

Grant Creek Village

Development Proposal Comparison

Denied 2020 Rezoning Proposal

Requested Zoning	RM1-45 (multi-dwelling)
Maximum Density	1,195 dwelling units
Maximum Building Height	45 feet
Building Setbacks	<ul style="list-style-type: none"> ○ 20 feet front ○ 5 feet side (interior) ○ 10 feet side (street) ○ 20 feet rear
Neighborhood Amenities	<ul style="list-style-type: none"> ○ Swimming Pool ○ Grassed Recreation Area ○ Hillside Hiking Trails
Proposed Transit Infrastructure	<ul style="list-style-type: none"> ○ Covered shelter along Expo Parkway for transit and school buses
Proposed Pedestrian Infrastructure	<ul style="list-style-type: none"> ○ Internal Sidewalks
Estimated Vehicle Trips per Day	6,359



2021 Rezoning Proposal with Development Agreement

Requested Zoning	RM1-45 (multi-dwelling) with Development Agreement
Maximum Density	700 dwelling units
Maximum Building Height	45 feet
Building Setbacks	<ul style="list-style-type: none"> ○ 20 feet front ○ 30 feet side ○ 115 feet rear
Neighborhood Amenities	<ul style="list-style-type: none"> ○ Swimming Pool ○ Grassed Recreation Field and Potential Community Garden ○ Playground Equipment ○ Hillside Hiking Trails – Conditional Public Access ○ Fenced Dog Park & Potential Dog Wash Facility ○ Required Dog Waste Stations ○ Potential Day Care Center in Community Center ○ Potential Self-Serve Ski & Bike Repair Workshop ○ Potential Additional On-site Resident Storage
Proposed Transit Infrastructure	<ul style="list-style-type: none"> ○ Covered shelter along Expo Parkway for transit and school buses
Proposed Pedestrian Infrastructure	<ul style="list-style-type: none"> ○ Internal Sidewalks ○ Public Trail along eastern property boundary between Expo Parkway and Stonebridge Road ○ New crosswalk signs and markings where the Grant Creek Trail crosses Stonebridge Road and Expo Parkway
Estimated Vehicle Trips per Day	3,808

