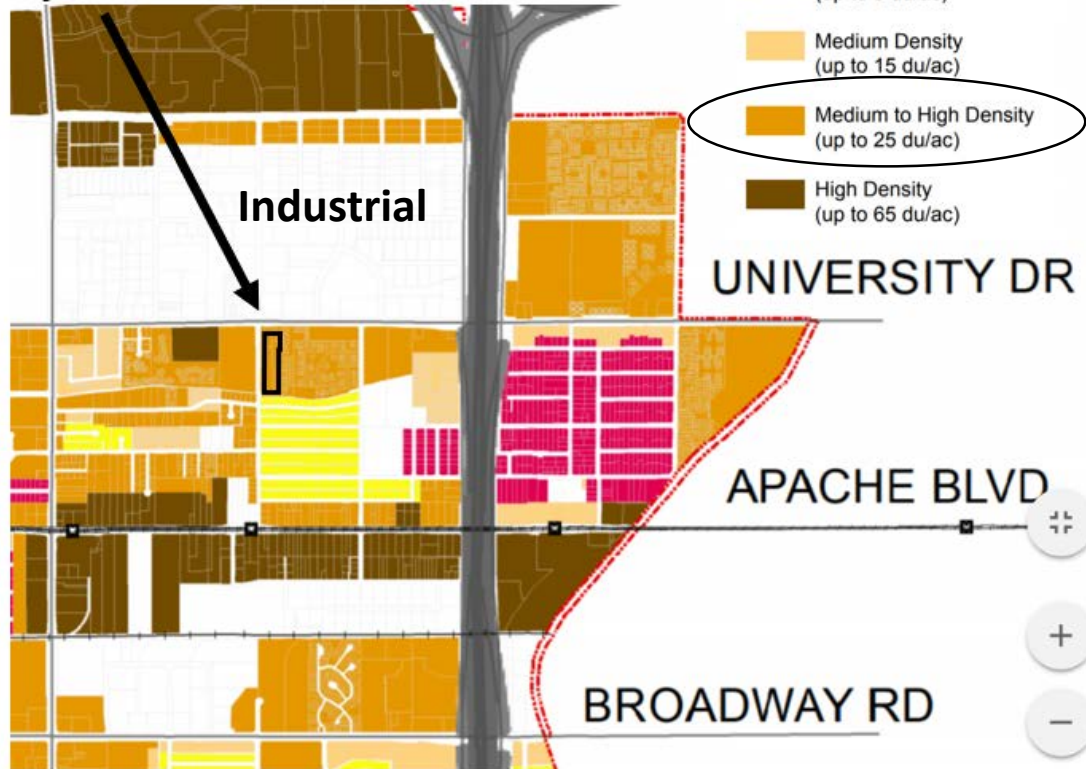
Townhomes by Porchlight

915 S. Smith Road

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

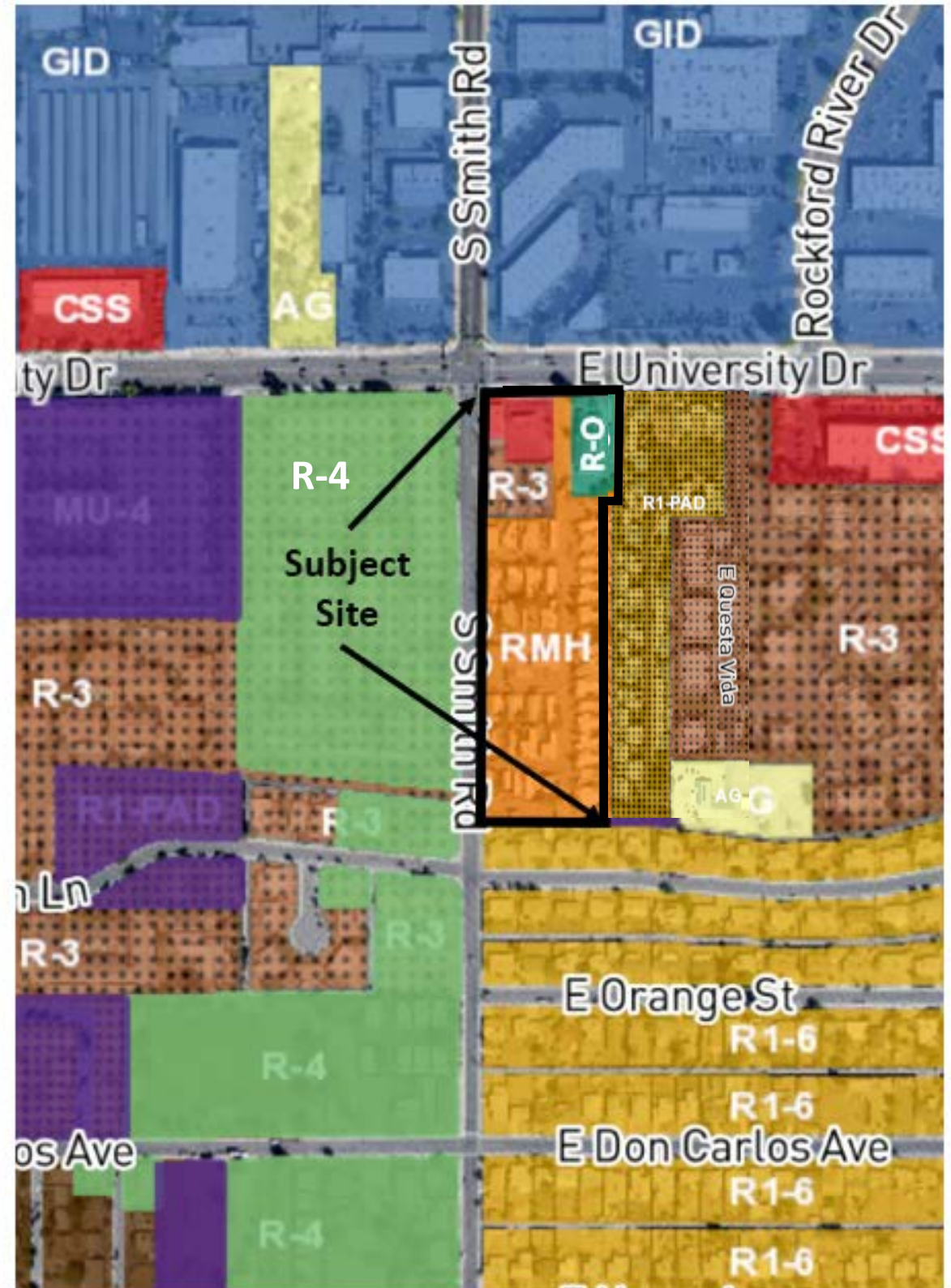
General Plan Residential Densities

Subject Site



Existing Zoning

CSS, R-O, R-3 and RMH



**INDUSTRIAL/
OFFICES/RETAIL**

**INDUSTRIAL/
OFFICES/RETAIL**

290-ft. Wide

TESLA

APT'S

TOWNHOMES

**CONDO's/
APT'S**

840-ft. Deep

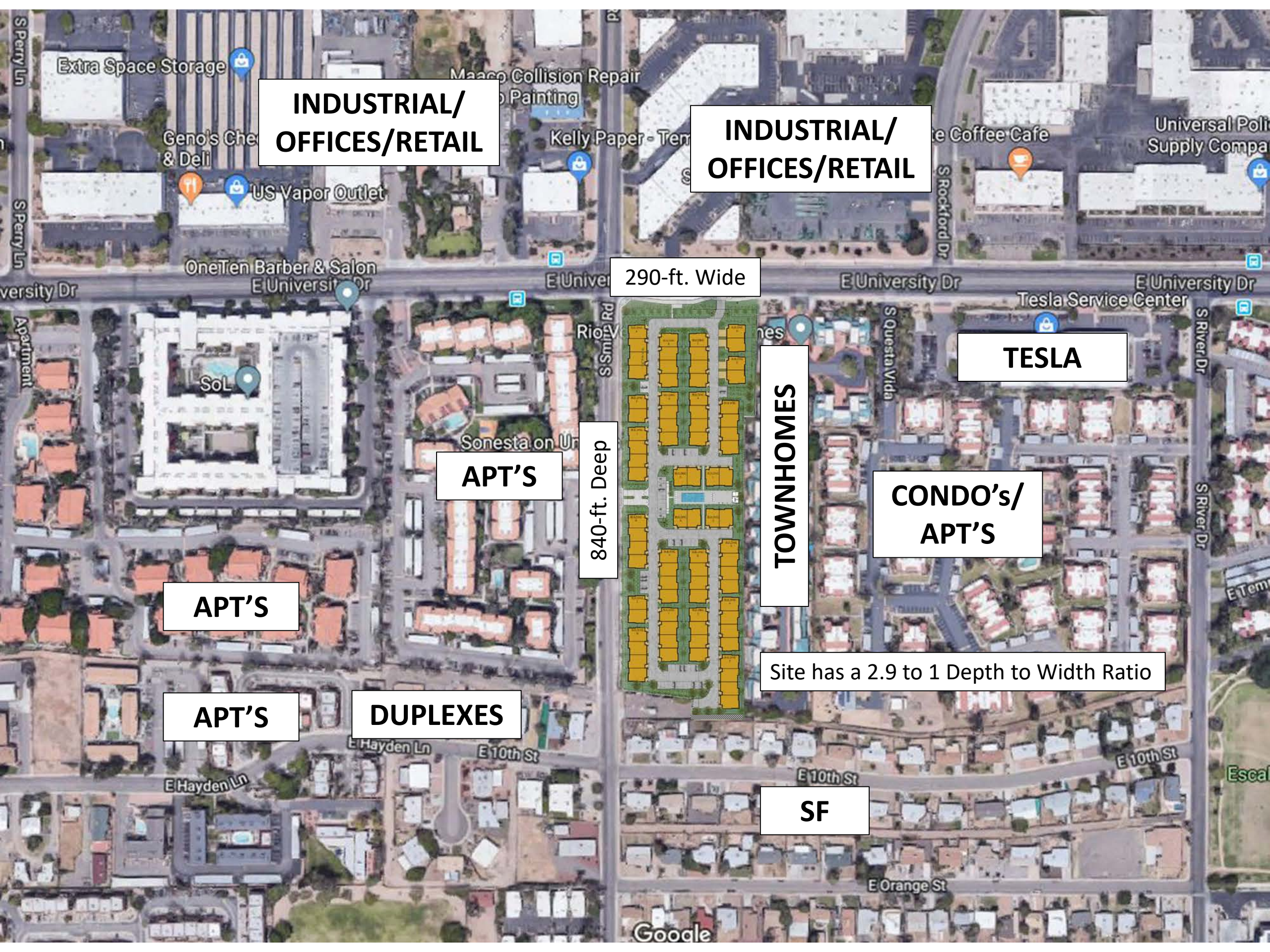
Site has a 2.9 to 1 Depth to Width Ratio

APT'S

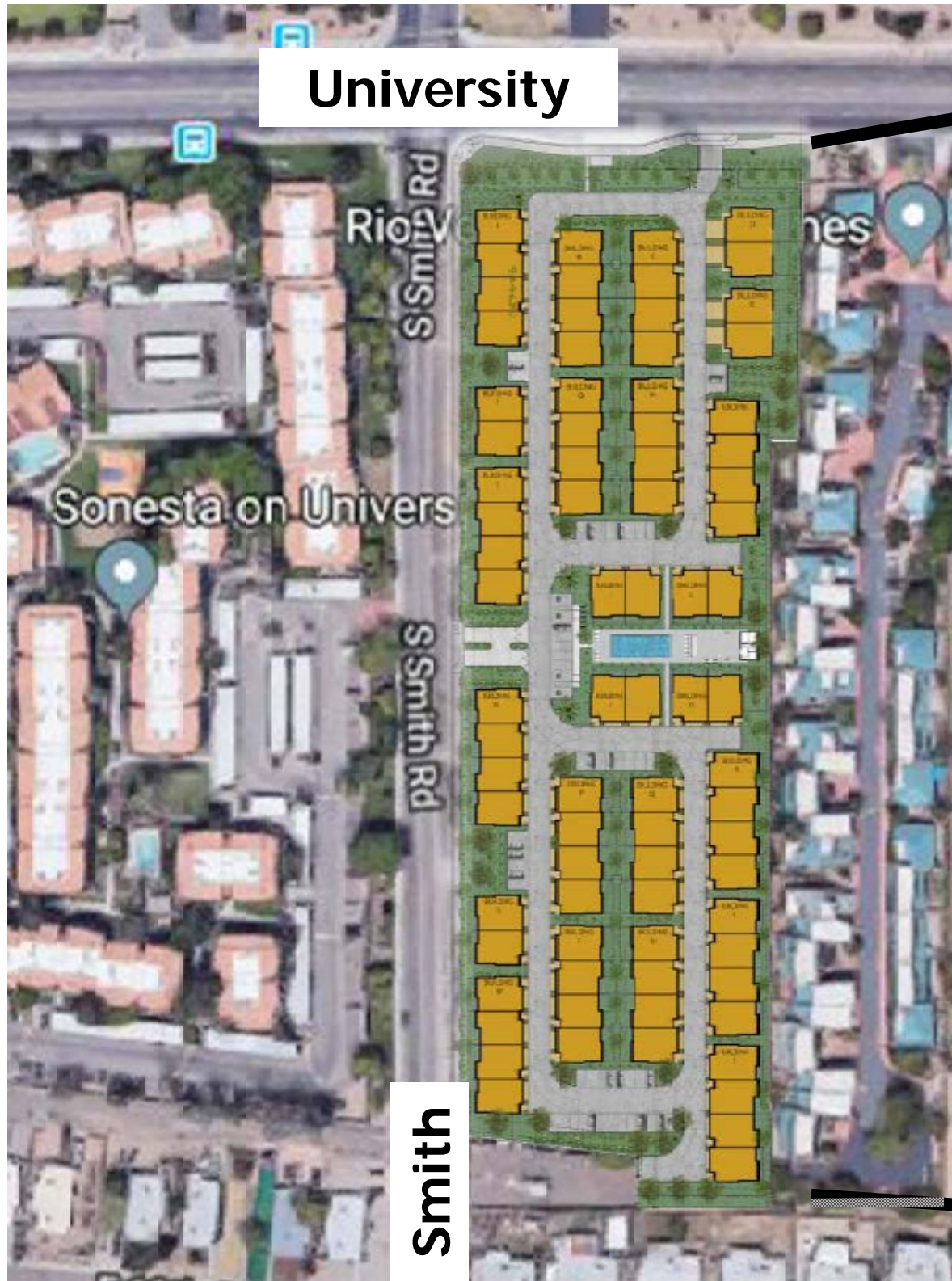
APT'S

DUPLEXES

SF



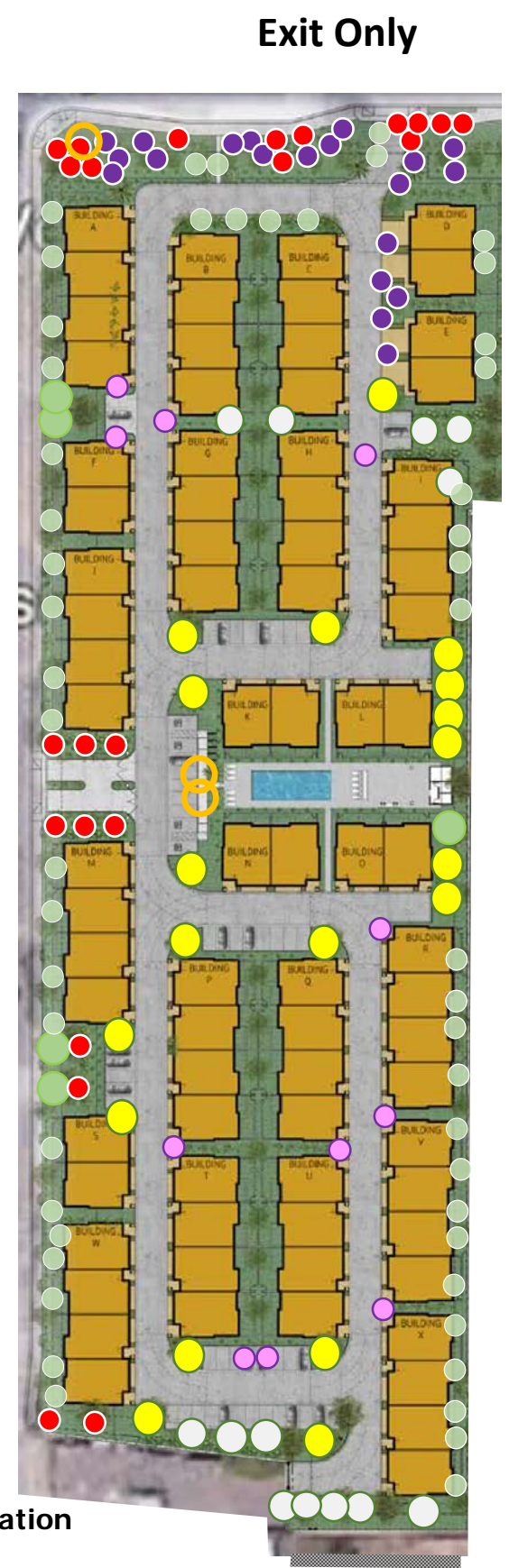
Colored Site Plan



**33
New Interior
Trees**

- Evergreen Elm
- Chaste Tree
- Cathedral Oak
- Red Pistache
- Crape Myrtle
- Rio Grand Ash
- Date Palm
- Willow Acacia

**104
New
Perimeter
Trees**



Site and Immediately Surrounding Land Uses



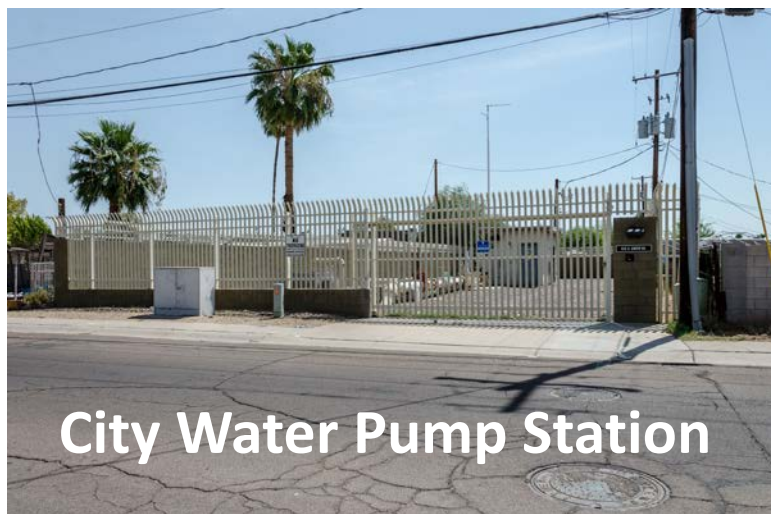
**Industrial Buildings
to the North**



**Sonterra Apt.'s
on the West**



**Rio Ventana
to the East**



City Water Pump Station



SF to the South

Simulated View Looking SE at the University Frontage



Simulated View Looking at the Smith Road Entrance



Simulated View Looking Into Pool Area

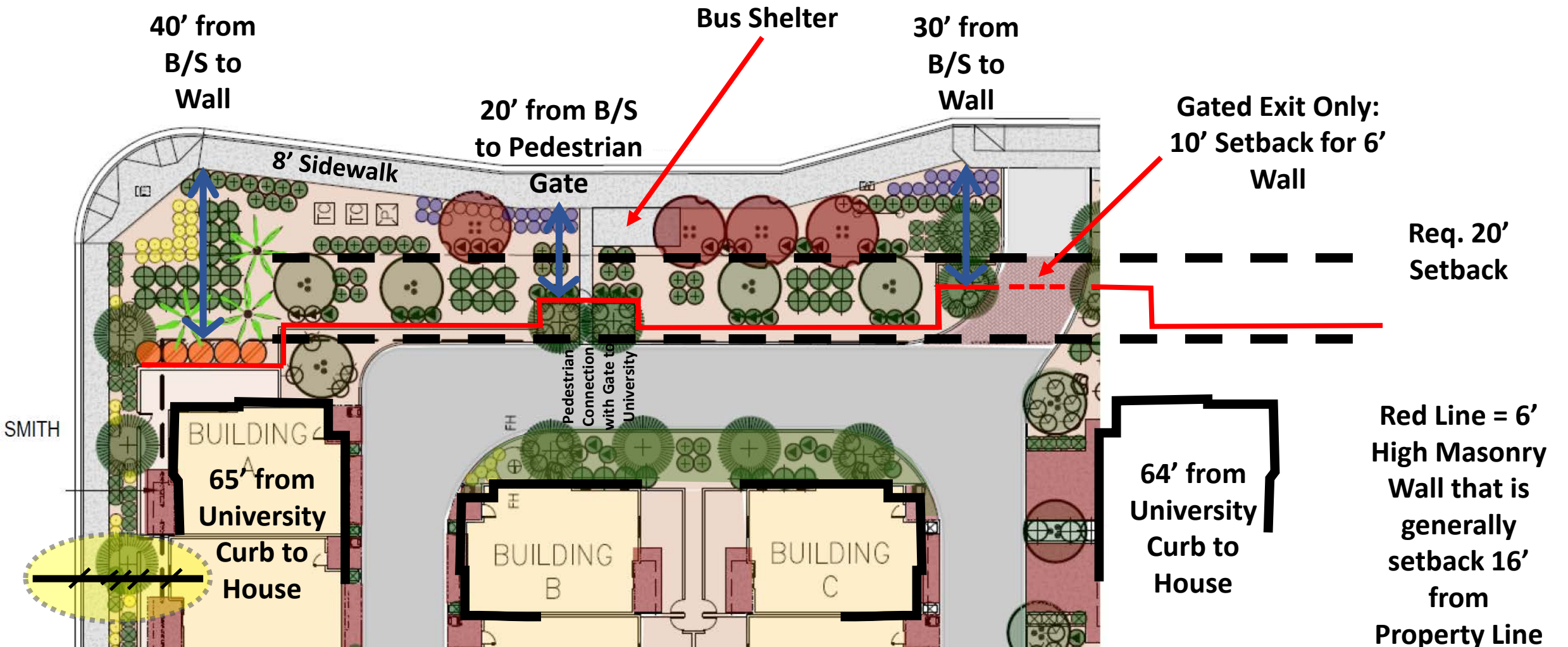


Simulated View of the Interior Private Driveway



Vignette of University Frontage

Except for Bus Shelter Pad, 18-30 FT. of Excess Right-of-Way



- 6' Sidewalk
- 2'8" Excess R/W
- 4' Setback to 4'/2' Wall/Metal Rail
- 10' Setback to House
- 12'8" Total Distance to 4' Wall/2' Metal Rail

THE DEPTH OF THE LANDSCAPING BETWEEN THE SIDEWALK AND THE MAJORITY OF THE FRONTAGE WALL IS 24-29 FT.

Trees Being Used

Evergreen Elm




A Wonderful Dilemma.

AZ Plant Lady

Evergreen Elm

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Trees Being Used

Chaste Tree – Approximately 16-Ft. Tall



LTorrans

Trees Being Used

Cathedral Oak



Cathedral Oak™ - Tree selection - Land...

Environmental Horticulture - University of Florida

Cathedral Oak™

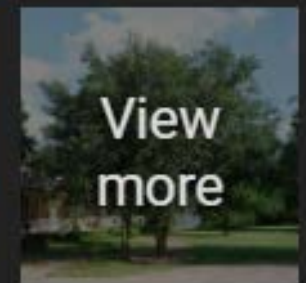


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Trees Being Used

Red push pistache | Backyard

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Trees Being Used

Crape Myrtle



Crape Myrtle Lagerstroemia-Potomac

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Trees Being Used

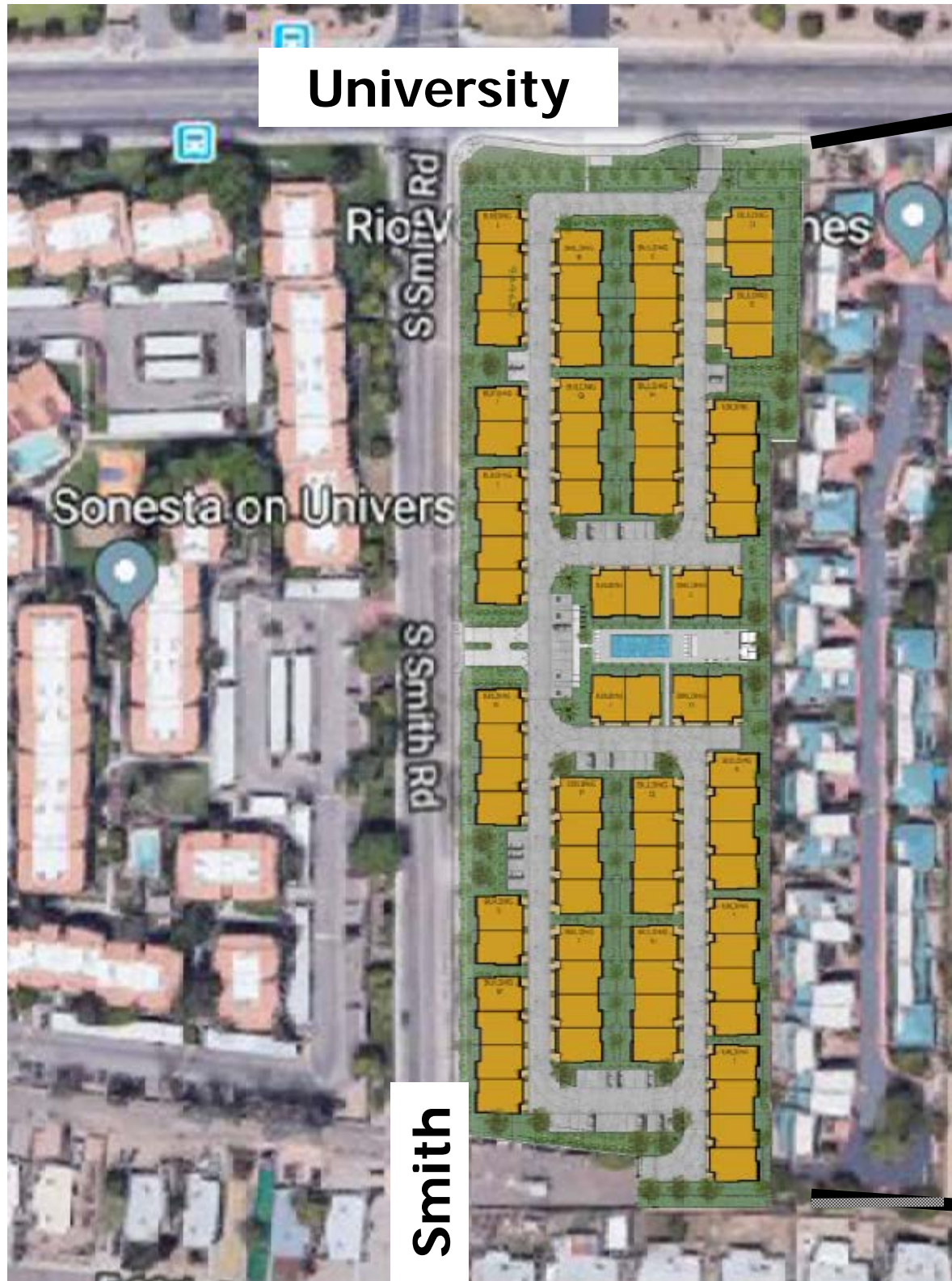
Date Palm Trees, Palms Plants

IndiaMART

Date Palm Trees



Colored Site Plan



University

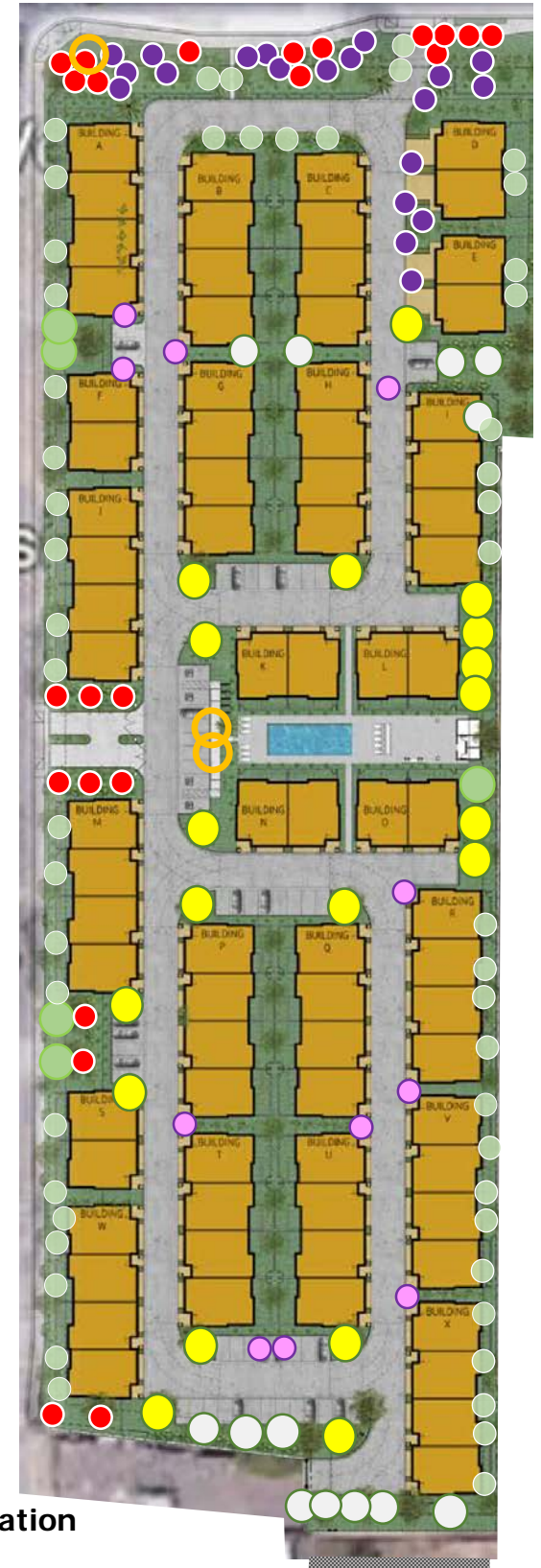
Smith

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- Rio Grand Ash
- Date Palm
- Willow Acacia

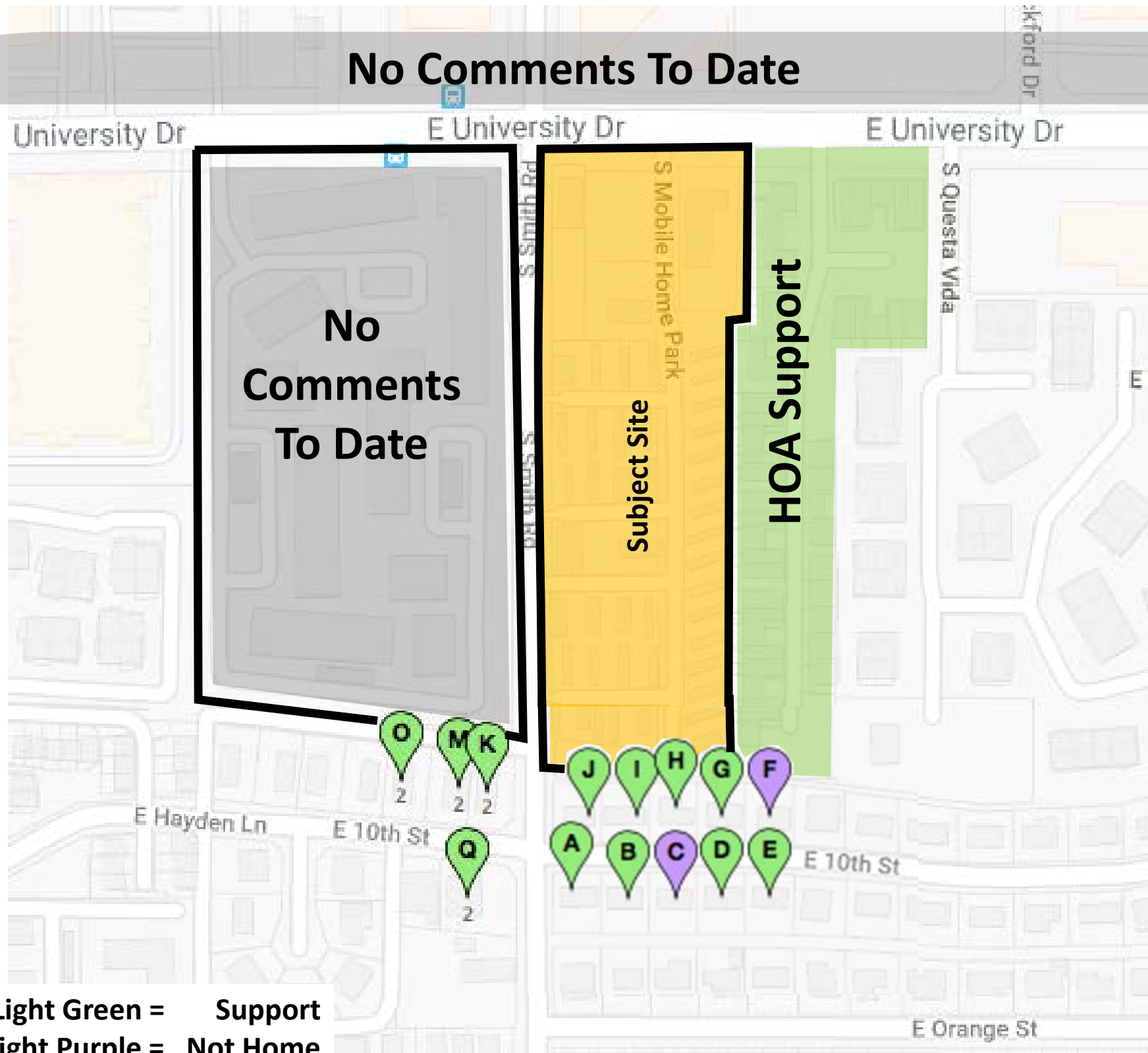
104
New
Perimeter
Trees

Exit Only



City Pump Station

Neighborhood Outreach



Thank You

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

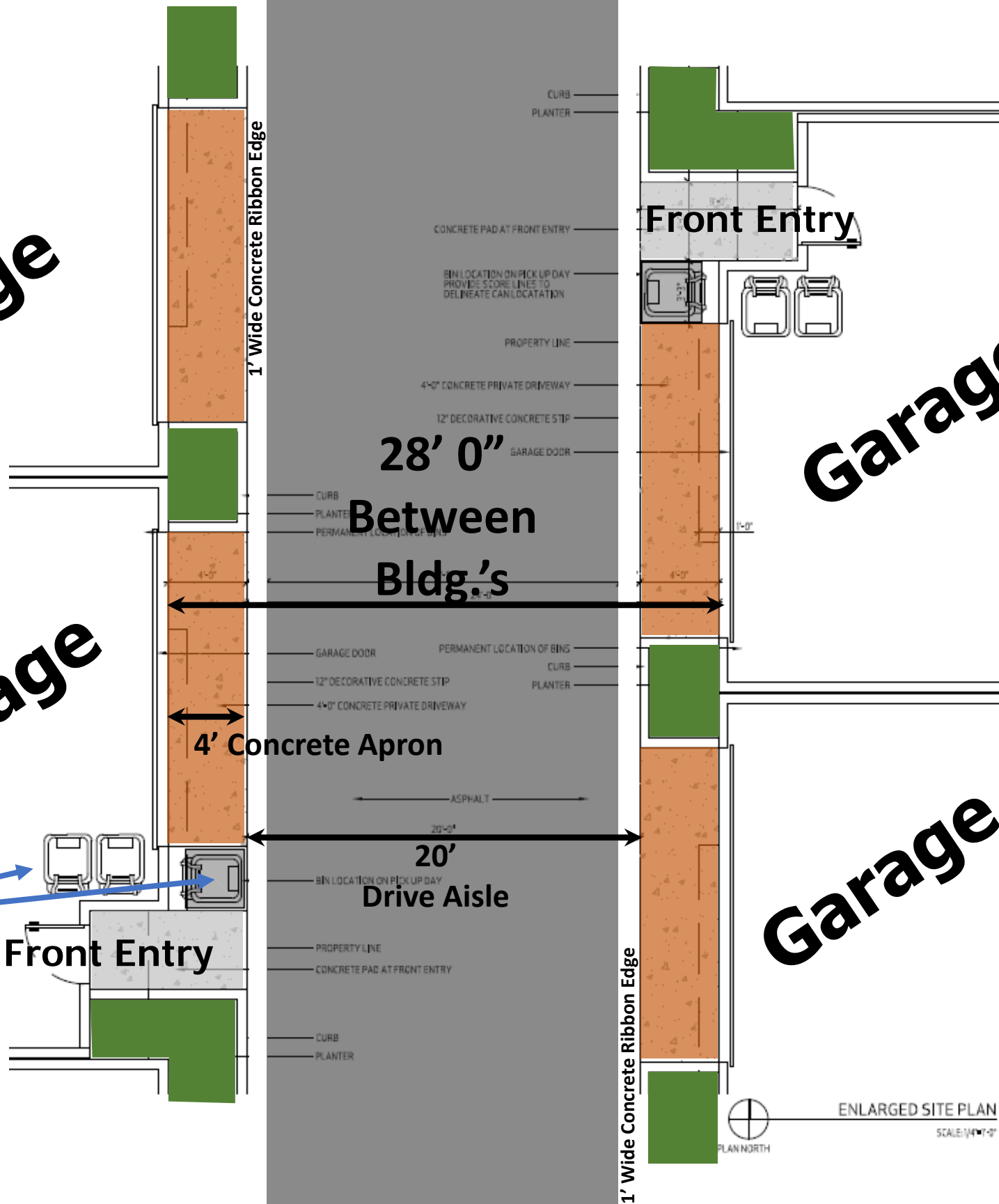
Garage

Garage

Garage

Garage

Trash Receptacle Location in Garage
Location on Trash Pick-Up Day



1' Wide Concrete Ribbon Edge

1' Wide Concrete Ribbon Edge

28' 0"
Between
Bldg.'s

4' Concrete Apron

20'
Drive Aisle

Front Entry

Front Entry

ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"



PLAN NORTH

CURB
PLANTER

CURB
PLANTER
PERMANENT LOCATION OF BING

CURB
PLANTER

CURB
PLANTER

CONCRETE PAD AT FRONT ENTRY

BIN LOCATION ON PICK UP DAY
PROVIDE SCORE LINES TO
DELINEATE BIN LOCATION

PROPERTY LINE

4'-0" CONCRETE PRIVATE DRIVEWAY

12" DECORATIVE CONCRETE STIP

GARAGE DOOR

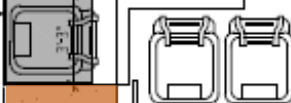
PERMANENT LOCATION OF BING

4'-0" CONCRETE PRIVATE DRIVEWAY

ASPHALT

20'-0"

PROPERTY LINE
CONCRETE PAD AT FRONT ENTRY



Building Elevation of Townhome in SEC of Property



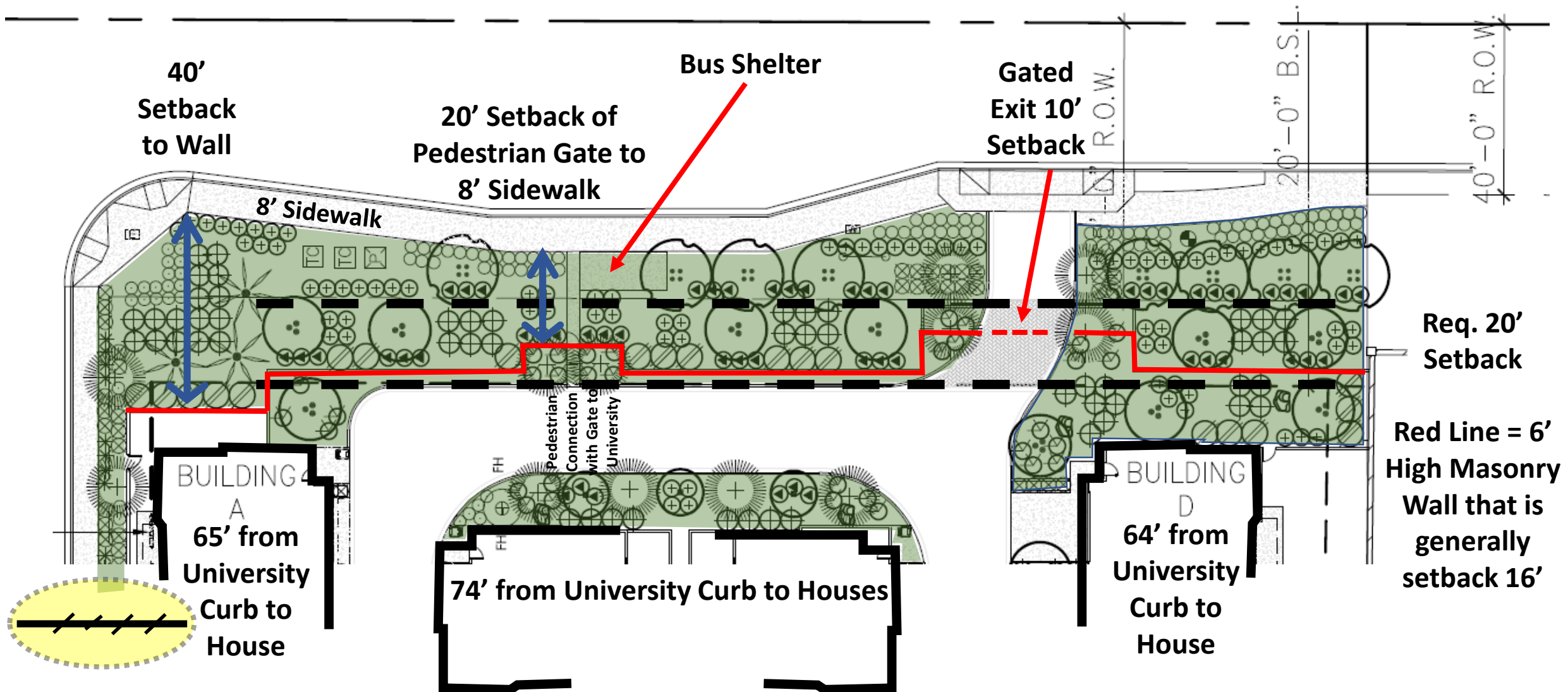
4

SIDE ELEVATION

BUILDING X NORTH ELEVATION

SCALE: 1/8"=1'-0"

University Frontage



- 6' Sidewalk
- 2'8" Excess R/W
- 4' Setback to 4'/2' Wall/Metal Rail
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- 12'8" Total Distance to 4' Wall/2' Metal Rail

1997



Image U.S. Geological Survey

2018




Trees Being Used




A Wonderful Dilemma.

AZ Plant Lady

Willow Acacia

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Simulated View Looking SE at the Smith Road Frontage

