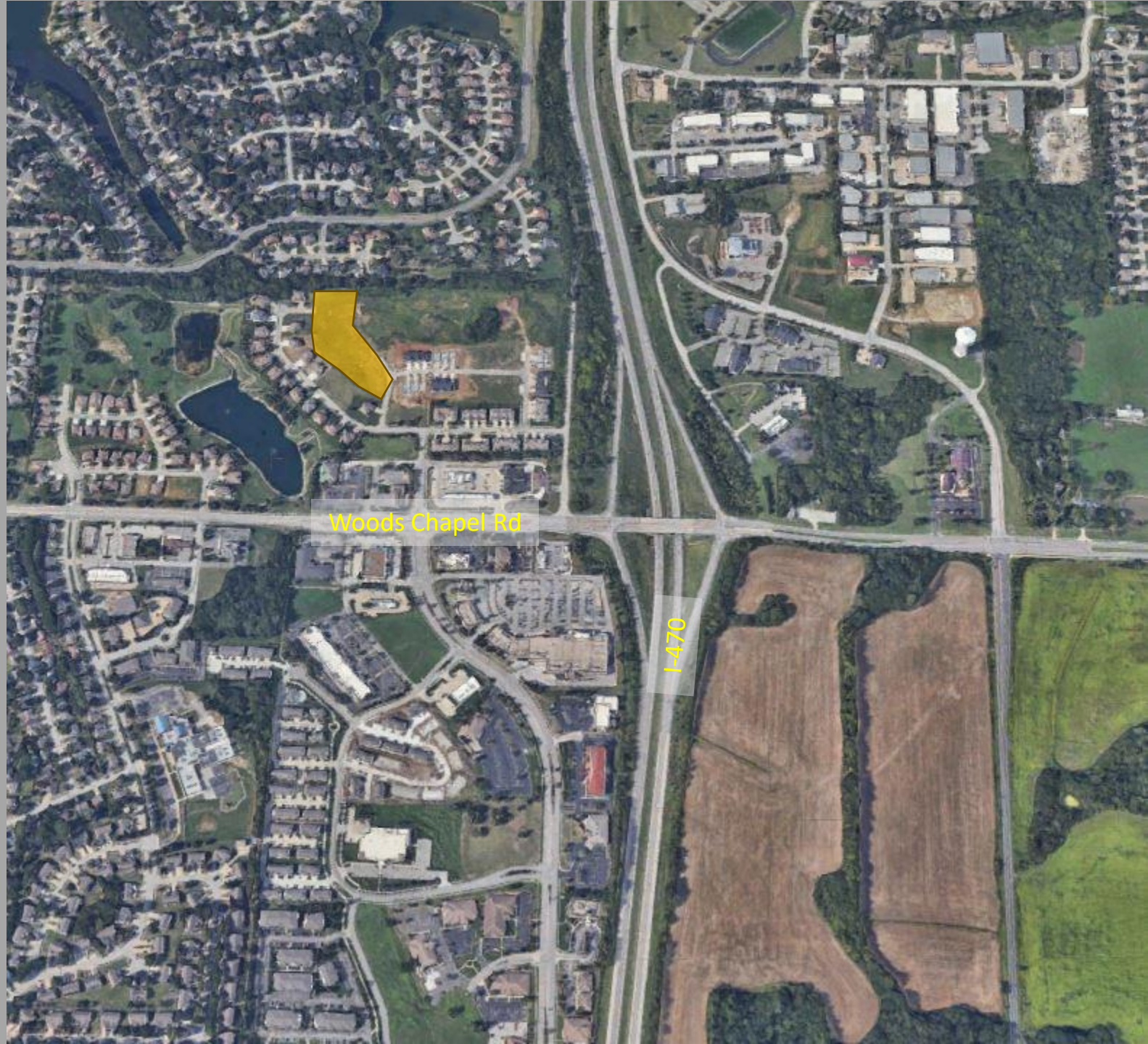


Townhomes at Chapel Ridge  
Application PL2024-217  
Residential Rezoning and Preliminary  
Development Plan  
City Council  
December 10, 2024

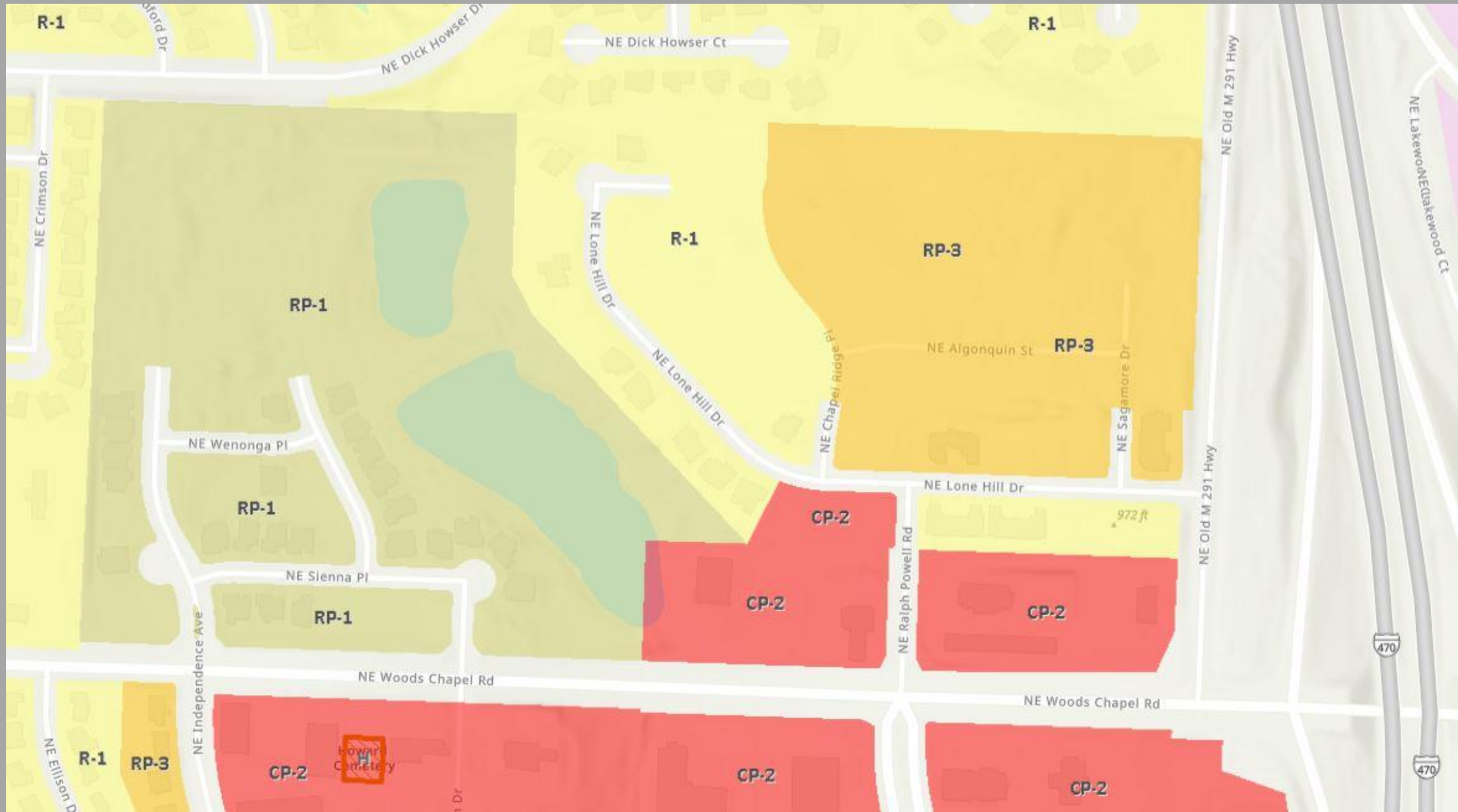


KEVIN HIGDON  
CONSTRUCTION





# Zoning Map



# Approved Plan

Approved  
11 Single Family Lots  
22 – Four Plex Lots  
99 Approved Units

Existing Constructed  
8 – Four Plex Lots  
31 Single Family Lots



Chapel Ridge Mixed Use					
	R-1 Zoned Lots	R-1 Units	RP-3 Zoned Lots	RP-3 Units	Total Units
Original	51	51	14	56	107
Revised PDP	31	31	30	120	151
Currently Constructed	21	21	19	63	84
Current Plan	11	11	12	48	59
Proposed Plan	0	0	18	51	51
Total Developed					
Original Plan	51	51	14	56	107
Current Plan	32	32	31	111	143
Proposed Plan	21	21	37	114	135

Original 14,280.27 sf Greenspace  
Updated 17,310.36 sf Greenspace



Original 14,280.27 sf Greenspace  
Updated 17,310.36 sf Greenspace

Original 5 Townhouse / 3 Single Family  
Updated 8 Townhouse

Original 8 Single Family  
Updated 4 Townhouse

Replat Recorded May 3, 2021  
All lots have building permits

Available Single Family  
since December 4, 2006

Original 14,280.27 sf Greenspace  
Updated 17,310.36 sf Greenspace



## Single Family Proposed Plan

Approved  
R-1, Single Family Zoning

11 Single Family Lots







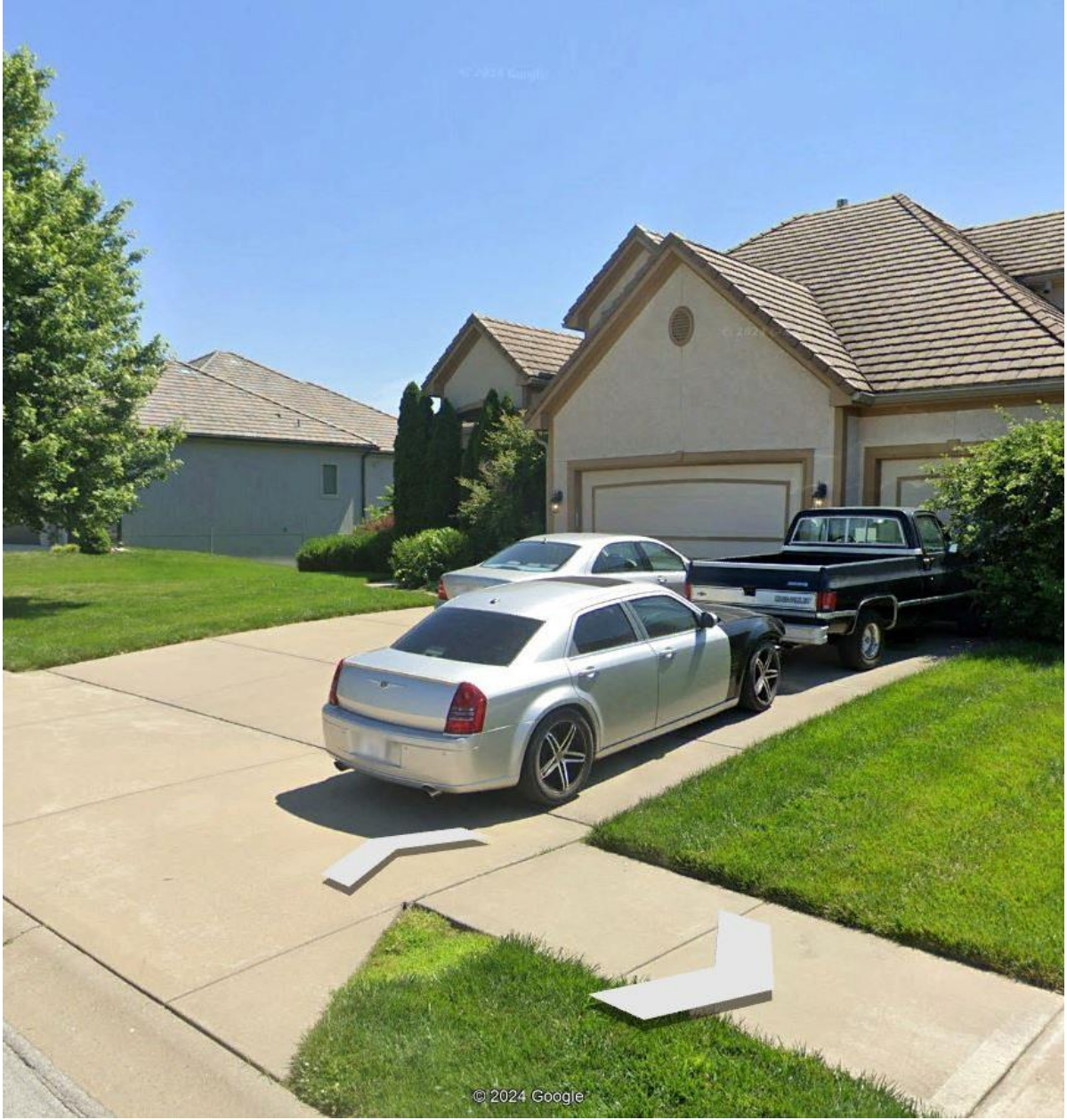




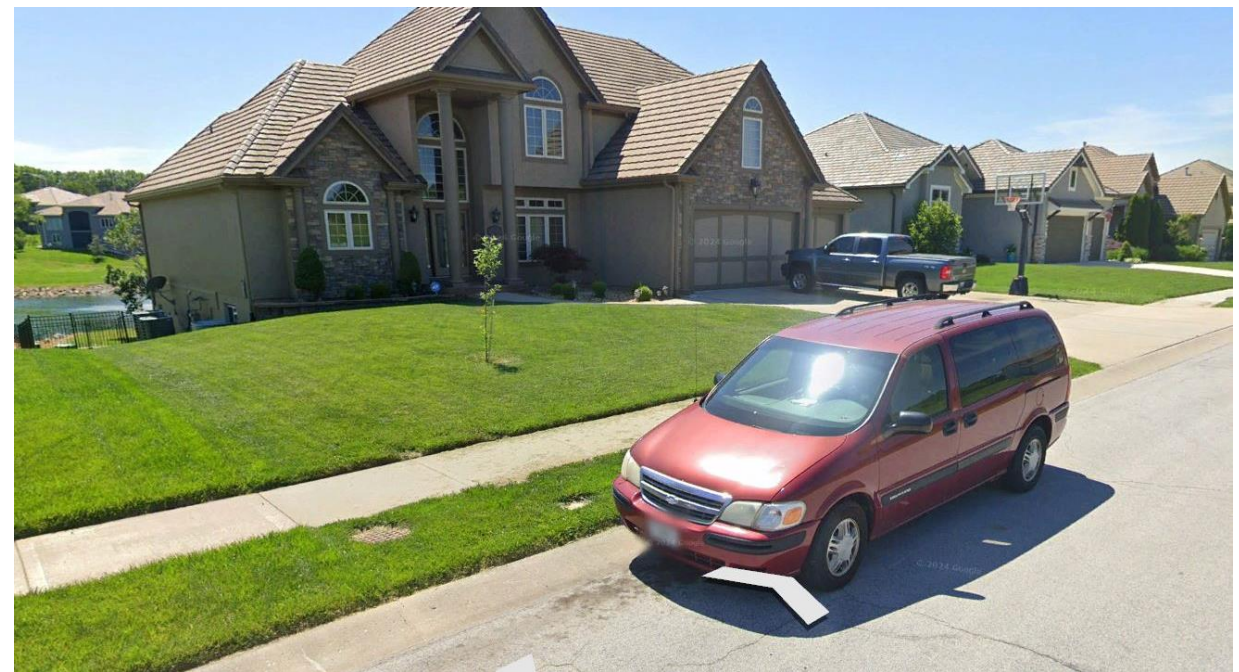






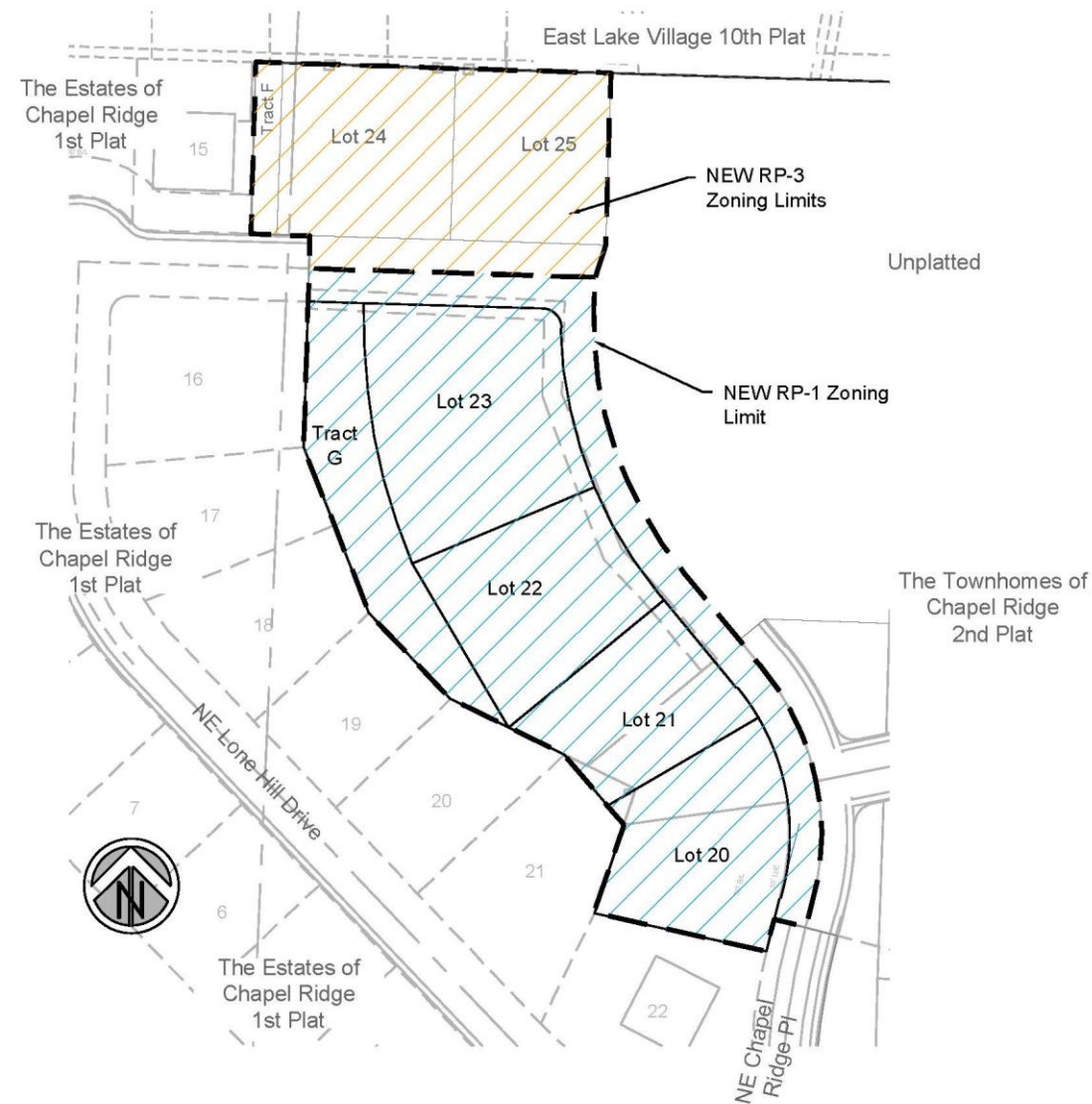








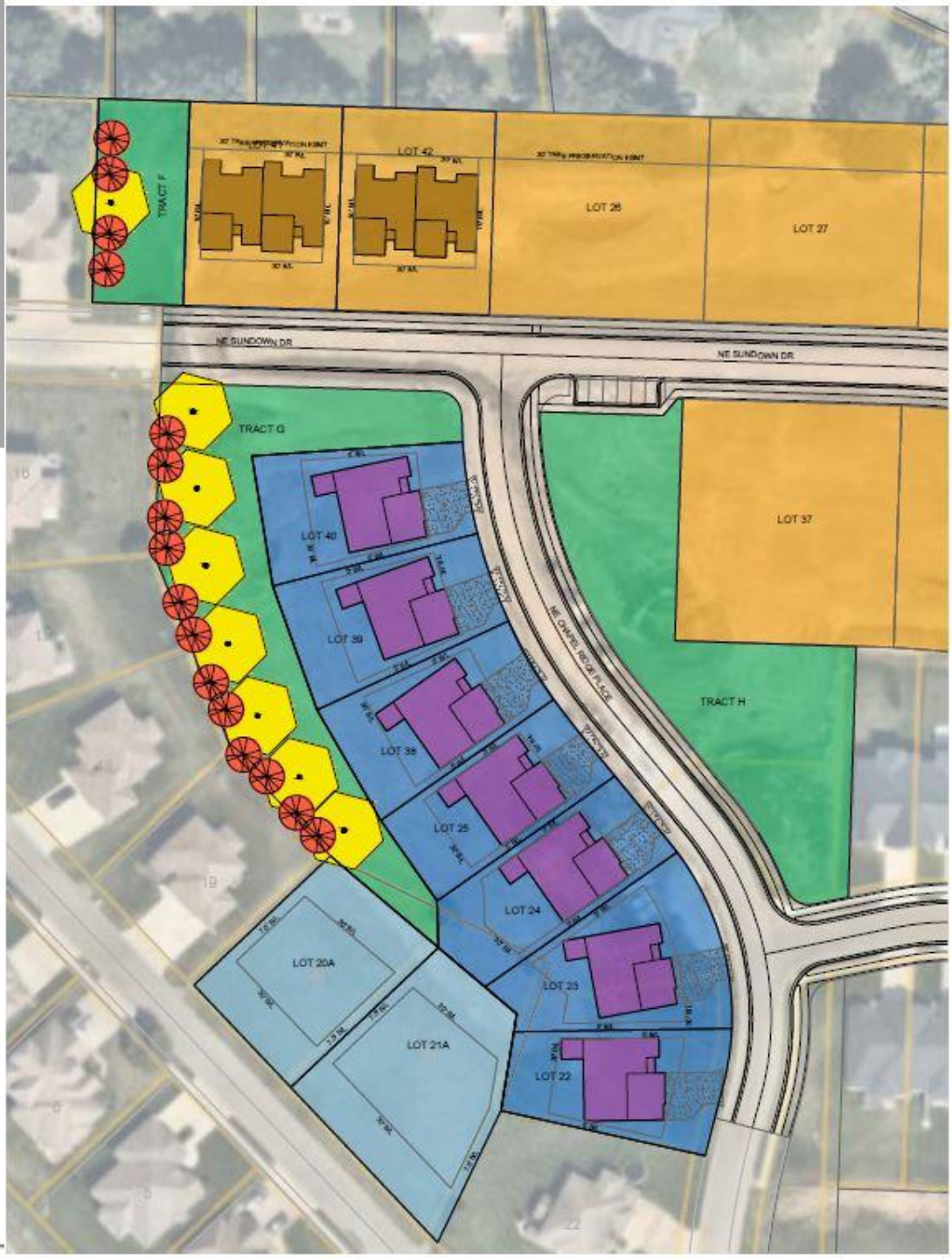
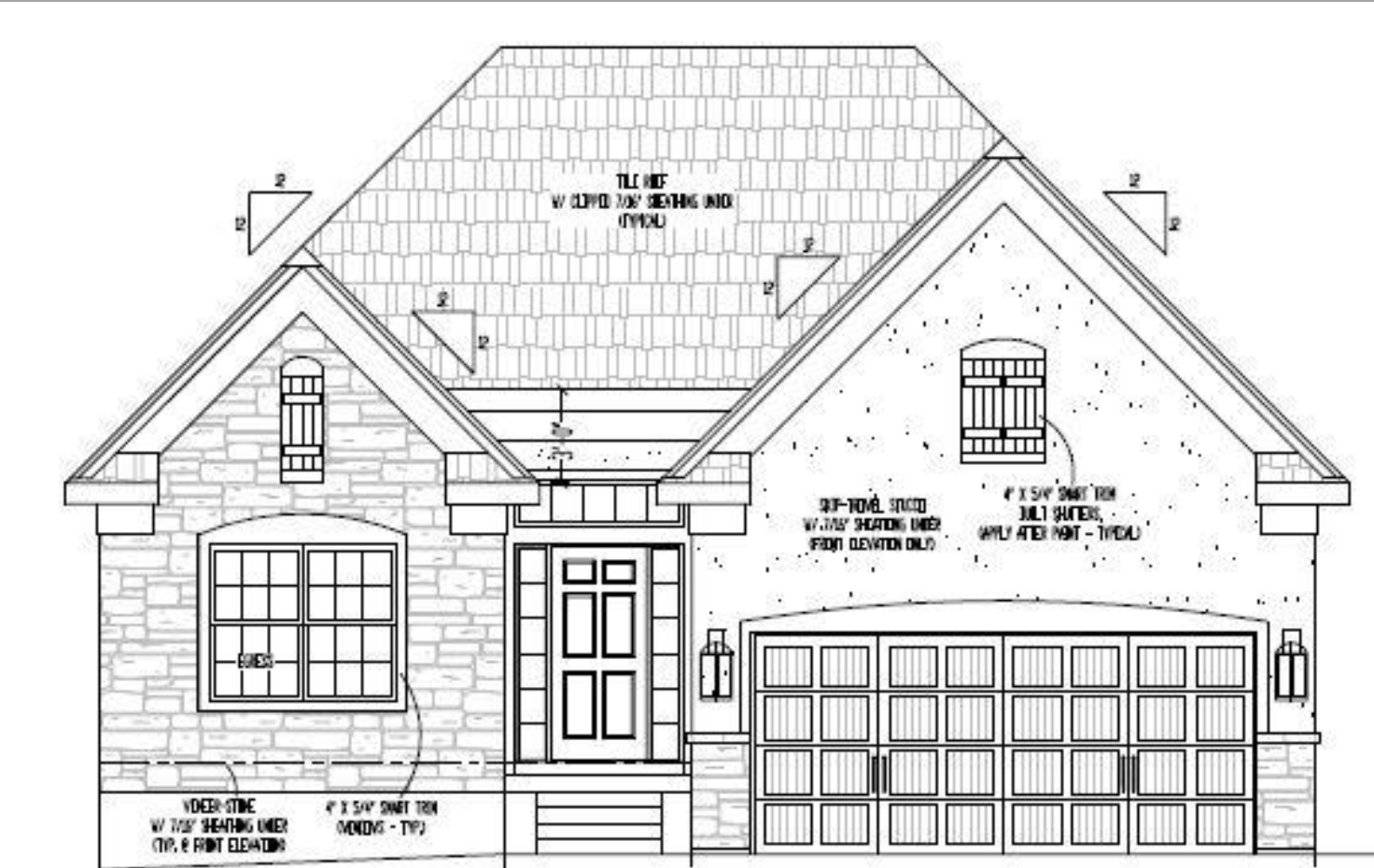
Current Plan

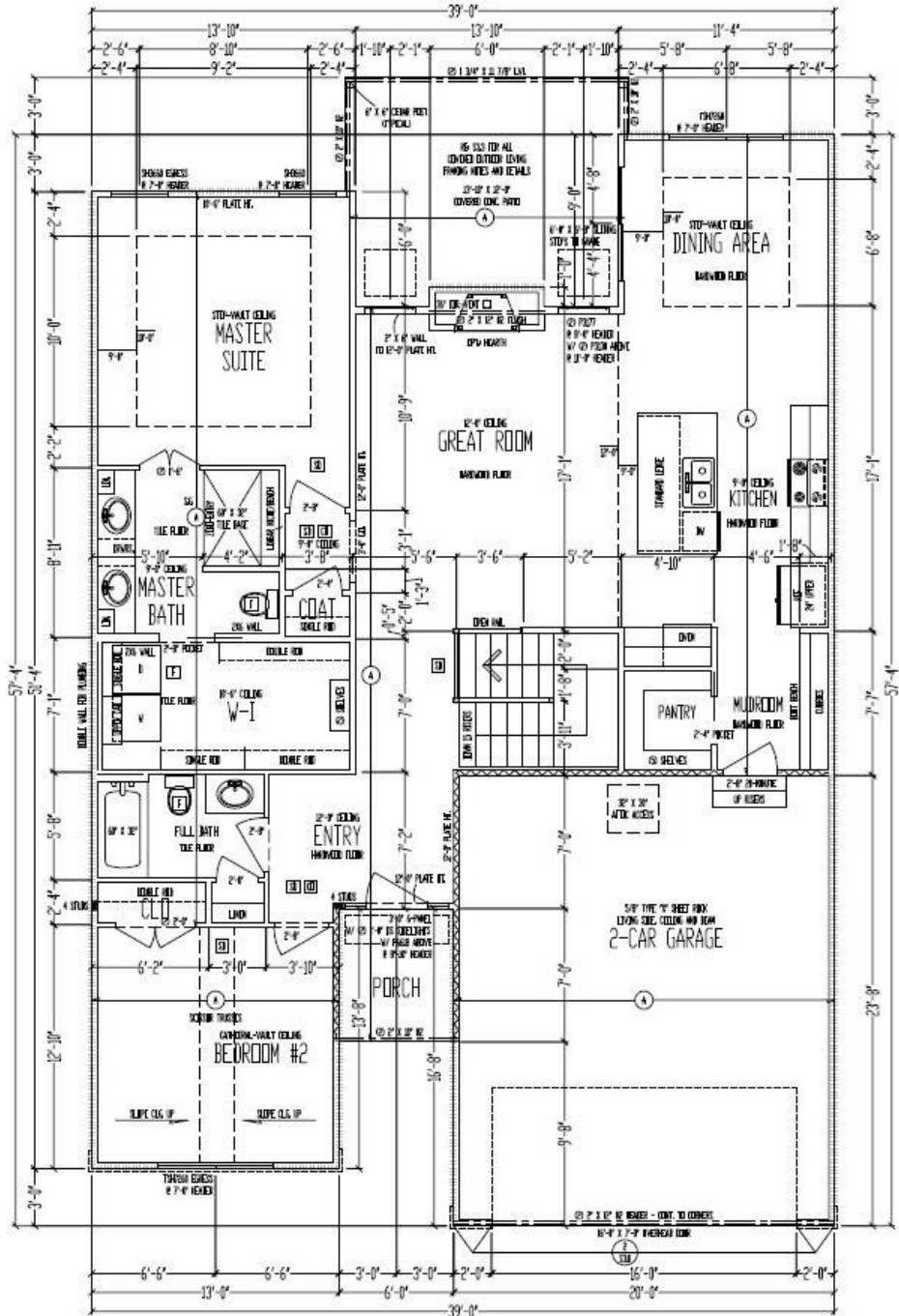




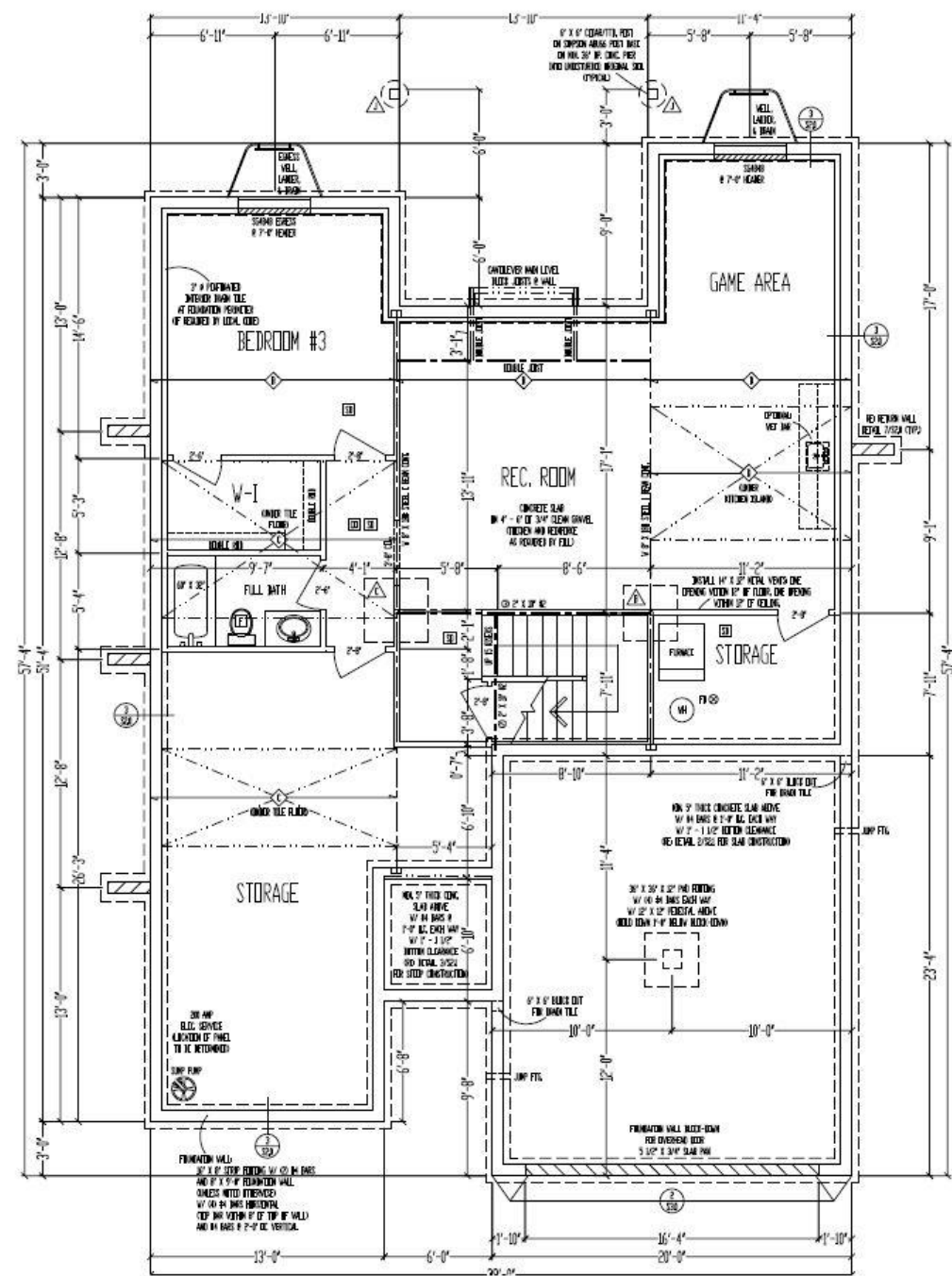
4 Units Total

7 Units Total





Total 2,333 sf









**ENGINEERING**

ENGINEERING & SURVEYING

**SOLUTIONS**

Questions