

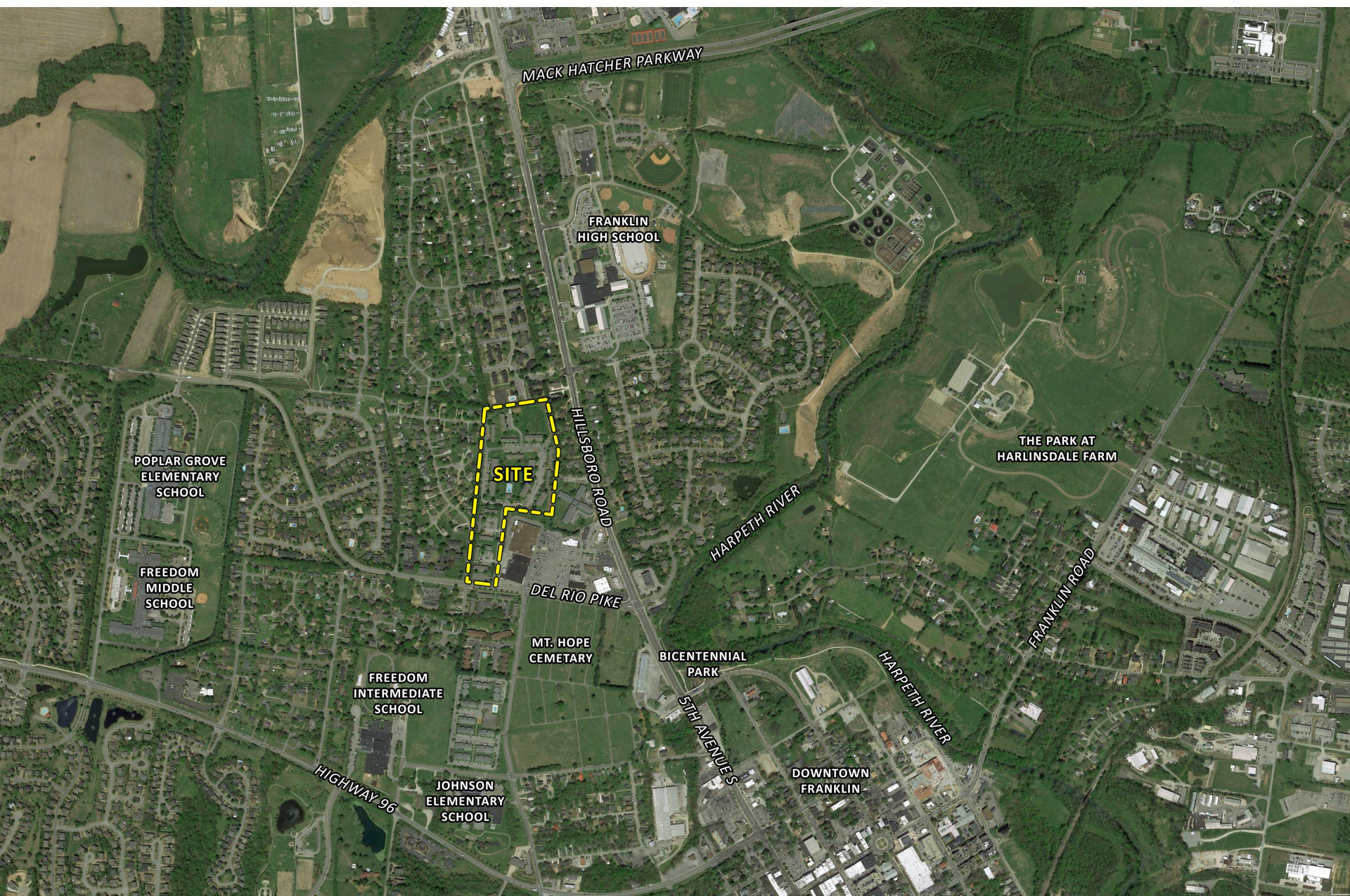
The Madison Franklin

Joint Conceptual Workshop

December 12, 2019

RAGAN•SMITH

Vicinity Map/Project Attributes



Physical Features Map



Existing Conditions Map



MAGNOLIA
PLACE
APARTMENTS
(SD-R)

ALEXANDER DRIVE

R-3 Residential

R-2 Residential

8-UNIT BLDG
(TO BE DEMOLISHED)

DEL RIO PIKE

GOODWILL/
DOLLAR GENERAL

KROGER

ORELEANS
ESTATES
(SD-R)

Independence
Square Shopping
Center
(Central Commercial District)

EXECUTIVE
HOUSE
CONDOMINIUMS
(SD-R)

R-1 Residential

HILLSBORO ROAD

Project Map



Site Data:

Units:	254 (182 Existing, 72 New)
New Bldgs:	3 (79,776 ± SF)
Bldg. Height:	3-Story
LSA (Green):	50% ±
Phasing:	Summer 2020 - Summer 2021
Buffer/s:	C Buffer adj. to detached-res.

Landscape Buffers

EX. VEGETATION
(TO REMAIN)

Western Property Line



Eastern Property Line



Supplemental Evergreen
Landscape Buffer



Example Landscape Buffer Material

Evergreen Trees



Cryptomeria



American Holly



Burk Red Cedar



Southern Magnolia

Evergreen Shrubs



Burford Holly



Inkberry Holly



Oregon Grape Holly

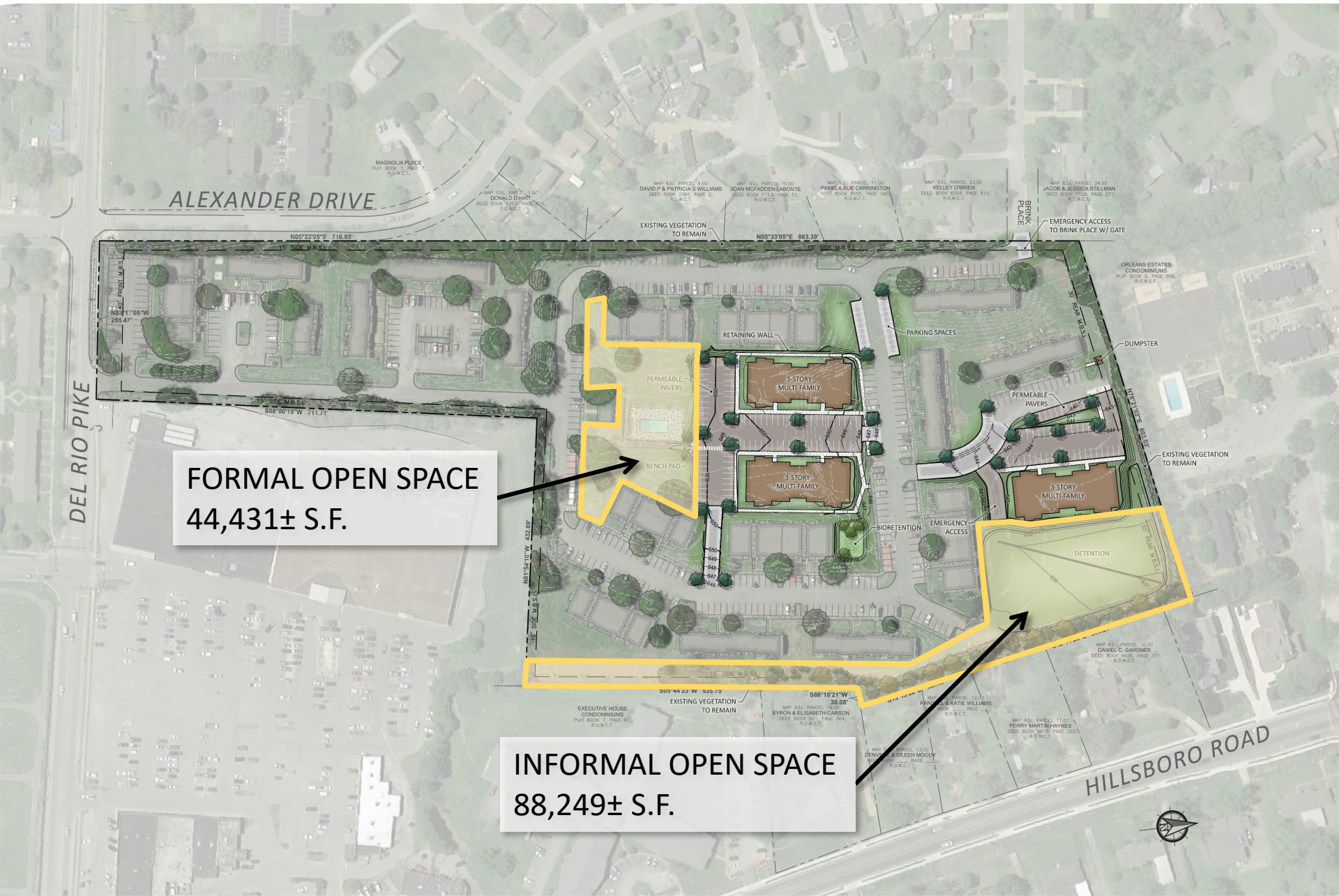


Prague Viburnum

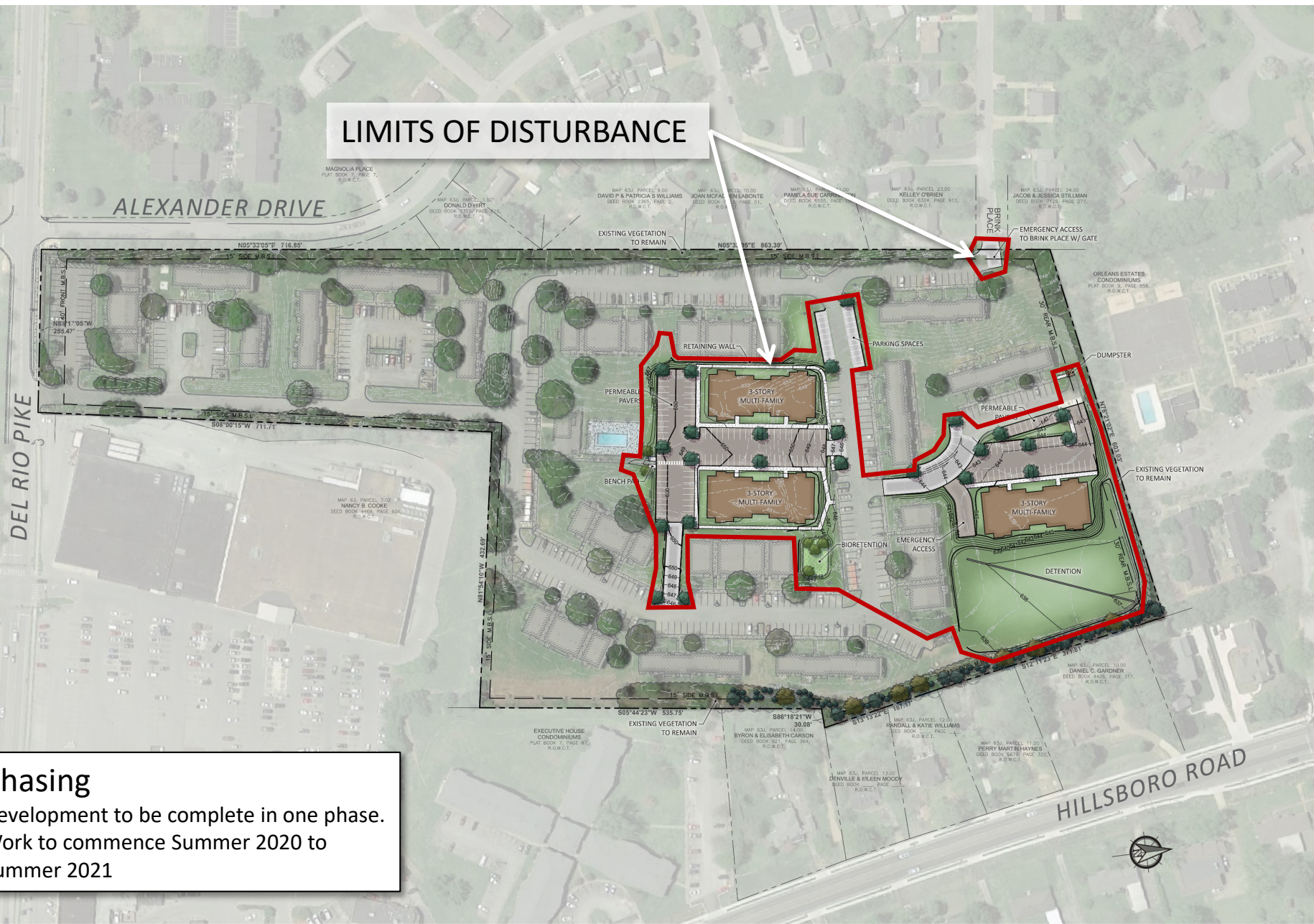
Circulation System



Open Space/Parkland



Development to be complete in one phase.
Work to commence Summer 2020 to
Summer 2021



Elevations of all proposed buildings

Covenant Capital Group



1 Building Type 300 - Side
Scale: 1/8" = 1'-0"

Elevation



1 Building Type 300 - Front and Rear
Scale: 1/8" = 1'-0"

Elevation

Modification of Standards requests

- 1. MOS #1:** Allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line and to utilize existing vegetation in lieu of required plantings/types. Existing site does not allow for 50' of landscape buffer, as the parking lot encroaches the property line within the 50' buffer width.
- 2. MOS #2:** Reduction in required planting by 50% per 100 LF due to existing fence/wall and vegetation that will remain. Proposed planting material will be installed to supplement the existing vegetation.
- 3. MOS #3:** Allow the Buffer Width to be 37.5' based on existing site conditions along the eastern property line due to existing patios/patio screens within 50' of the property line. The zoning code allows a reduction in buffer with by 25% (from 50' to 37.5') when a fence/wall is present.

Pre-application Conference