



LOT 28
MB 9/375

~NOW OR FORMERLY~
DAVID J MCKEITHAM
DB 26683/510

PROPOSED SCM

10' SIDE YARD

30' SETBACK

66' FUTURE R/W

12' SHARED USE PATH

8' PLANTING STRIP

100'00' AVENUE

~NOW OR FORMERLY~
TTI NC LLC
DB 33378/495
MB 677/17
PID 16704246
ZONING: CC
USE: COMMERCIAL

LEATHERMAN GOLF
LEARNING CENTER LLC
PID 16708101
ZONING: B-2(CD)
USE: COMMERCIAL

ALSON COURT INC
PID 16708103
ZONING: B-2(CD)
USE: VACANT

Changes to the development standards as part of this rezoning are limited to the *italicized bubbled text* on the site plan.

Please note: The Unified Development Ordinance adopted in 2023 does **not** apply to this amendment.

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- LOT 1
MB 9/375
- ~NOW OR FORMERLY~
ROSA ALVAREZ
DB 28608747
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL
- POTENTIAL TREE
SAVE AREA
±0.40 AC
- TOP OF BANK
- 10' SANITARY
SEWER EASEMENT
- POTENTIAL TREE SA
- 12' SHARED USE PATH
8' PLANTING STRIP
- EXISTING
- ~PEDESTRIAN
PROPOSED
BETWEEN C
PROPOSED
SHARED-US
- PROPOSED 8' PLANTING STRIP
PATH MAY BE ADJUSTED DUE TO
CULVERTS, AND OTHER CONST
TO BE COORDINATED WITH CD
PERMITTING. REFER TO TRANS

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- LOT 27
MB 11/31
~NOW OR FORMERLY~
PHILLIP TRANTHAM
DB 25659/127
ZONING: N-1-B
USE: SINGLE FAMILY RESIDENTIAL
- LOT 28
MB 11/31
~NOW OR FORMERLY~
BETTY & GARRELL MCGILL
DB 10142/645
ZONING: N-1-B
USE: SINGLE FAMILY RESIDENTIAL
- LOT 29 &
PORTION OF LOT 30
MB 11/31
~NOW OR FORMERLY~
HOME SFR BORROWER IV LLC
DB 32322/438
ZONING: N-1-B
USE: SINGLE FAMILY RESIDENTIAL
- ZONING BOUNDARY
- PROPOSED COMPACTOR/RECYCLING ENCLOSURE
- 33' REDUCED CLASS 'C' BUFFER WITH FENCE OR WALL
- 50' REAR YARD
- PROPOSED BUILDING 1
- 30' SETBACK
- 12' SHARED USE PATH
8' PLANTING STRIP
- 66' FUTURE R/W
- 12' SHARED USE PATH
8' PLANTING STRIP
- 30' SETBACK FROM F
- EXISTING TREE BE ABANDONED SEPARATELY
- OUTDOOR AMENITY AREA TO BE PROGRAMMED WITH A MINIMUM OF THREE ELEMENTS
- OUTDOOR AMENITY AREA
- W. TYVOLA ROAD
PUBLIC CDOT R/W VARIES
(DB 5194/269 & DB 5715/773)
- ALL PARKING AREAS WILL BE SCREENED FROM PUBLIC R/W AND ADJACENT PROPERTIES IN ACCORDANCE WITH CHAPTER 12 OF THE ZONING ORDINANCE
- EXISTING W. TYVOLA ROAD BACK-OF-CURB TO REMAIN
- ROY PETERS
PID 16708106
ZONING: N-1-B
USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED 8' PLANTING STRIP AND 12' SHARED-USE PATH ALONG PROPERTY FRONTAGE ON WEST TYVOLA ROAD AS MEASURED FROM FUTURE BACK-OF-CURB
- VEHICULAR ACCESS POINT. FULL MOVEMENT. FINAL LOCATION TO BE COORDINATED WITH CDOT DURING SITE PERMITTING. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- RESTRIPE MEDIAN TO PROVIDE AN EASTBOUND LEFT-TURN LANE WITH 100' STORAGE. TURN LANE SUBJECT TO CDOT APPROVAL
- 12' SHARED-USE PATH, TOPOGRAPHY, AND FINAL LOCATION DURING SITE PERMITTING. SEE NOTE G.

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- ~NOW OR FORMERLY~
DEROTHEA DAWKINS
DB 6863/871
ZONING: N1-B
USE: SINGLE FAMILY RESIDENTIAL
- LOT 30 &
TON OF LOT 29
MB 11/31
- OR FORMERLY~
ALBERT ORR
DB 6133/509
ZONING: N1-B
FAMILY RESIDENTIAL
- POTENTIAL TREE
SAVE AREA
±0.36 AC
- 30' REDUCED CLASS 'C' BUFFER WITH FENCE OR WALL
- 30' REAR YARD
- 10' SIDE YARD
- POTENTIAL TREE
SAVE AREA
±0.29 AC
- 30' SETBACK
- 12' SHARED-USE PATH
8' PLANTING STRIP
- BUILDING 2
- 30' SETBACK
- EXISTING R/W
- PROPOSED 8' PLANTING STRIP AND 12' SHARED-USE PATH MAY BE ADJUSTED TO TOPOGRAPHY, TREE PRESERVATION AND OTHER CONSTRAINTS. FINAL LOCATION TO BE COORDINATED WITH DURING SITE PERMITTING. REFER TO TRANSPORTATION NOTE G.
- TYVOLA APARTMENTS LLC
PID 16708107
ZONING: R-12(MF)(CD)
USE: MULTI FAMILY
- VEHICULAR ACCESS POINT. FULL MOVEMENT FINAL LOCATION TO BE COORDINATED WITH CDOT DURING SITE PERMITTING. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- ZONING/PROPERTY LINE
- CR TYVOLA LLC
PID 16708202
ZONING: R-12(MF)(CD)
USE: MULTI FAMILY
- RESTRIPE MEDIAN TO PROVIDE AN EASTBOUND LEFT-TURN LANE WITH 100' STORAGE. TURN LANE SUBJECT TO CDOT APPROVAL
- EXISTING PEDESTRIAN CROSSING TO BE MOVED AND RELOCATED. FINAL LOCATION TO BE COORDINATED WITH CDOT AND CATS DURING SITE PERMITTING. REFER TO TRANSPORTATION NOTE J.
- RD. REMAIN
- ED
- NORTH**
GRAPHIC SCALE
- 0 25 50 100
(IN FEET)
1 inch = 50 ft.

JOB #	25039
DATE:	02/09/26
SCALE:	1" = 50'
DRAWN BY:	JAW
APPROVED BY:	DLS
RZ-1	