



Project Chapel Ridge Multi-Family Development (NE Akin Blvd & NE Meadowview Dr)
Request Modification Request
Date November 1, 2021

Modification Request

1.) High Impact Buffer and Landscaping, Required by UDO Article 8, Division III

This residential use is located within an existing commercial area of the development and the High Impact Buffer is intended to screen residents from commercial use, typically when the commercial use is constructed after the residential use. In this situation the residents will be fully aware of the commercial use located to the east and south of the proposed residential project. The plan has provided adequate landscape screening to create a buffer from the office commercial use located to the east and south side of the project. The request is to approve the landscape plan provided and remove the need to install a fence along the property line, it is the developer's opinion, that the natural screen buffer will meet the intent of the code and have a better aesthetic feel for the development.

Due to the location of the retaining wall and the proximity of the wall and the property line the provided landscape plan has been designed to include shrubs, ornamental and evergreen trees. Clustering of the landscaping material will be utilized to screen the proposed development from visible sections of the existing buildings.