

Development Permit

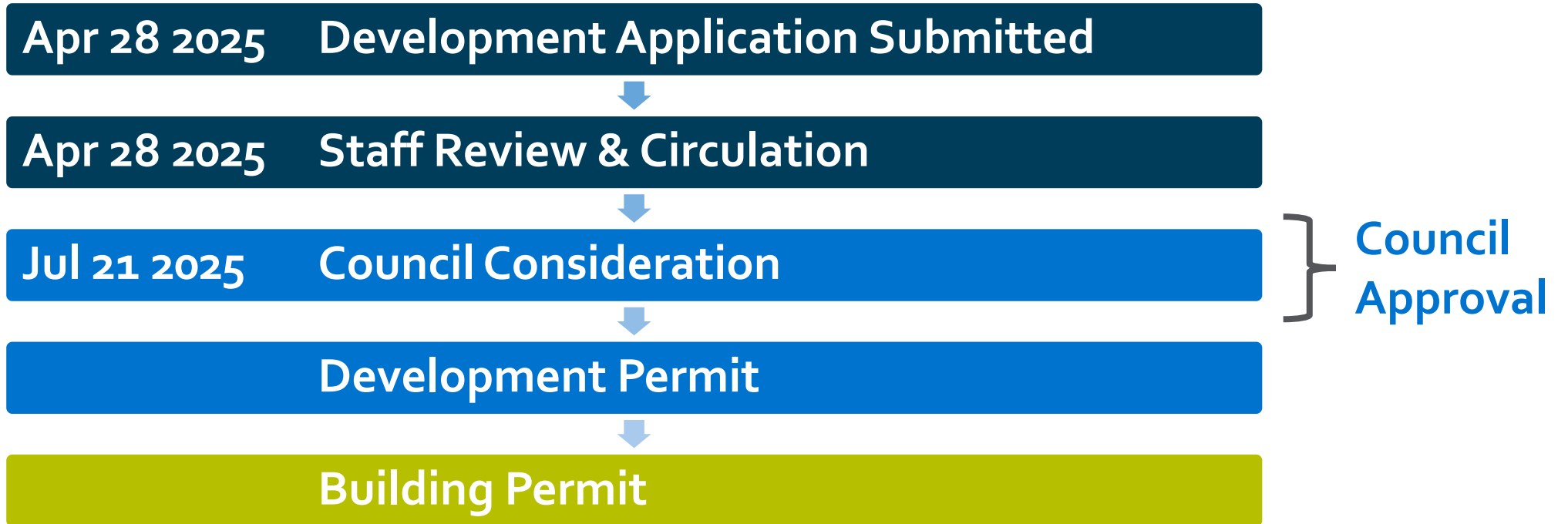
1720 Hidden Hills Drive
DP25-0094



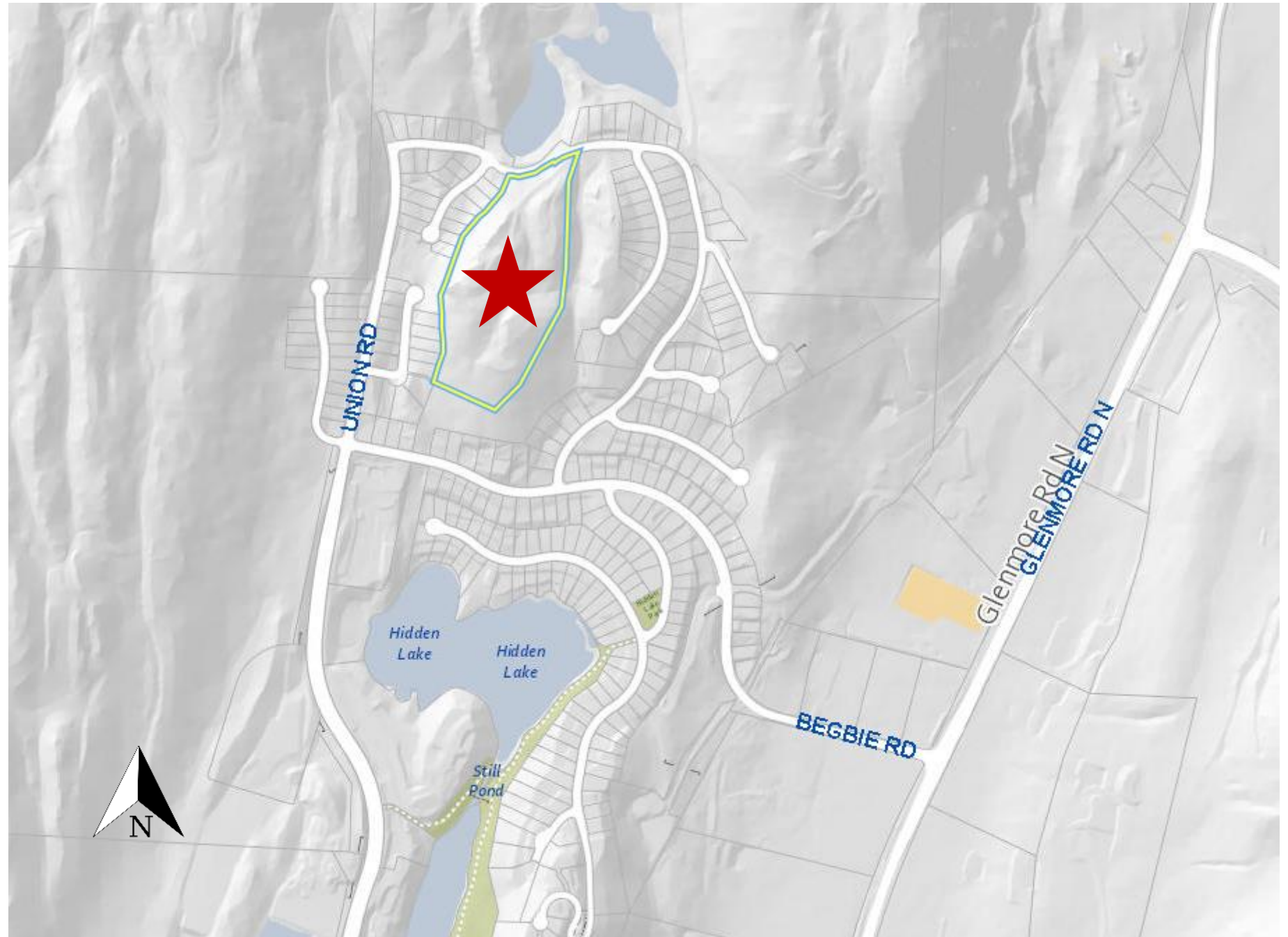
Purpose

- To issue a Development Permit for the form and character of a duplex strata development.

Development Process

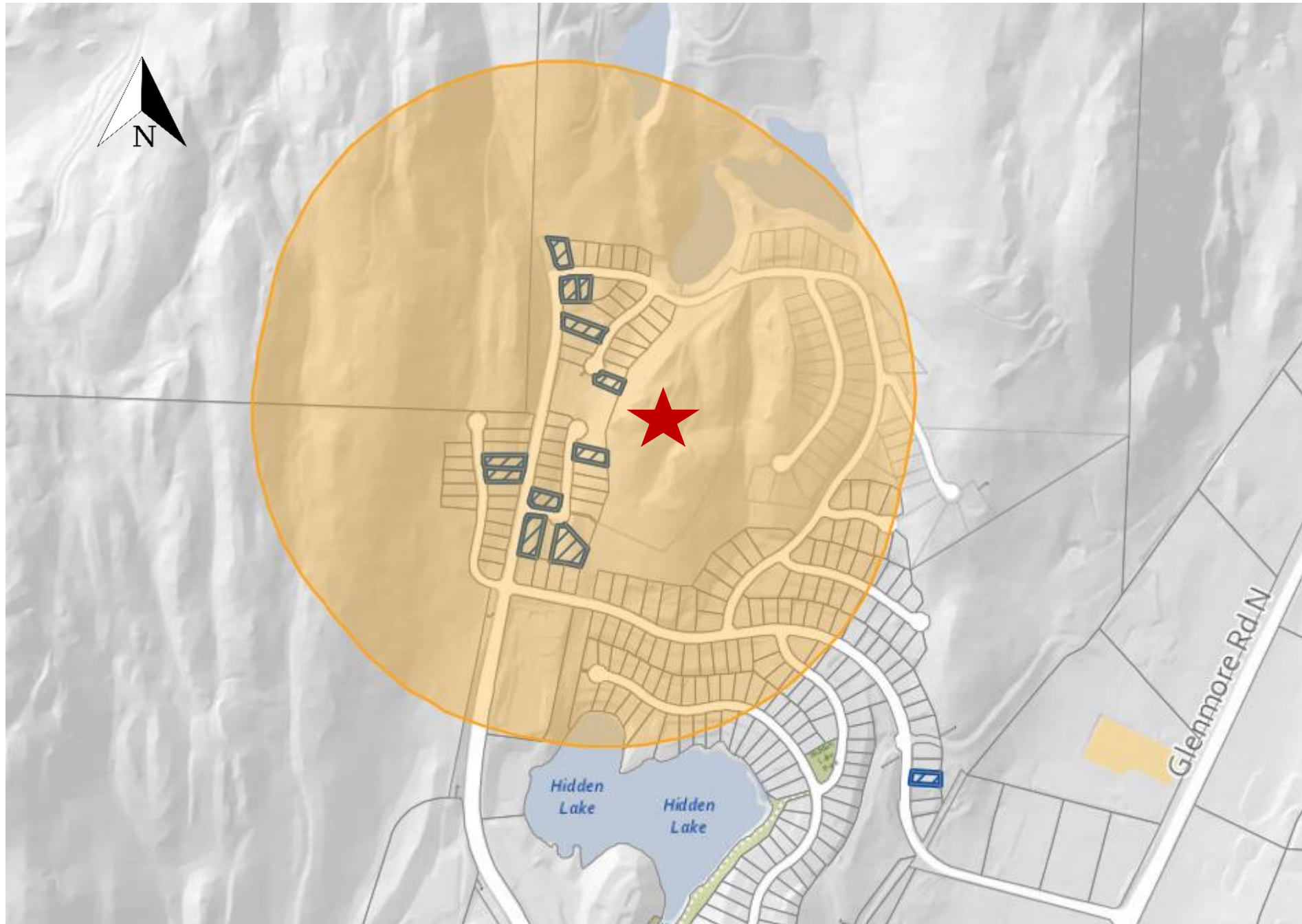


Context Map

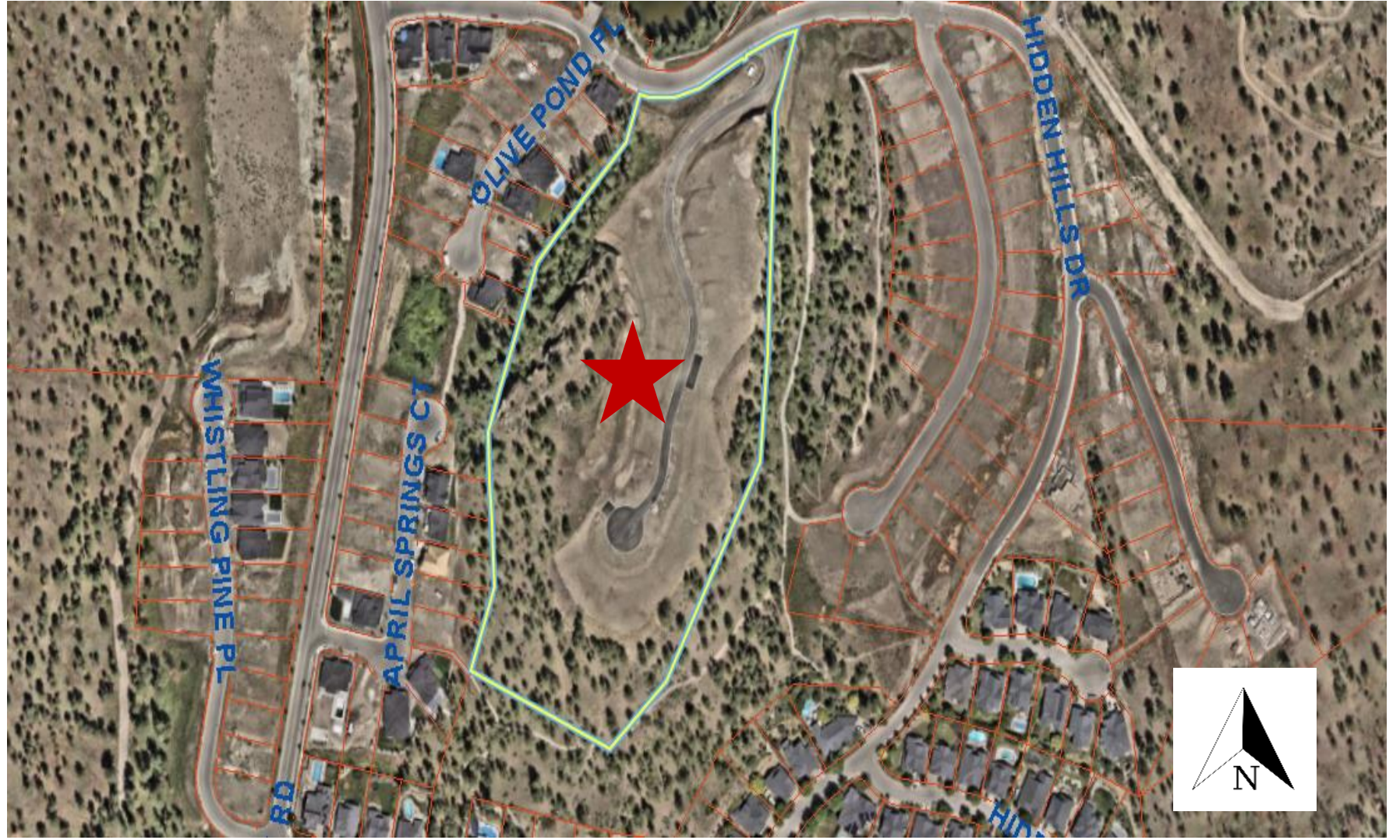


Model City

Estimated Population: 409
Estimated Jobs: 120
Residential Units: 158
Commercial Units: 0



Subject Property Map



Technical Details

RU5 – Multiple Suburban Housing

- 30 duplex units (15 buildings)
 - 4 type A units
 - 5 type B units
 - 6 type C units
- 10 Visitor Parking Stalls
- 317 Large Trees

Site Plan

Trail
Network



Materials Board

Light Scheme:

Buildings:

- Plan A - Uphill Units: 1, 4
- Plan B - Walkout Units: 7, 10
- Plan C - Level Units: 13



* Rendering shows the light scheme on a 2-story level unit (2-story level units are buildings 12-15)



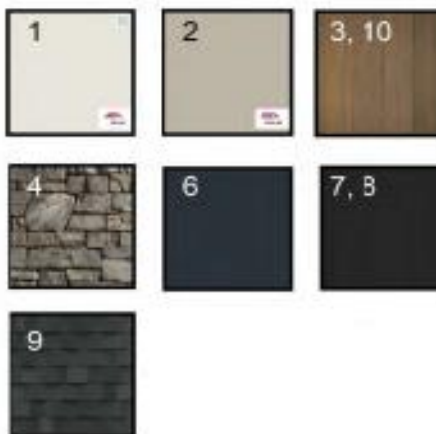
Medium Scheme:

Buildings:

- Plan A - Uphill Units: 2, 5
- Plan B - Walkout Units: 8, 11
- Plan C - Level Units: 14



* Rendering shows the medium scheme on a walkout unit (Walkout units are buildings 7-11)



Dark Scheme:

Buildings:




- Plan A - Uphill Units: 3, 6
- Plan B - Walkout Units: 9
- Plan C - Level Units: 12, 15

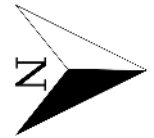


* Rendering shows the dark scheme on an uphill unit (Uphill units are buildings 1-6)



[illegible]

	RESTORATION PLANTING AS PER ENVIRONMENTAL CONSULTANT
	SEEDED NATIVE PLANTING
	LAWN



Rendering Type A Unit



Rendering Type B Unit



Rendering Type C Unit



OCP Design Guidelines

- Ground oriented entrances
- Range of architectural features
- Generous landscaped area
- Integrated into existing sensitive slope terrain

Staff Recommendation

- Staff recommend support for the proposed development permit as it:
 - Meets majority of OCP Design Guidelines
 - No Variances