

8/25/2025 City Treasurer's Report
 given by: Cheri Jackson, Millcreek Treasurer



Date	Shared or Pooled Cash Accounts	Amount
8/25/2025	Operating Account	\$ 1,334,047
8/25/2025	PTIF	35,969,905
	Total of Shared Cash	\$ 37,303,952

Tax revenues have different lag times from collection of the tax to distribution to the City.

With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 8/25/25	% of Estimated Revenues	Likely to meet or exceed budget
Current Property Taxes Received	\$ 65,967	0.55%	Yes
General Sales Taxes (1 months rev)*	1,179,144	7.68%	Yes
Building Permits	168,793	16.88%	Yes
Total Gen Fund Revenue	2,929,524	6.79%	Yes
Report Any Revenue Anomalies			

*July amount not available
 from State until 8/26/25

Disbursements for the month of July 2025

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	270	\$ 3,844,968
EFT / Bank Drafts	15	712,663
Direct Deposit	2 Payroll Periods	382,426
Report Any Expenditure Anomalies		
Total Disbursements - July 2025		\$ 4,940,057



Millcreek City – July 2025



UNIFIED
POLICE

GREATER SALT LAKE

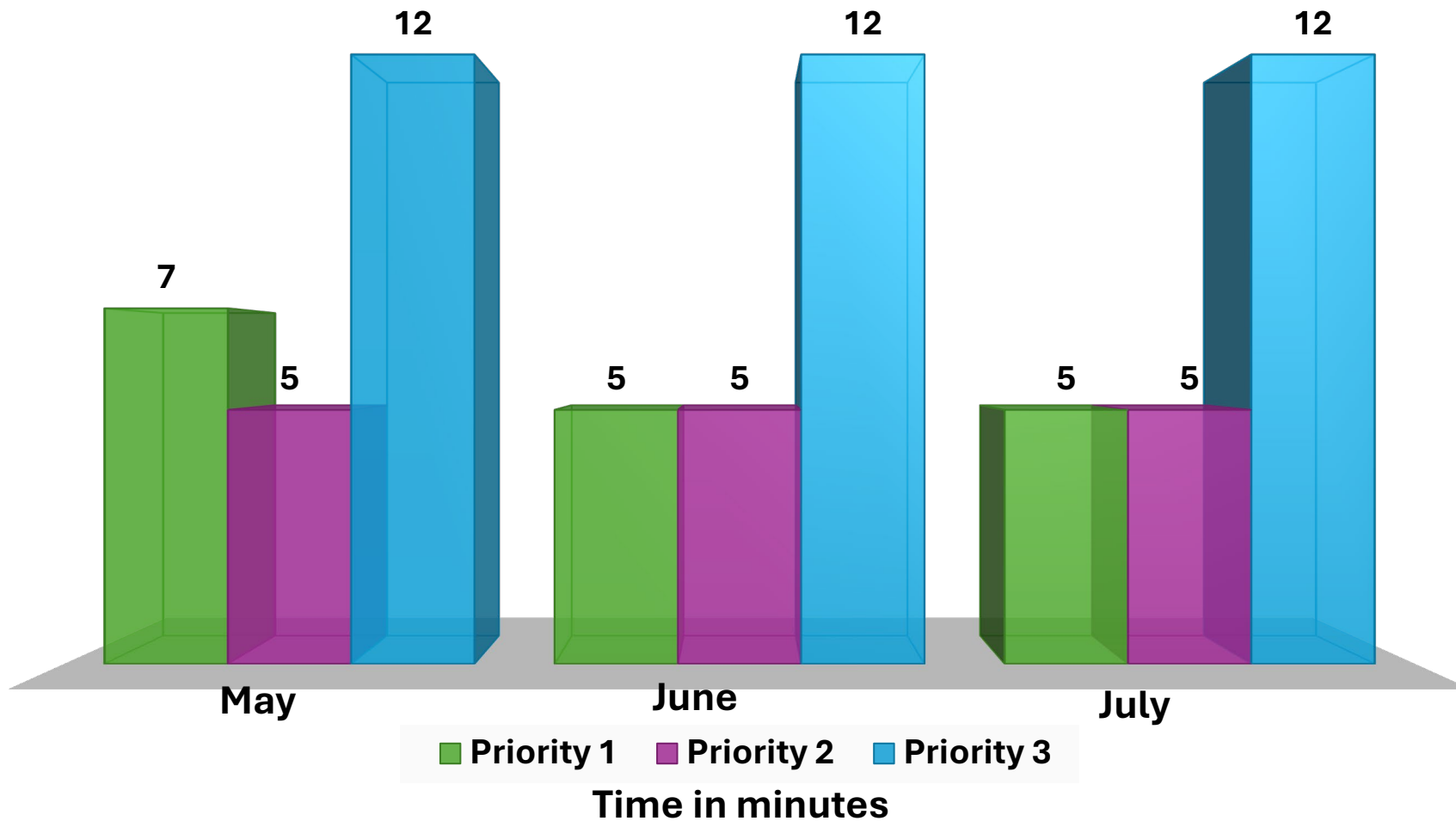
Millcreek City-UPD Current Staffing July 2025

- True Vacancies 2
- Allocated to Millcreek 7
(FTO/Academy/Future Start Date)
- Vacant Patrol Positions 5
- Vacant Specialty Positions 2
(Traffic/Investigations)

Updated 08/10/2025



Police Response Times Millcreek



Salt Lake City Response Times

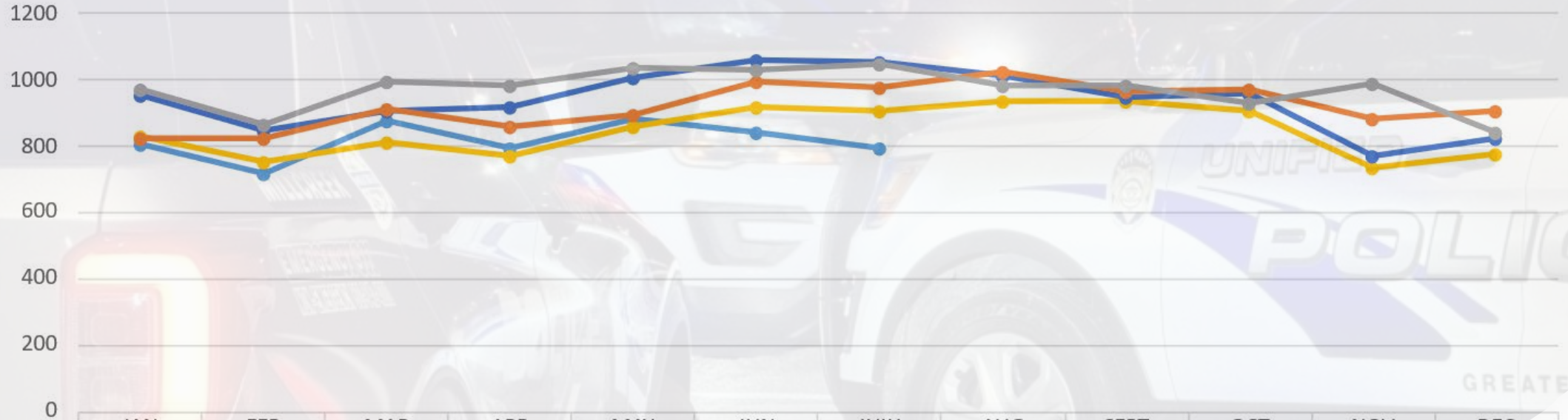
- Priority 1: 6:54
- Priority 2: 10:17
- Priority 3: 23:52

*July 2025

- **Priority 1 (Emergency)**
Immediate threats to life, safety, or serious property damage.
- **Priority 2: (Urgent)**
Situations requiring a quick response but not posing an immediate danger to life.
- **Priority 3: (Routine)**
Non-urgent calls that do not involve immediate risks.

Millcreek City

Millcreek Precinct Case Trend
2021-2025

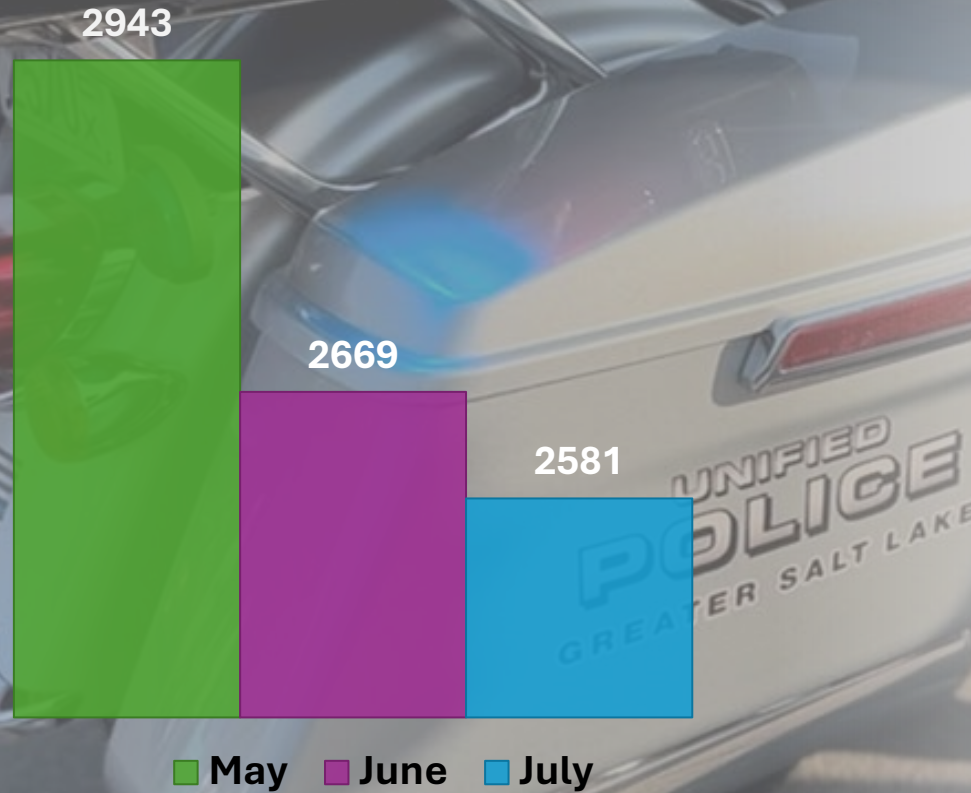


	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC
2025	804	715	874	793	881	839	796					
2024	831	754	811	770	859	917	905	935	937	909	733	775
2023	953	849	905	917	1004	1060	1052	1015	948	960	771	824
2022	826	823	914	857	895	994	976	1023	964	970	880	908
2021	970	863	995	983	1038	1031	1045	981	981	932	987	844

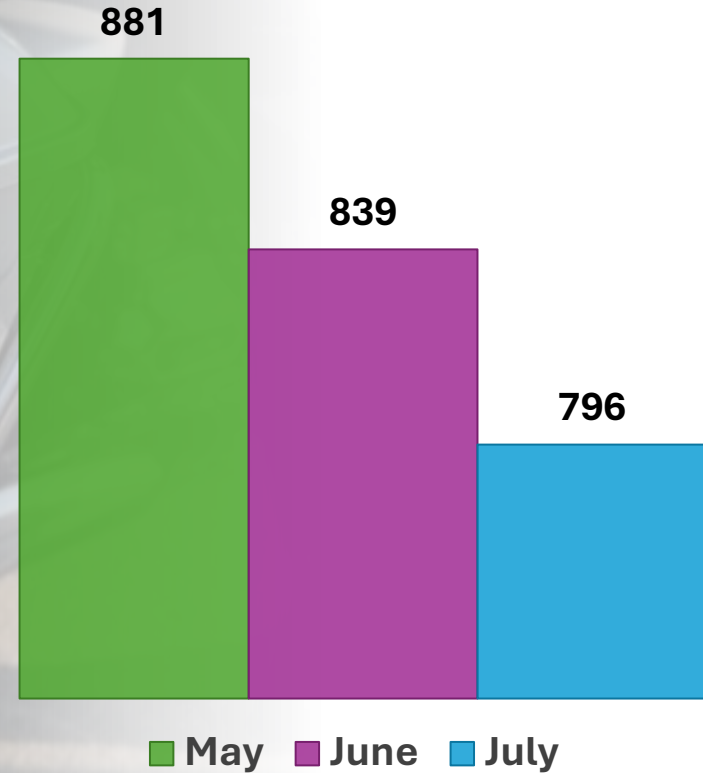
2025 2024 2023 2022 2021

Millcreek City

Calls for Service



New Police Reports



TRANSIENT CALLS

Transient 18

Millcreek Unified Police July 2025

MENTAL HEALTH CALLS

Mental Health Calls 56



Millcreek Unified Police

July 2025

Directed Enforcement Unit (DEU)

Operational Summary

- 20 Arrests
- 17 Search Warrants
- 3 Stolen Vehicles

SIEZED

- 10 Firearms
- 3 lbs. Marijuana
- 2 lbs. Dab (THC)
- 4 oz. Psilocybin Mushrooms
- 32.35 g Methamphetamine
- 9,000 Fentanyl Pills (≈ 2 lbs.)
- \$21,654 U.S. Currency

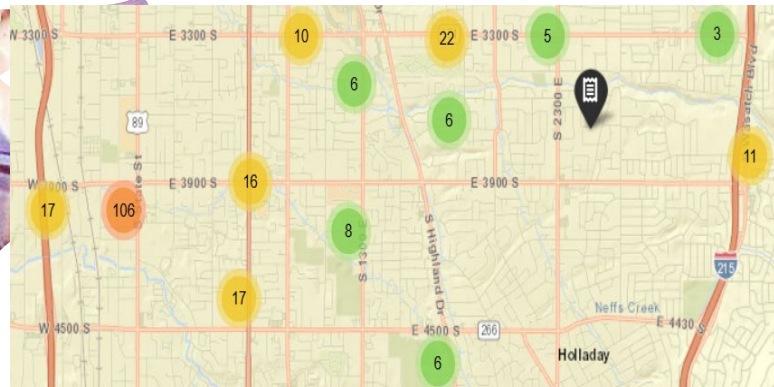


Millcreek City-UPD Traffic Stats

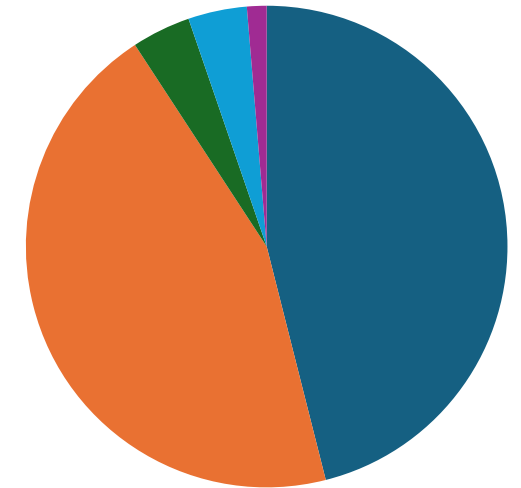
July 2025

	<u>Jul 25</u>	<u>Jun 25</u>
• Traffic Stops	296	293
• Citations Issued	152	139
• Warnings Issued	111	114
• DUI Arrests	9	10
• Accidents Reported	71	90
• Pedestrian/Bicycle	3	3

Traffic Stop Locations (July 2025)



Citation Heat Map



- Speeding
- Registration
- Red Light
- Stop Sign
- Follow Too Close

Unified Police Special Operations

July 2025

SPECIAL WEAPONS AND TACTICS	
(SWAT)	
New Call Outs	0
CRASH ACCIDENT RECONSTRUCTION UNIT	
(CAR Team)	
Call Outs	5
Drone Unit (Millcreek)	
Operations	4
Hours	4:50h

K9 UNIT	
NEW	12
Disturbance	1
Person Crime	2
Medical / Fire Assist	1
Property Crime	-
Weapon Offense	1
Government Offense	2
Traffic Offense	3
Mental Subject	-
Drug Offense	1
Public Relations	-
Fugitive / Warrant	1

Unified Police Investigations Millcreek Precinct July 2025

VIOLENT CRIMES UNIT (VCU)

TOTAL ACTIVE CASES	208
NEW	7
Homicide / Suspicious Death	-
Death Investigation	1
Felony Assaults	3
Misd. Assault / Threats	1
Kidnap / Attempt	1
Robbery	-
Other / Stalking	1

Unified Police Investigations

July 2025

Millcreek Precinct

NEW CASES

Assault	46	Homicide	0
Burglary	6	Larceny	65
Drug Offenses	17	Robbery	1
Family Offense	66	Sex Offense	6
Fraud	31	Stolen Vehicles	6

During the month of July, Millcreek Precinct detectives were **assigned 37** cases, and **10** of those cases were submitted for charges to Holladay Justice Court or 3rd District

July 2025 Community Oriented Policing (COP) Event

Total Events: 6 🕒

Total Engagement Time: 26 Hours

◆ Individual Events:

07/03 – Independence Eve–
Millcreek Commons

07/04 – 4th of July Parade–Millcreek City

07/11 – Venture Night Out – Scott Park

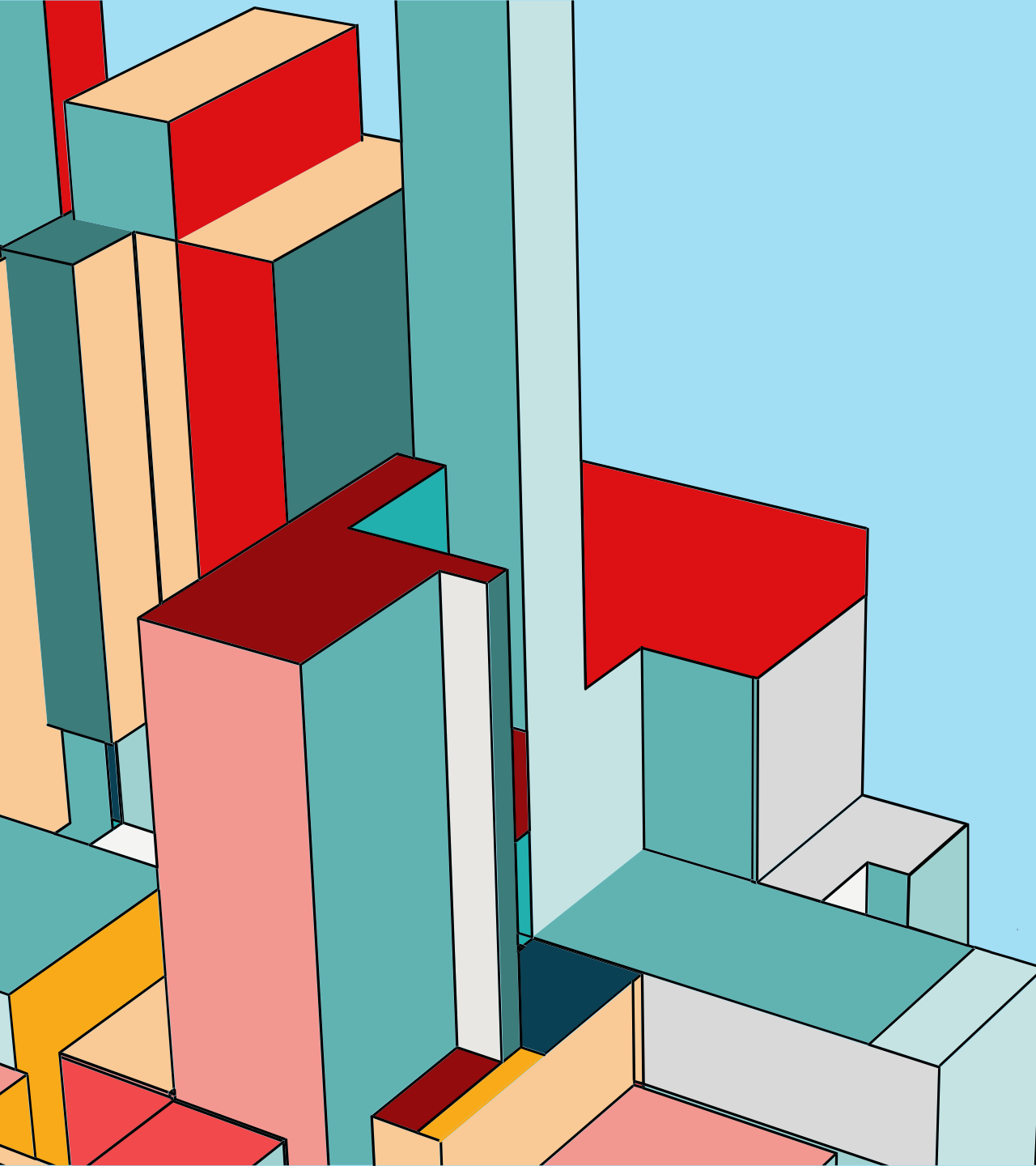
07/18 – Venture Night Out – Tanner Park

07/24 – Pie and Beer Day –
Millcreek Commons

07/25 – Venture Night Out –
Sunnyvale Park







ZONING AND SUBDIVISION CODE UPDATE

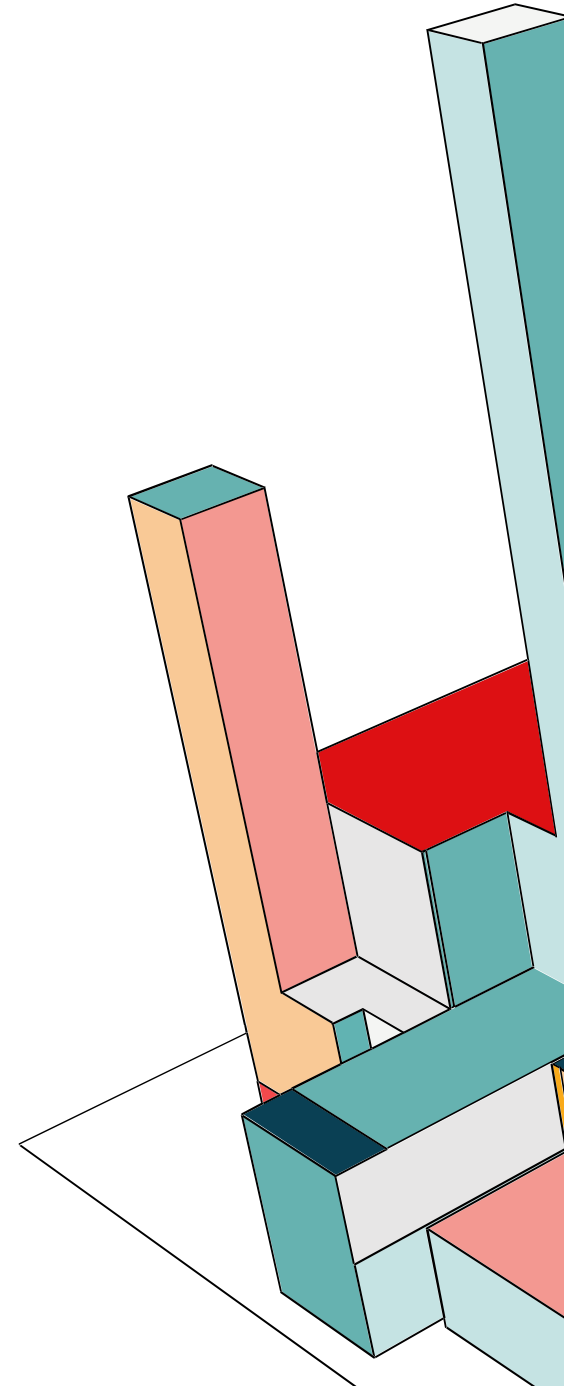
TECHNICAL CORRECTIONS

MILLCREEK PLANNING COMMISSION

20 AUGUST 2025

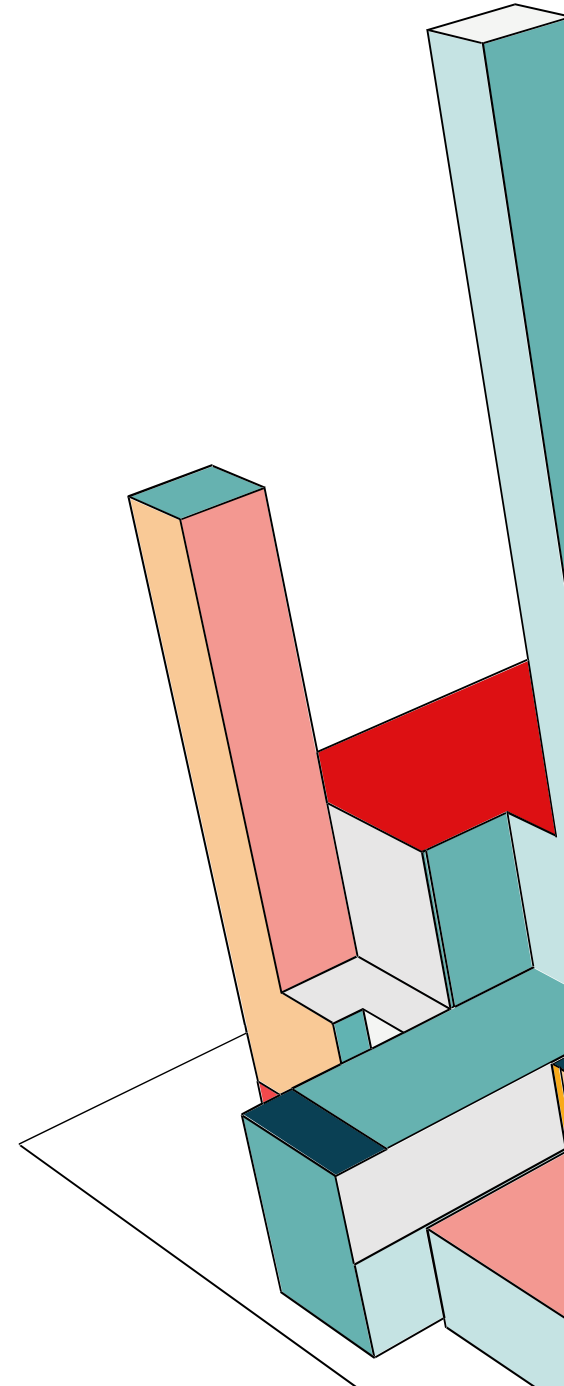
ALMOST PERFECT!

- **The code update is being well received. It is easier to navigate and understand.**
- **This petition is designed to address minor technical errors and the code, and provide additional clarification.**



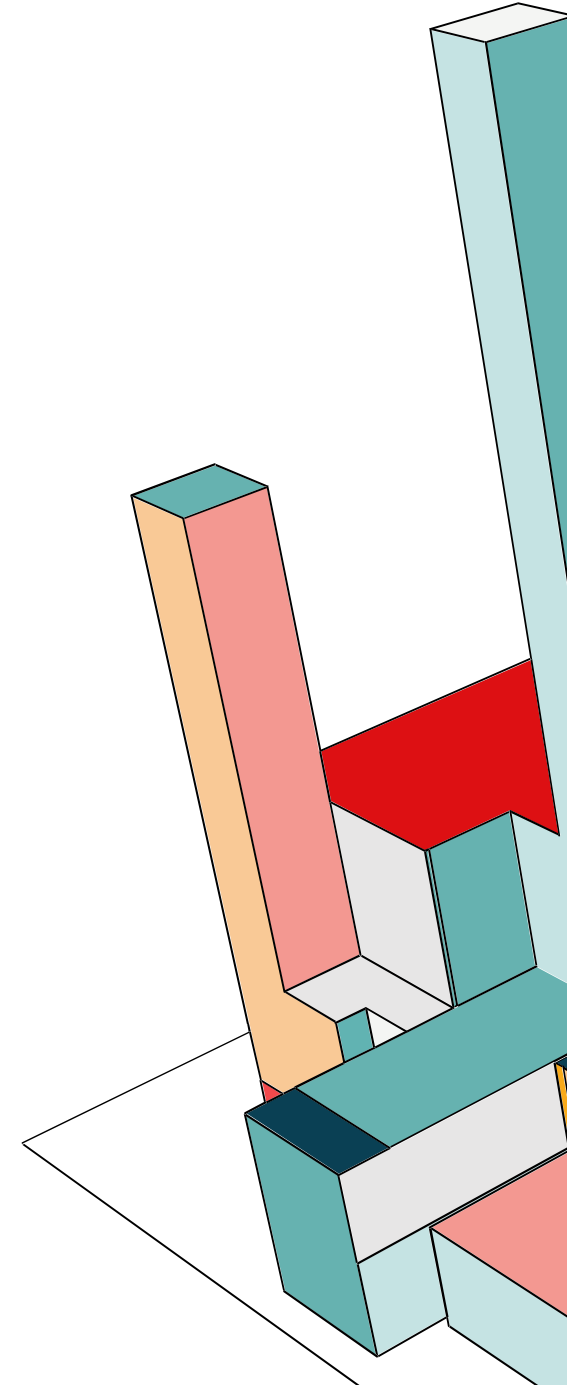
PROPOSED CHANGES

- **AG Zone** to include a lot or parcel coverage identical to the R-1-10 zone requirement, 31 percent.
- **R-4 Zone** amended to correct the density requirements in the code. Changes refer to *gross land area* instead of *lot*, which is a defined term in state statute.



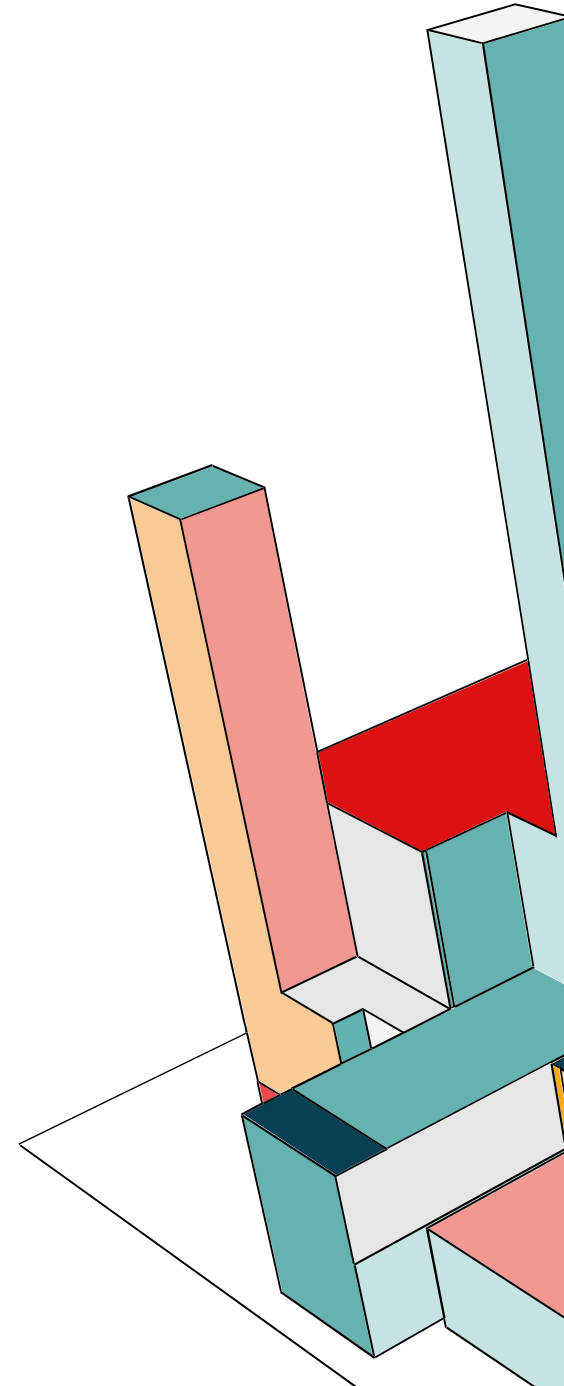
PROPOSED CHANGES

- **RM Zone** has a number of historically approved single-purpose commercial buildings. Changes are intended to allow commercial uses in these legally-established commercial buildings, as well as new mixed use developments.



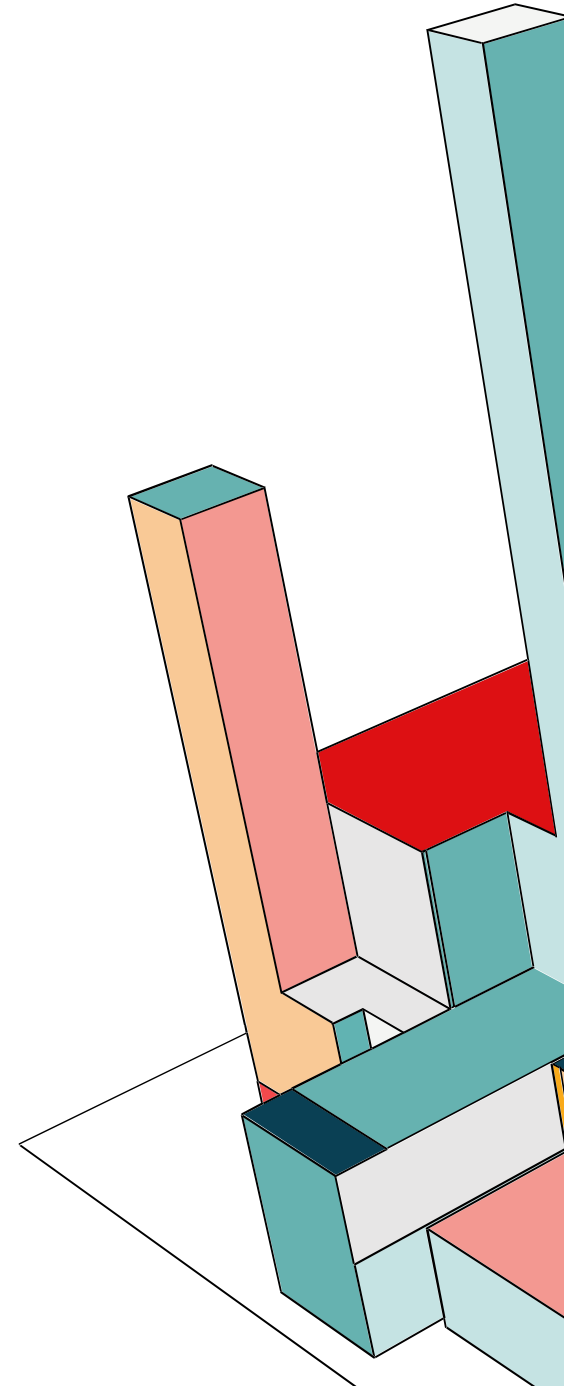
PROPOSED CHANGES

- **RM Zone** includes a standard for balconies and patios that are slightly mismatched. We are proposing the same minimum standard for a patio as for a balcony: 60 square feet.
- Private garage and access standards will remain unchanged, but will move from Title 18 to Title 14.



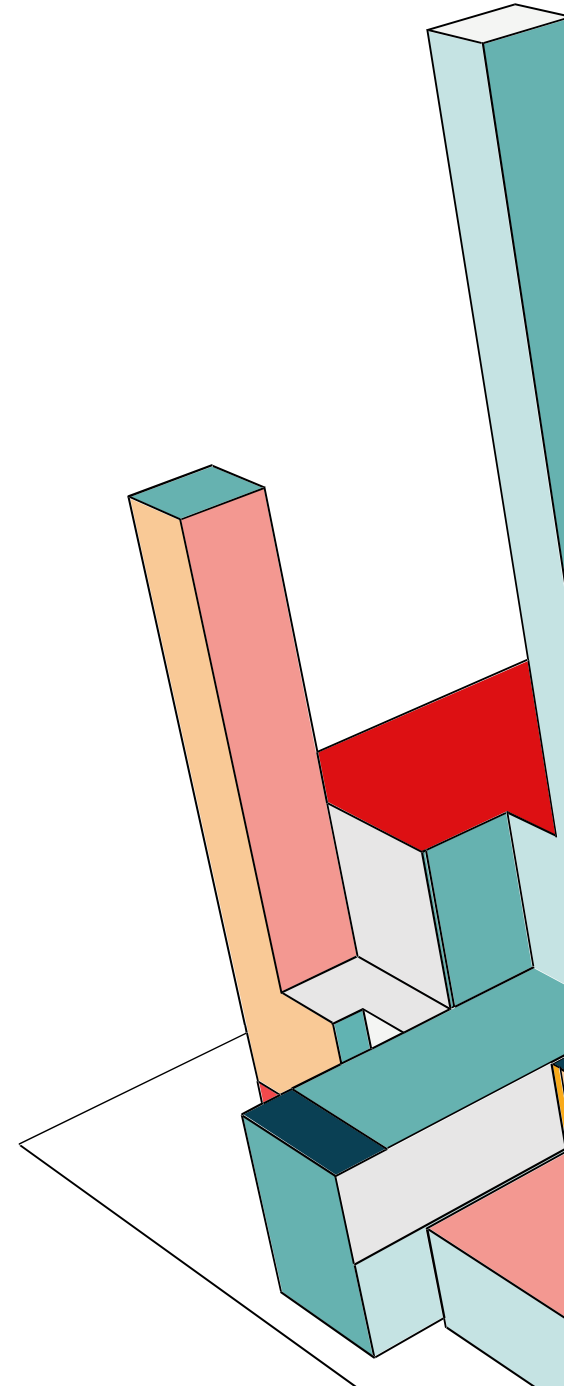
PROPOSED CHANGES

- **The MD and CCOZ zones** contain standard for windows and openings for first floors that are problematic for townhomes. We are proposing to reduce that first floor window requirement from 50% to 33% for townhomes and residential uses on the first floor of a building.
- **The M Zone** is proposed to include standards for automobile sales and service uses – the same standards are in the C Zone. The minimum office size is intended to ensure that vacant lots without offices are not used as car dealerships.



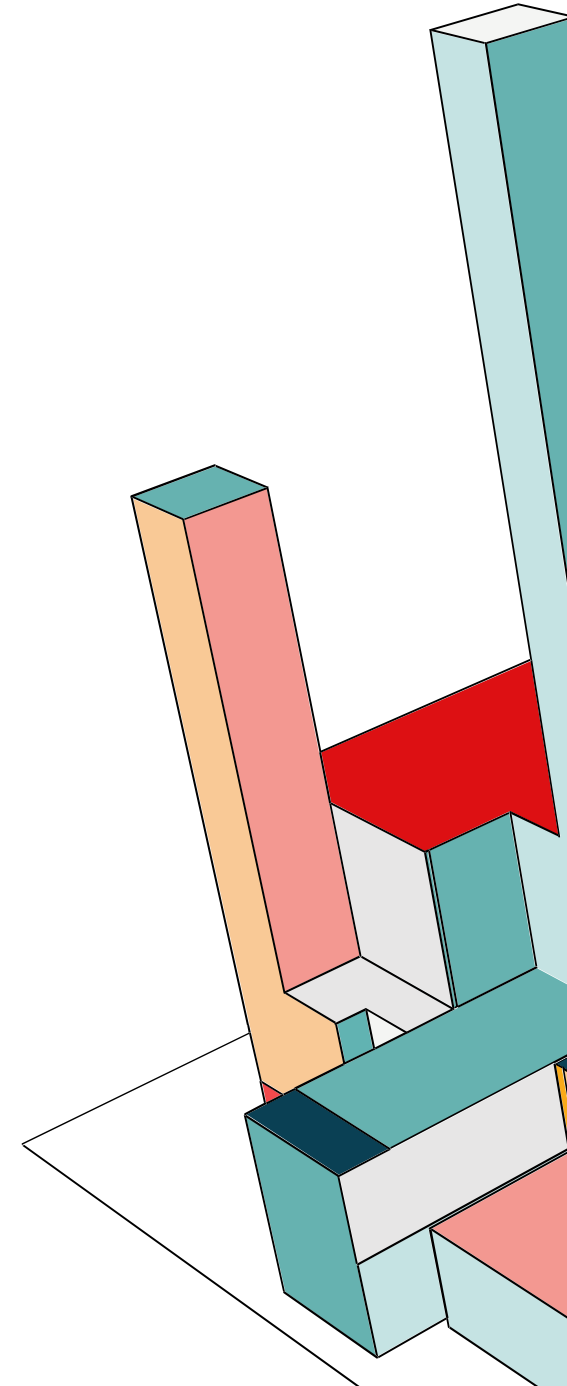
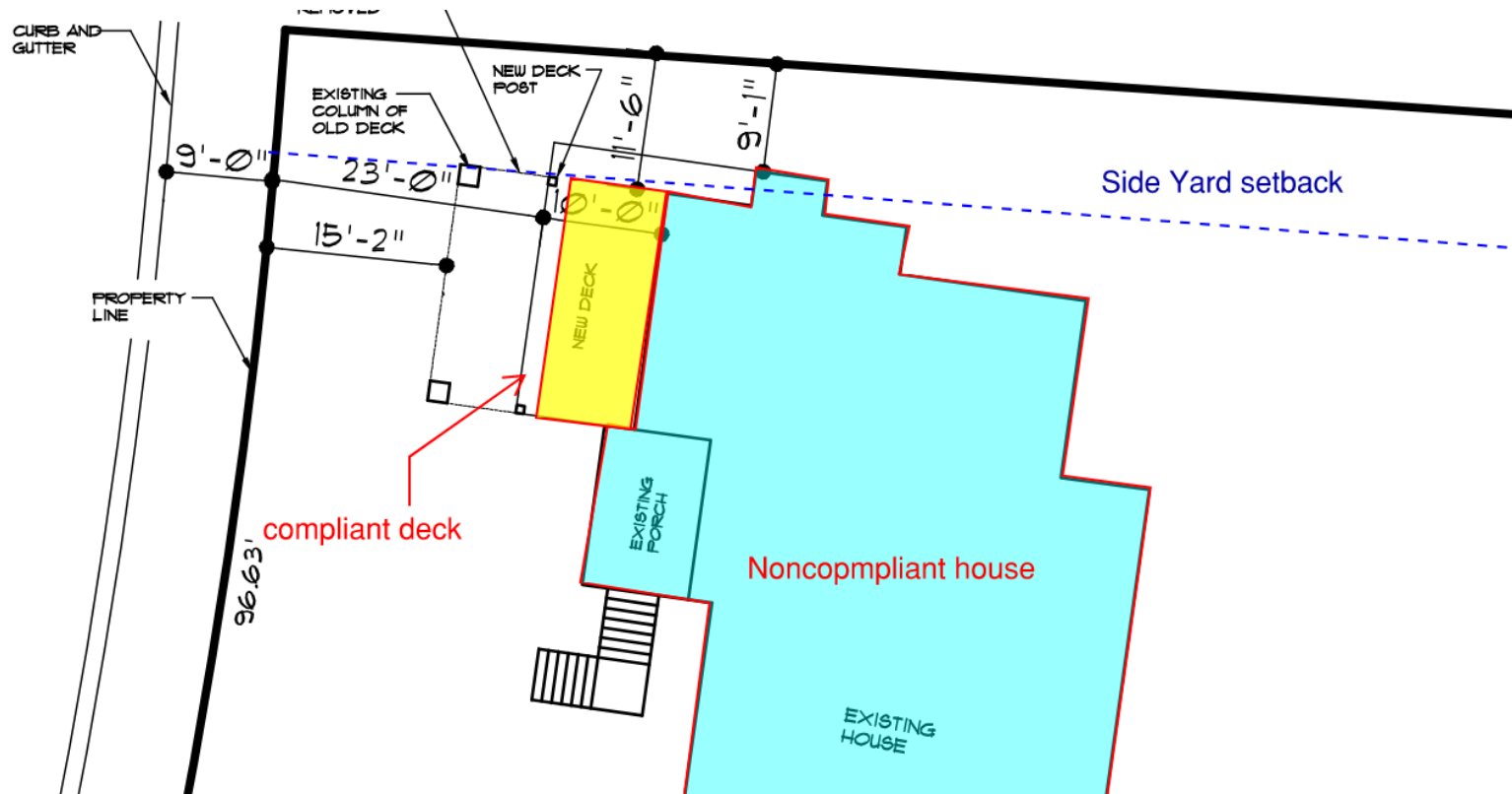
PROPOSED CHANGES

- **Accessory buildings *less than 200 sf*** would not be required to have a pitched roof or be required to incorporate at least one exterior material found on the main building.



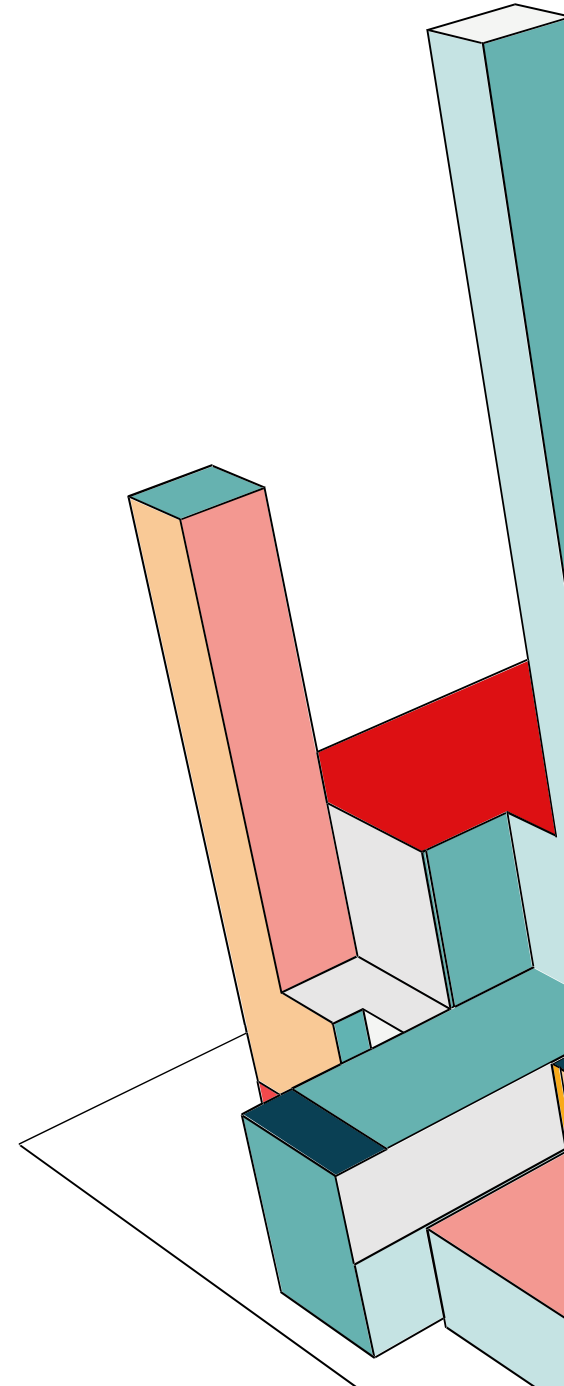
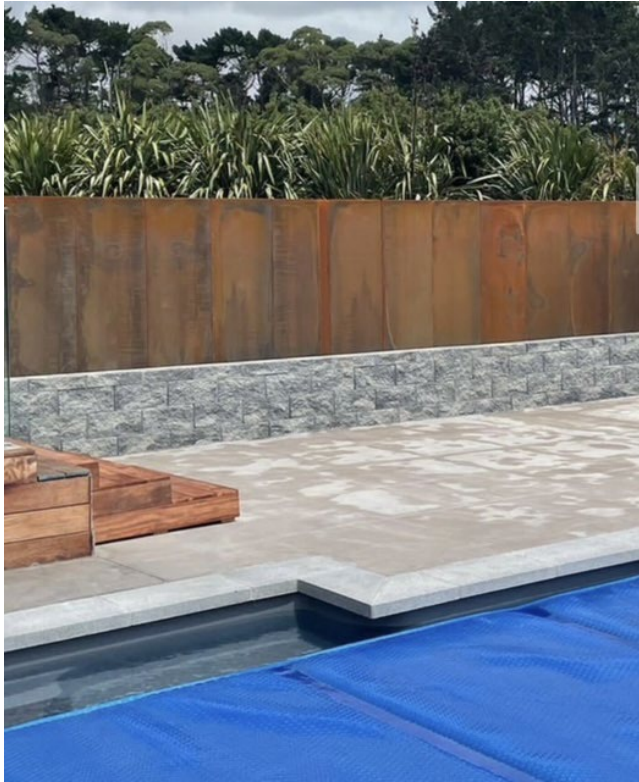
PROPOSED CHANGES

- **Additions to noncomplying structures** will not require a LUHO permit, under the proposed changes.
- Other noncomplying additions would require a LUHO Permit.



PROPOSED CHANGES

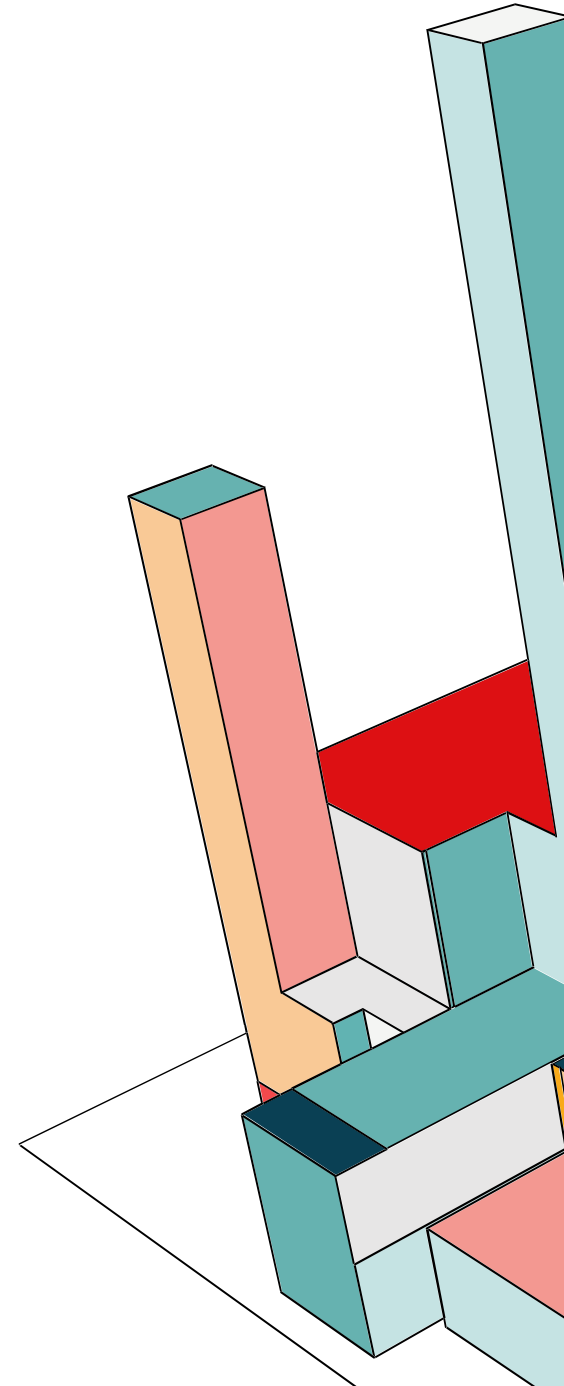
- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing.



PROPOSED CHANGES

- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing.

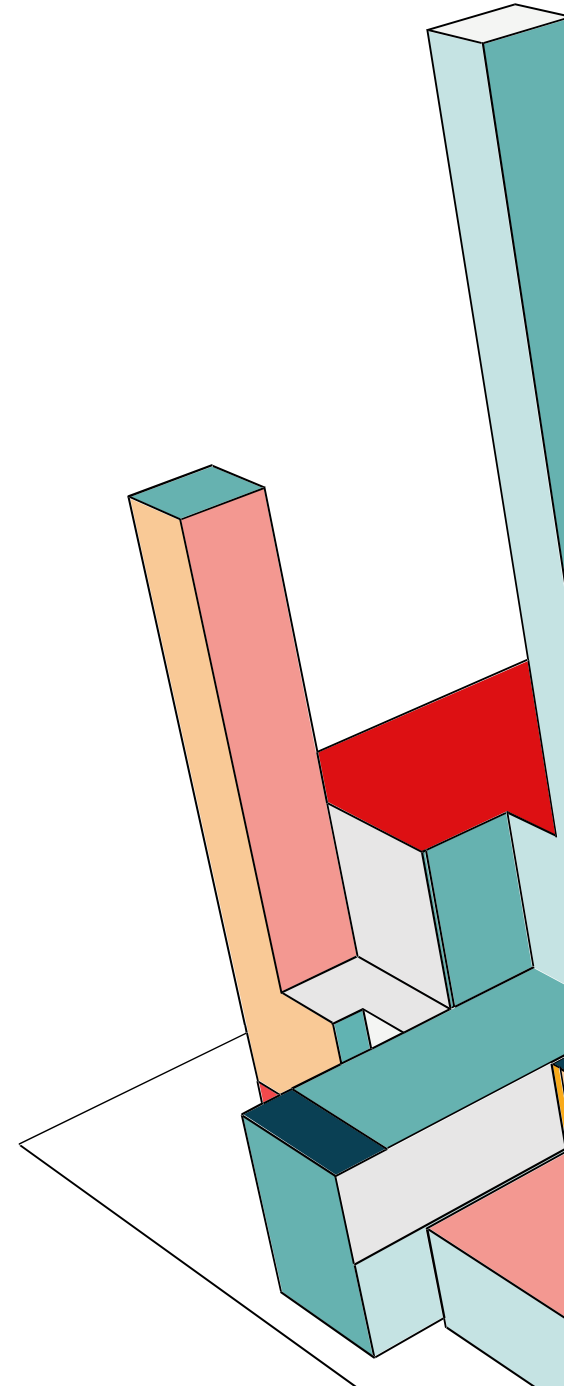
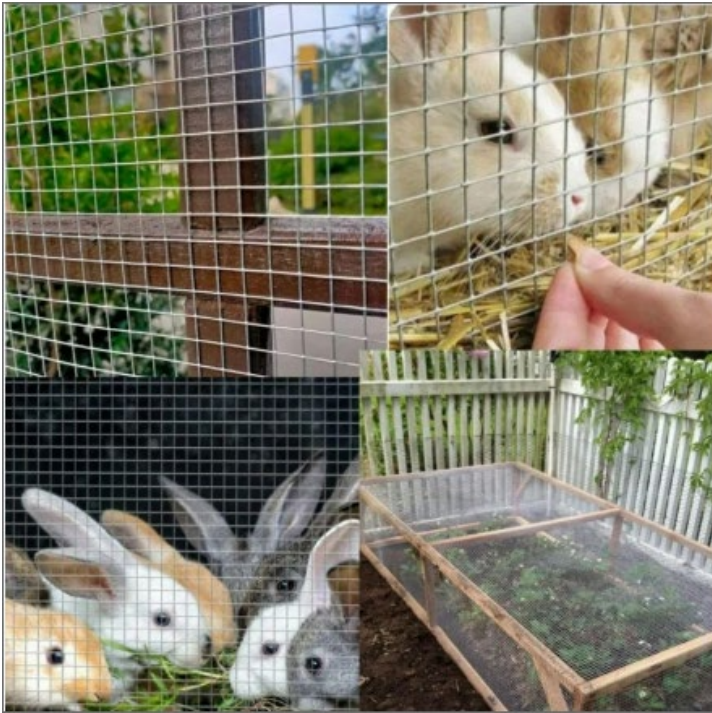
***Fence, welded wire panel** means a fence constructed of prefabricated panels consisting of welded steel wire mesh with a minimum wire size of AWG 12 gauge / 2.05 mm in a rectangular or square grid pattern, mounted within a rigid metal, wood, or composite frame. The mesh shall be composed of horizontal and vertical wires welded at each intersection, with uniform openings no larger than six inches in width or height. This definition expressly excludes woven wire fences, including chain link, which are constructed from interwoven wire strands forming a diamond or similar pattern without welded intersections.*



PROPOSED CHANGES

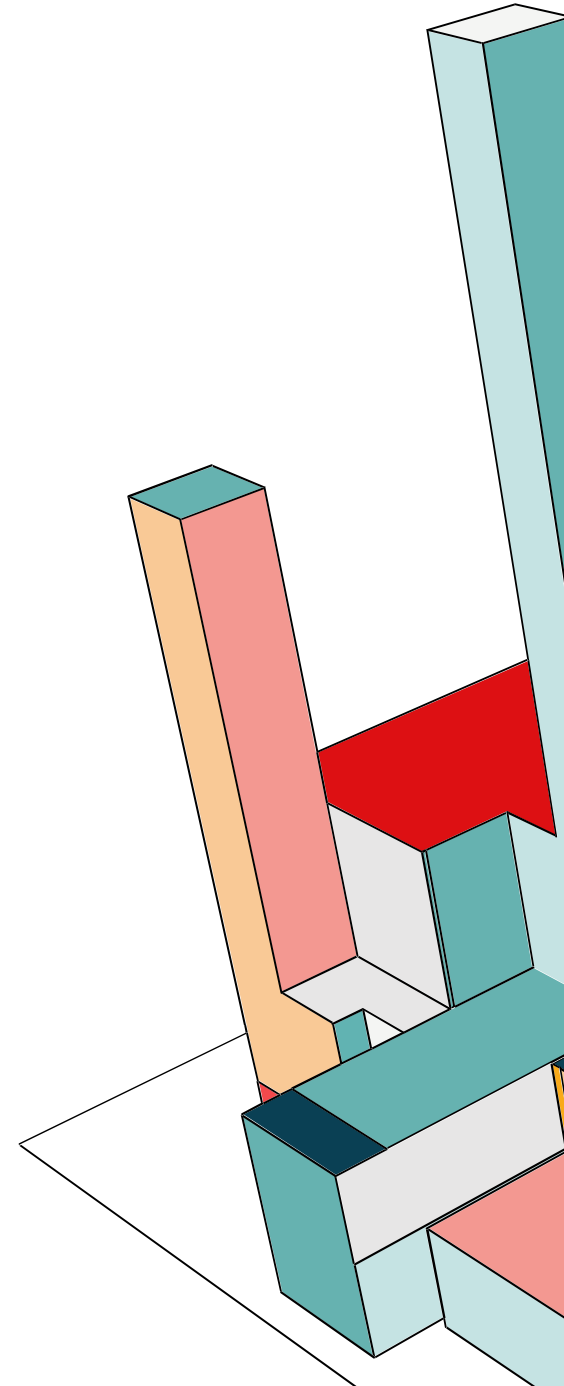
- **Fencing.** At the request of a Millcreek property owner, we are considering allowing metal panel fencing, and wire mesh panel fencing. The Planning Commission recommended a minimum gauge of metal panel fencing of 1/8”.

AVOID?



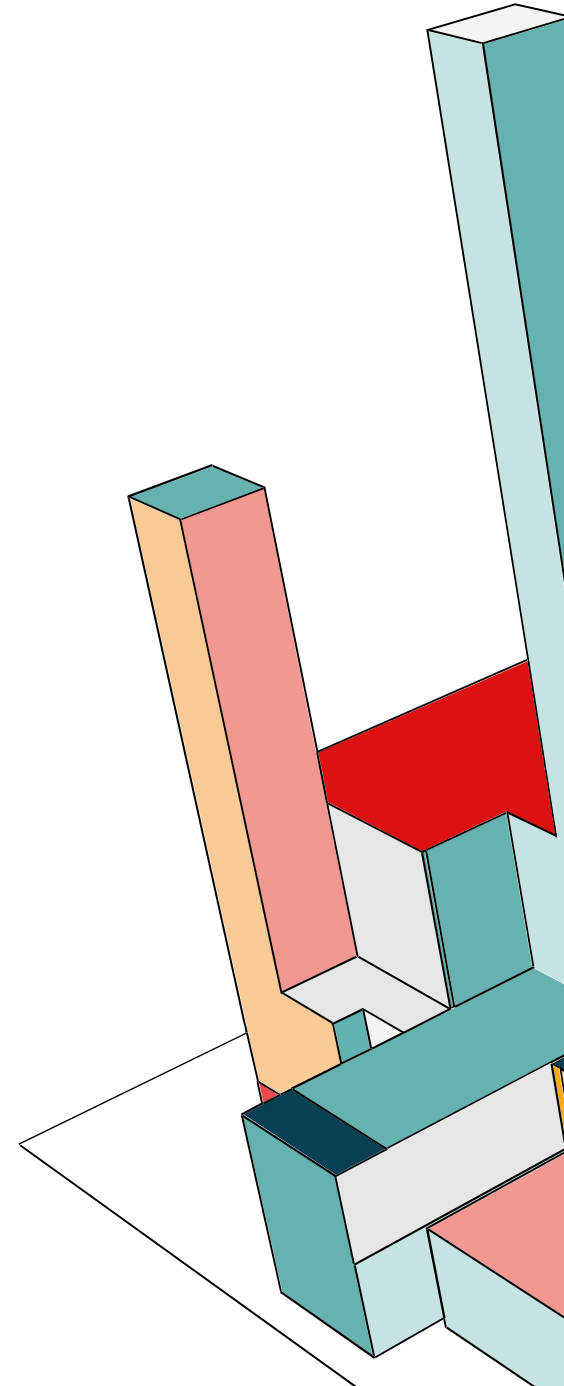
PROPOSED CHANGES

- **Fencing in CCOZ.** At the request of a Millcreek property owner, we are proposing that 3' tall 50% transparent fencing be allowed along Highland Drive and other corridors in CCOZ.



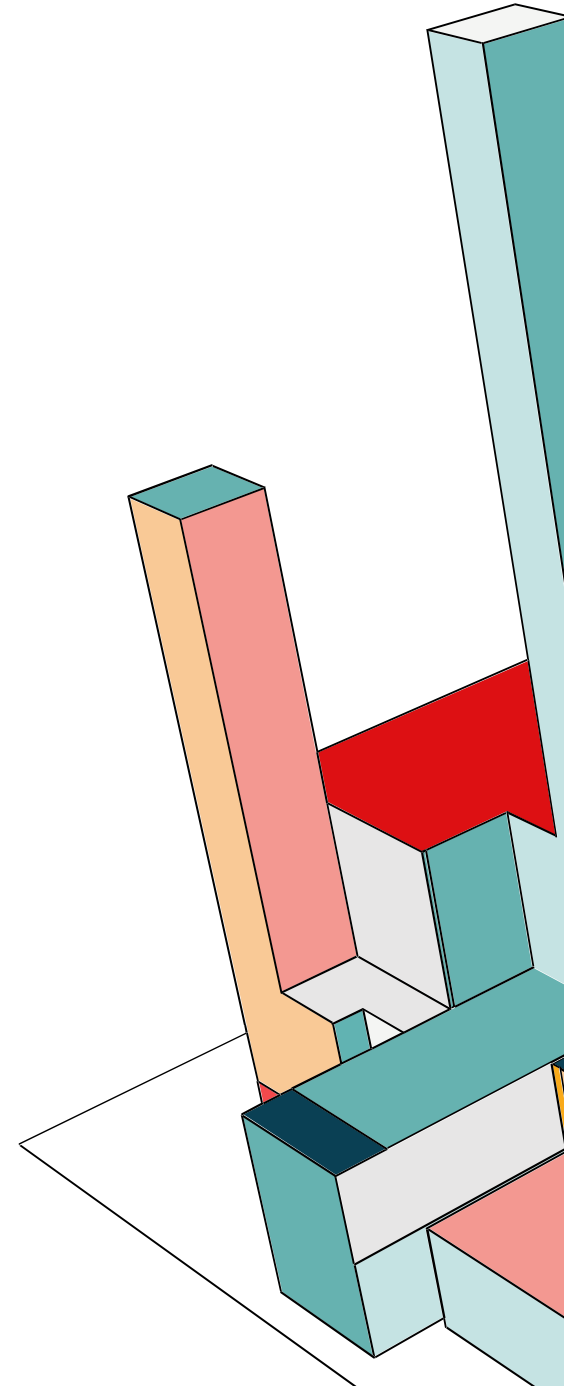
PROPOSED CHANGES

- **Miscellaneous Technical Corrections**



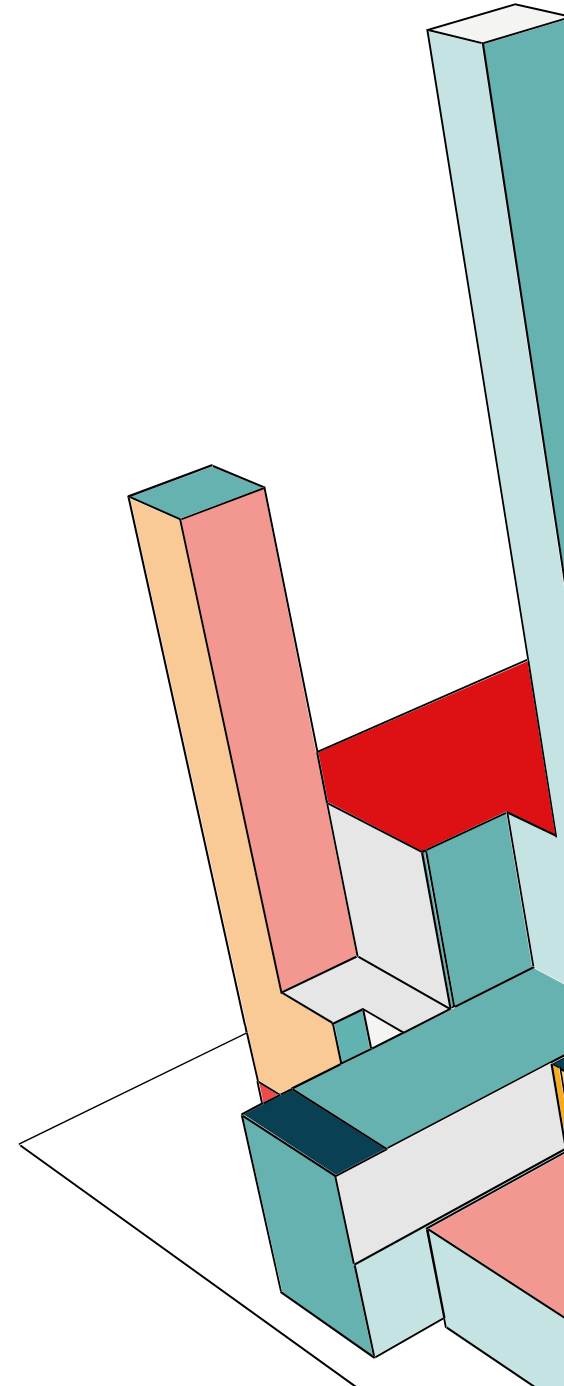
COMMUNITY COUNCIL RECOMMENDATIONS


- All four community councils reviewed these proposed ordinance changes at public meetings held earlier this month. Each of the community councils unanimously recommended approval of the proposed changes. The Millcreek Community Council requested additional language clarifying the maintenance responsibilities of irrigation companies.
- Staff advises that the City address the maintenance responsibilities of irrigation companies in Title 14, which incorporates all engineering standards. We will propose language that is compliant with state statute.



PLANNING COMMISSION RECOMMENDATION

- The Millcreek Planning Commission held a public hearing on the technical corrections to the Millcreek Code on Wednesday, August 20, 2025. At that meeting, they received public comment from a Millcreek resident who sought an allowance for solid metal panel fencing, and for wire mesh panel fencing. Staff presented to the Planning Commission a revised definition for wire mesh panel fencing, which is included in the attached redlines document.
- The Millcreek Planning Commission unanimously recommended adoption of the changes as listed in the staff report, as well as any other similar changes of a technical or ministerial nature, in order to improve the functionality and readability of the Millcreek Land Use Code.





ZM-24-003

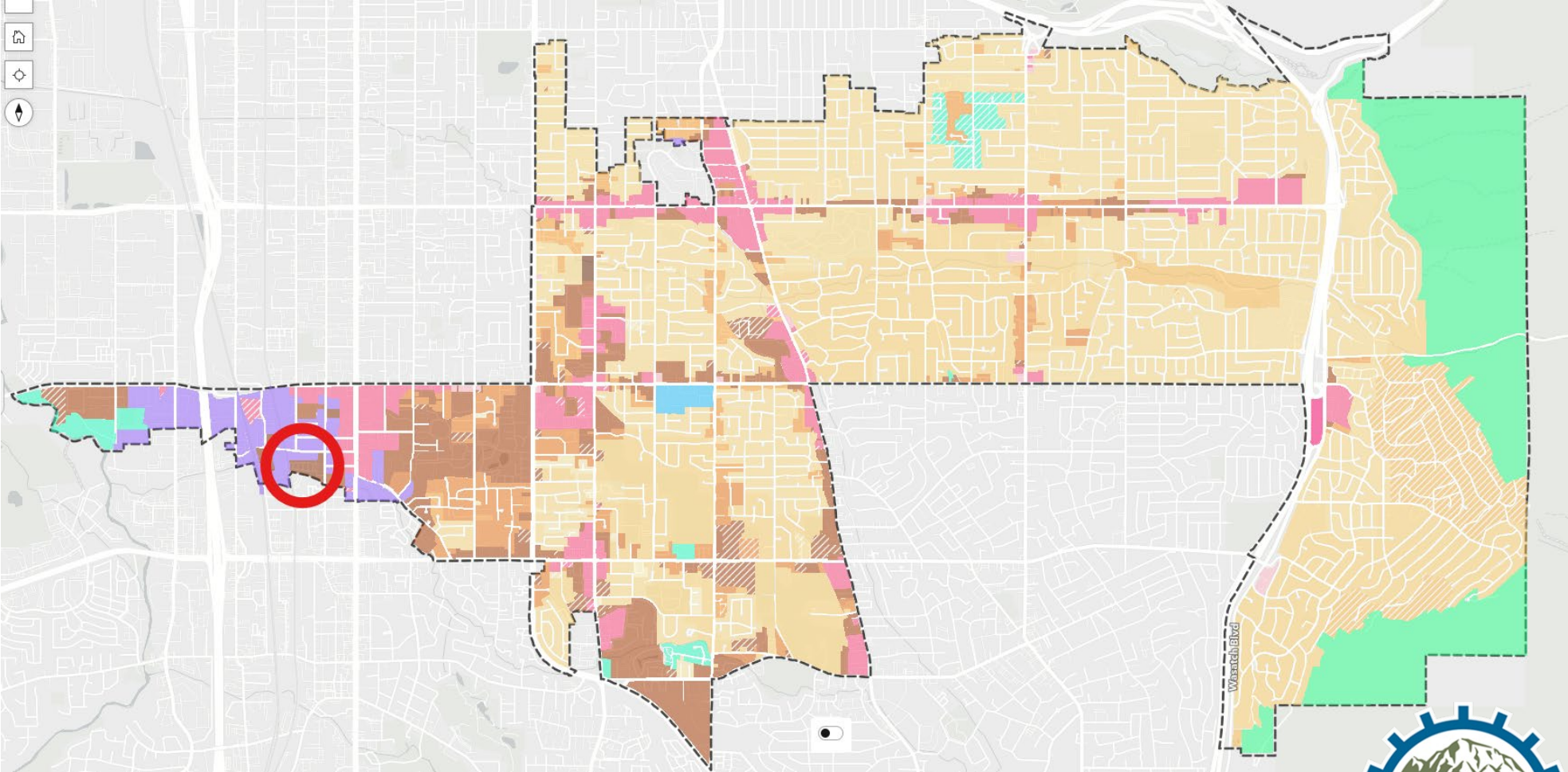
**Rezone from Manufacturing (M) Zone to Mixed Development (MD) Zone
at 81 West Central Avenue**

Applicant: Micah Peters, Clearwater Homes



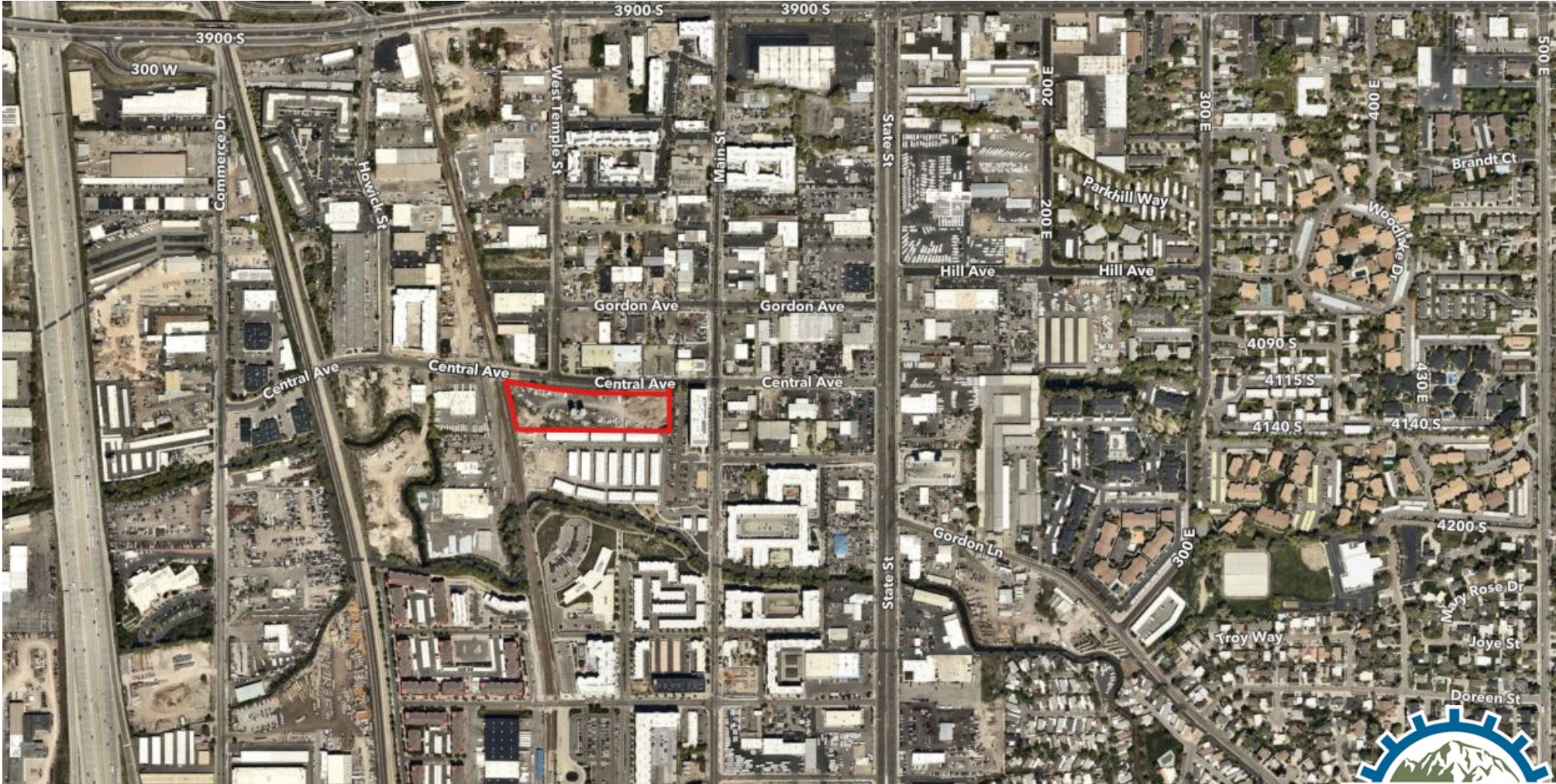
Project Details

The property is located on the west side of Millcreek in the Meadowbrook area of the city. The subject property can be seen in the red on the left side of this map of Millcreek.



Project Details

The property is located at 81 W Central Ave on Millcreek's west side. The site is 3.93 acres and is currently zoned for manufacturing. The site is bounded by The Front Climbing Club to the east, Opus Green to the south, and the TRAX line on the west. Frontage along Central Ave is about 800 linear feet.



Project Details

The applicant is requesting a rezone to the Mixed Development zone to build townhomes similar to the Opus Green project to the south.

The proposal seeks to construct 77 townhome units, a commercial business location, and improvements along Central Ave. A trail connection is also proposed from Central Ave to the existing trail along Big Cottonwood Creek which connects to the Murray North TRAX station.



Proposed Site Plan



DEVELOPMENT DATA

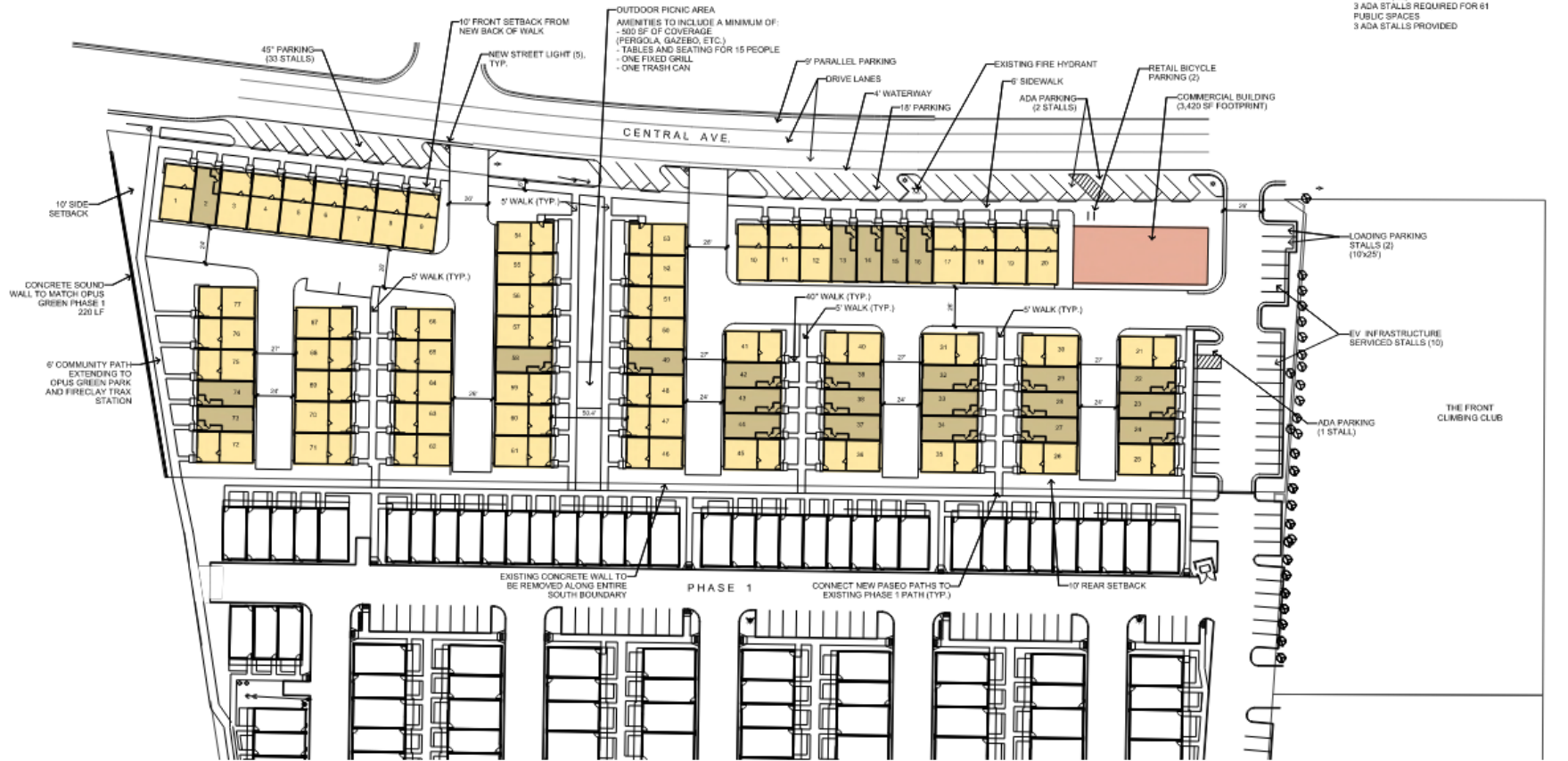
PROJECT AREA	43.61 AC
LOT COVERAGE	1.21 AC (37.5%)
OPEN SPACE	24 UNITS
2 BEDROOM TOWNHOMES	53 UNITS
3 BEDROOM TOWNHOMES	77 UNITS
TOTAL UNITS	130 UNITS
DENSITY	21.3 U/AC

PARKING DATA

USE	REQUIRED PARKING	PROVIDED PARKING
2 BEDROOM TOWNHOME	1.5 STALLS/UNIT (36)	48 STALLS (GARAGE)
3 BEDROOM TOWNHOME	2 STALLS/UNIT (106)	106 STALLS (GARAGE)
GUEST PARKING	25 STALLS/UNIT (20)	28 STALLS (OFF STREET)
COMMERCIAL (3,420 SF)	1 STALL/1,000 SF (12)	24 STALLS (ON-STREET)
TOTAL	174 STALLS	207 STALLS*

* INCLUDES ABILITY TO COUNT 25% OF THE 19 ANGLED PARKING STALLS ON CENTRAL AVE (19)

3 ADA STALLS REQUIRED FOR 61 PUBLIC SPACES
3 ADA STALLS PROVIDED

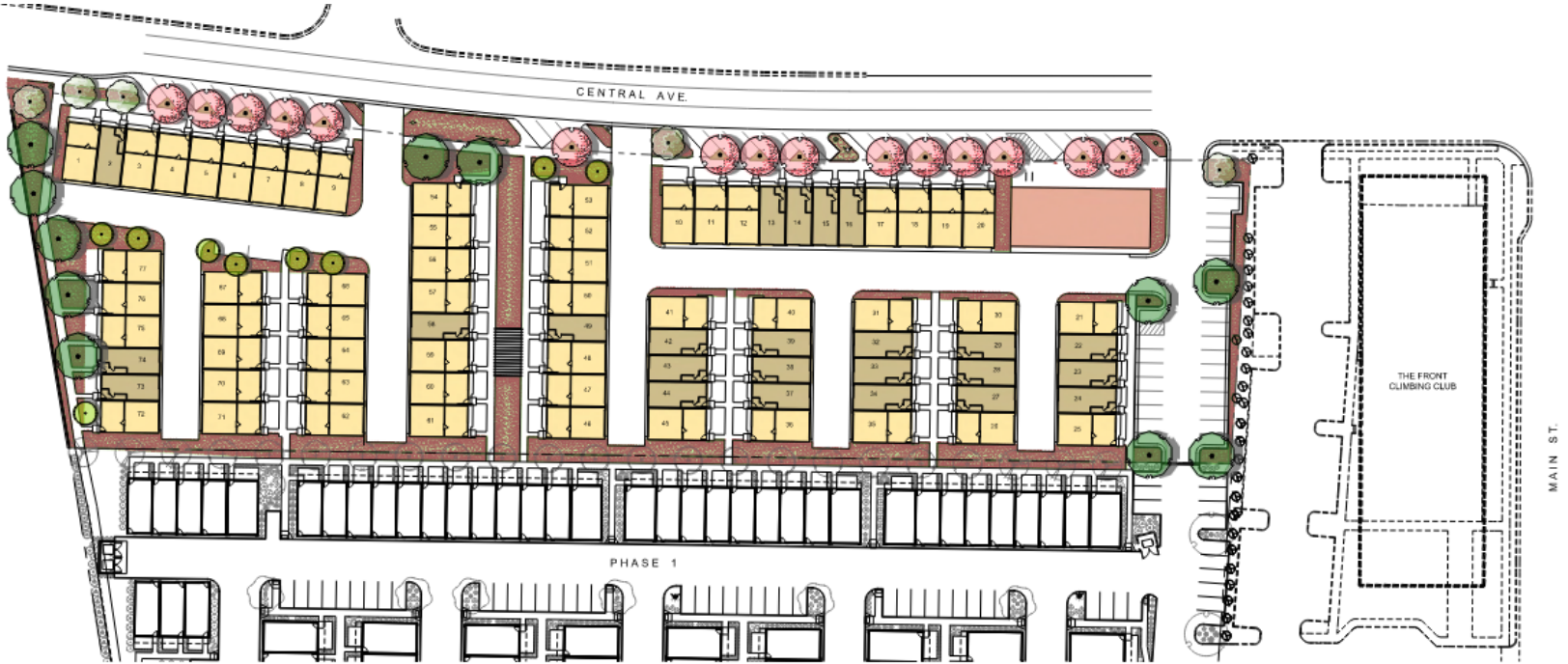


Opus Green North

Site Plan
June 13, 2025

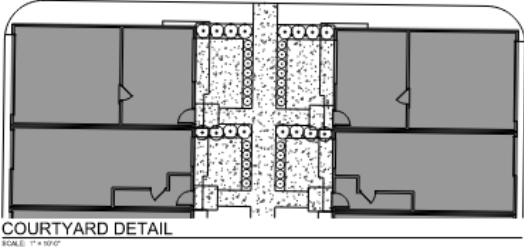


Proposed Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	
DECIDUOUS TREES			
	Acer negundo 'Sensation'	Sensation Maple	Landscape Planting Area
	Acer platanoides 'Columnar'	Columnar Norway Maple	
	Malis x 'Spring Snow'	Spring Snow Crabapple	
	Tilia cordata 'Greengolden'	Greengolden Linden	



Opus Green North

Landscape Plan

June 13, 2025



Project Details

The project will consist of

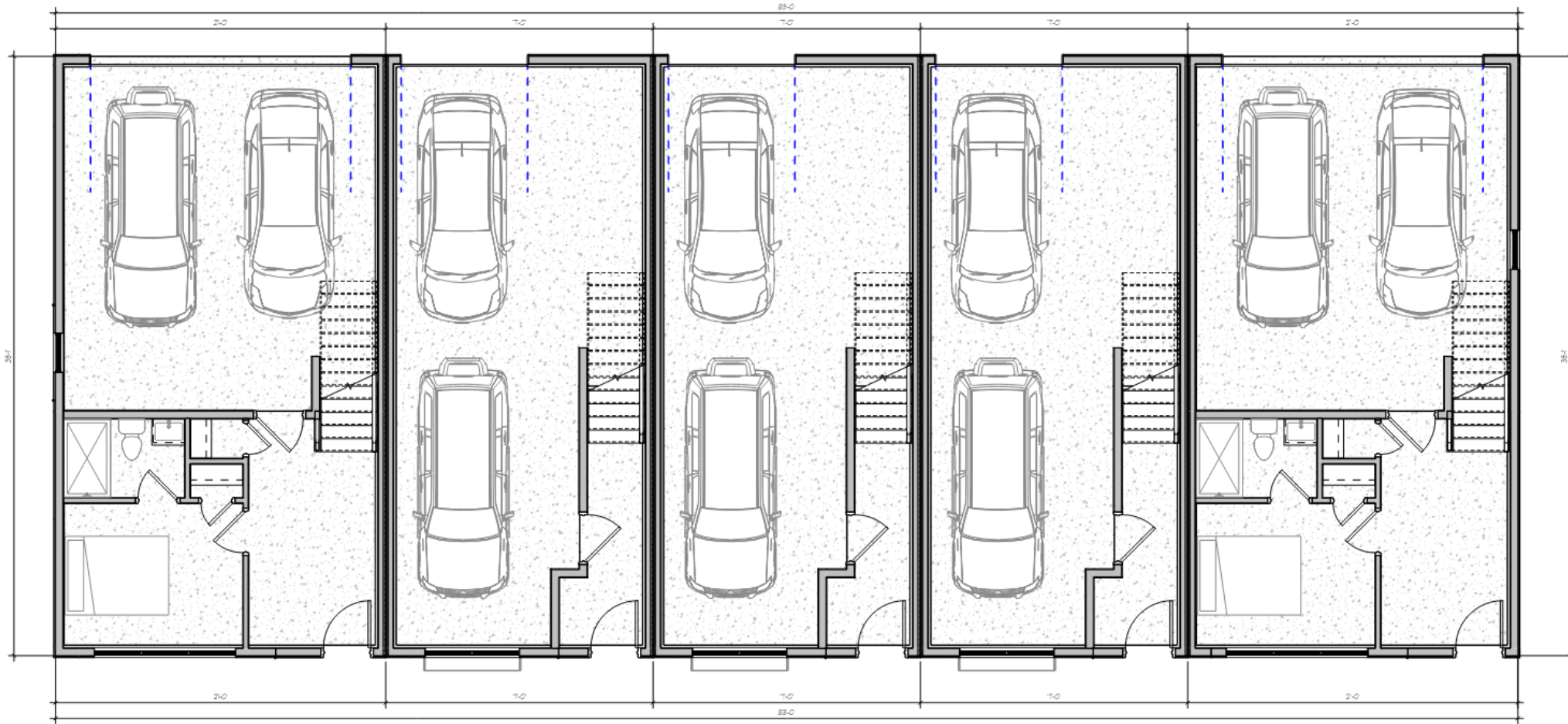
- 24 two (2) bedroom units.
- 53 three (3) bedroom units.
- 3 units will be live-work units along Central Ave.
- A 3,420 square foot commercial building.

Townhomes will be sold as individual units after the property is platted.

These buildings will be similar to the design aesthetic found in the original Opus Green project located directly south of this proposal.



Proposed Floor Plans



1 LEVEL 1
SD SCALE 1/4" = 1'-0"



Proposed Floor Plans



1
SD LEVEL 2
SCALE 1/4" = 1'-0"



Proposed Floor Plans

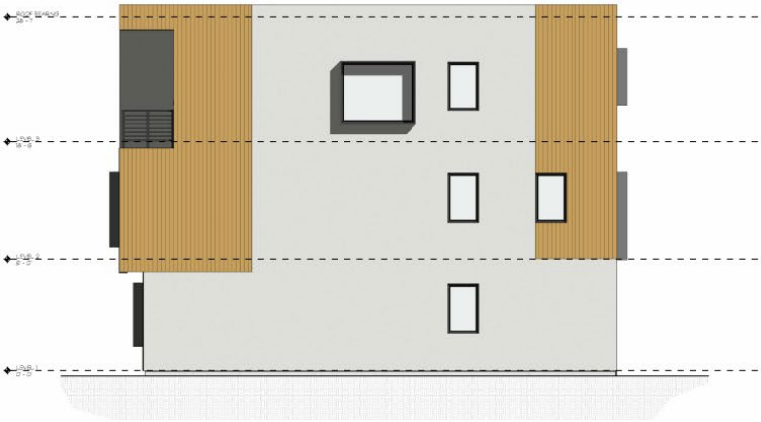


1
SD

LEVEL 3
SCALE: 1/4" = 1'-0"



Proposed Elevations



1 5 PLEX - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 5 PLEX - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Elevations



1 5 PLEX - REAR ELEVATION
SD SCALE 1/4" = 1'-0"



1 PRESENTATION LEFT 3D VIEW
SD SCALE



2 PRESENTATION RIGHT 3D VIEW
SD SCALE

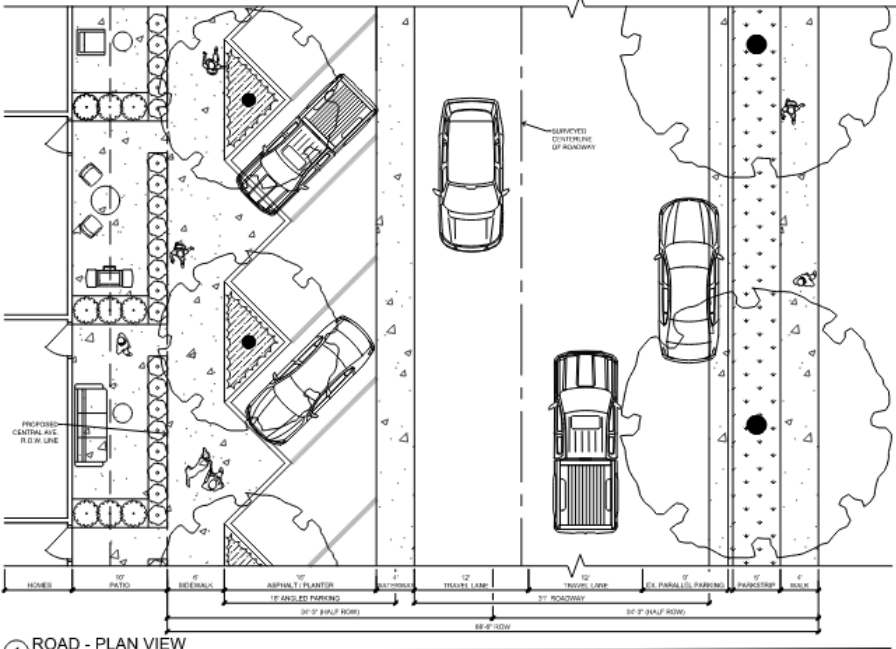


Proposed Elevations

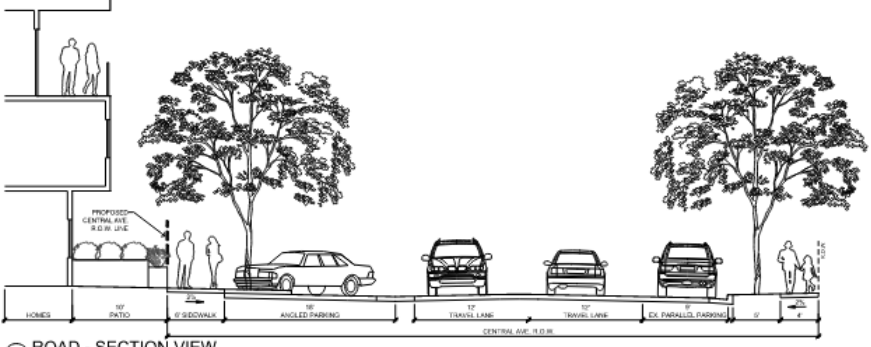


Proposed Central Ave Cross Section

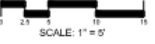
Central Ave is to be improved with angled parking, street trees, street lighting, and a 6-foot-wide sidewalk. These improvements will run along the 800 feet of linear frontage the project has on Central Ave.



1 ROAD - PLAN VIEW
SCALE: 1" = 1'-0"



2 ROAD - SECTION VIEW
SCALE: 1" = 1'-0"



Opus Green North

Road Detail
June 13, 2025



Parking and Traffic

Parking

The proposal seeks to add 33 on street parking stalls, 28 off street stalls, and 154 private garage stalls. 3 ADA stalls, 2 loading stalls, and bike parking are included in the proposal.

The size of the project requires 20 off street guest stalls to be provided. 28 off street stalls are proposed for the site. Newly added street parking can be counted toward the parking requirement for the commercial use. The applicant is proposing a veterinarian use for the commercial building which would require 12 stalls at a ratio of 1 stall per 300 square feet of commercial space. If the applicant instead uses the commercial building as a restaurant or café, a parking ratio of 1 stall per 150 square feet of commercial space still meets code since 25 of the on street parking stalls can be counted toward the commercial requirement.

Traffic Study

A traffic study was commissioned for this project. Hales Engineering was selected since they had conducted studies of nearby projects in the past few years. This allowed for them to pull data from these studies to help with the trip generation estimate.

The study estimated an average of 511 trips on an average weekday. Morning peak trips are estimated at 34 per hour, while evening peak hours are estimated at 42 trips per hour. The trip generation study did not recommend adding any auxiliary lanes to Central Ave.



Development Agreement

The rezone is accompanied by a Development Agreement outlining how the site will be developed. The entire DA can be found in the staff report. Below are some specific highlighted features:

- Ownership

Similarly to the DA for Opus Green South, an ownership clause can be found in the DA that allows the developer to retain some of the units as 'for rent' units. The developer plans on selling all the units on the site, however, this clause can help in case the market changes. The current Opus Green South project has an ownership rate above 90%.

- Amenities

Due to the number of bedrooms found in the development, three amenities must be provided. The large playground on Opus Green South shall be used as one amenity, the trail will be used as the second amenity, and a new picnic/gazebo area on the new site will be the final amenity.

- Crossing Improvement/Bus

Like other development agreements found along Central Ave, a clause that requires the developer to help pay for TRAX crossing improvements if the rail crossing is improved can be found in the DA. The required funds are determined by a traffic study to make sure the contribution is proportionate with the projects usage of the crossing.

If the UTA commissions a new bus line along Central Ave and determines that a bus stop is required along the frontage of the project, the developer shall pay to install the UTA approved bus shelter.



Development Agreement Amendment

Millcreek has been working with the developer to alter the DA from Opus Green South. The amendment seeks to replace the commercial requirement on Main Street, with a landscaped park area fit to host a food truck park.



General Plan Considerations

When a rezone is sought within Millcreek, staff look to the Millcreek General Plan to ensure it meet the outlined goals and objectives of the city.

- Future Land Use Map

Within the General Plan is the future land use map (FLUM) that outlines what uses and densities should be present in specific areas of the city. 81 W Central Ave is located within the “Meadowbrook Center” designation on the map. The use of “Meadowbrook Center” is aimed at mid-to-high density development and various housing typologies. Goals in this designation are mid-rise buildings with ideally on street parking to help complete the street.

- Goal GP-6: Continue to grow and support the Meadowbrook/Main Street Urban Center.

81 W Central Ave is located in the middle of the Meadowbrook area and is bounded by light rail tracks, a climbing gym, and an existing townhome development. By developing this piece of property, the entire block will be fully built out. Owner occupied housing in this area is scarce which makes the proposal for owner occupied housing especially fitting for the goal GP-6.

- Goal GC-6: Lay the groundwork for intercity transit connections and for more robust, choice-based transit within the City and larger region.

The proposed development is within the boundaries of two station area plans meaning it is within 1/2 mile area from 2 separate TRAX stations. The new trail connection also links Central Ave to the Murray North TRAX station with a pedestrian path that is fully separated from vehicular traffic.



Master Plan Considerations

The site is located within two station area plans. The Murray North Station Area Plan (MNSAP) has been adopted by Millcreek while the Meadowbrook Station Area Plan is still being drafted. Several of the stated goals outlined in the MNSAP can be found within this proposal.

- Central Avenue

Central Avenue is the northern border in the MNSAP. The plan calls for Central Avenue to be improved to become a more walkable area instead of its current industrial focus. Adding street trees, street lighting, sidewalk, and angled parking all add to the walking experience and increase pedestrian safety in the area.

- Green Spine

The MNSAP envisions multiple green spines running north-south and east-west creating better pedestrian connection in the area. The north-south spine is shown as running from Central Ave to the Murray North TRAX station, then farther south into Murray. The inclusion of the walking trail finished the connection from the Murray TRAX station to Central Ave.

- Commercial Uses

Viability of commercial spaces in the MNSAP area is discussed throughout the plan with some of the goals aiming to create better amenities in the area to help drive shoppers to businesses. Creating unique destinations, like the food truck park, will help bring more foot traffic and attention to the area.



Process

This project is subject to a couple different city approvals. These have been outlined below:

- Rezone & DA

This is where the project is now. The current zoning cannot allow residential uses on it. Since the area is within the Meadowbrook Area of Millcreek, the Mixed Development (MD) zone is best fit for the style of development. When a property is rezoned in the Meadowbrook Area, it is accompanied by a development agreement to gain a better understanding of future usage and site layout. Rezones are discretionary and are decided by the Millcreek City Council upon receiving recommendations from the Community Council(s), Planning Commission, and Millcreek staff.

- Conditional Use

“Multiple Household Dwellings” is listed as conditional in the MD zone meaning it must obtain a conditional use permit prior to building anything on the site. A conditional use permit is a public process however it is an administrative decision instead of a discretionary one. Administrative decisions are subject to Millcreek standards and shall be made based on a finding of fact. Conditional use permits are issued by the Planning Commission after receiving a recommendation from the Community Council(s) and Millcreek staff.

- Subdivision

Since the property is going to be subdivided for owner occupancy, it must also go through an administrative public process. The subdivision application will likely run concurrently with the conditional use application.



Neighborhood Meeting

The applicant held a neighborhood meeting on April 11th, 2024 as required by code. Notices were sent to all properties within 600 feet of the site. No residents attended the meeting.

Staff has not received any comments from neighbors or residents about this proposal.



Community Council Meeting

During their meeting on August 12th, the Millcreek Community Council asked the developer and city staff questions about homeowner ship, existing site conditions, and other project specifics. The developer discussed that the units would be owner occupied and part of the Opus Green HOA. Staff outlined that the current site is home to an abandon concrete silo and that no businesses were being closed or relocated for the project. Both the developer and staff answered various questions about the project and the approval process for the application.

The Community Council then made a motion to recommend the rezone & DA subject to the standards found in the staff report to the Planning Commission and City Council. The motion passed 7-0.



Findings & Conclusions

Findings:

- The rezone aims to add 77 townhome units and a commercial building.
- A new trail will connect to existing trail infrastructure found on Big Cottonwood Creek.
- Central Avenue will be upgraded by installing streetlights, trees, and angled parking.
- Millcreek's FLUM identifies the area as Meadowbrook Center.
- The area is within the MNSAP.
- The townhomes will be platted for individual ownership.
- The applicant has entered into a development agreement with the city.
- A mixed use in the MD zone is listed as conditional.
- The Opus Green North development agreement, and the amended Phase I development agreement to provide additional open space, will implement the goals and objectives of the MNSAP.

Conclusions:

- MD zoning requires mixed use development when building residential projects.
- A trail connection is a goal outlined in the MNSAP. Pedestrian friendly connections are goals laid out in the Millcreek General Plan.
- Upgrading Central Avenue to be more pedestrian friendly is a goal of the MNSAP and the Millcreek General Plan.
- Areas identified in the FLUM as Meadowbrook Center may be rezoned into the MD zone.
- The project meets goals and objectives laid out in the MNSAP.
- Language in the development agreement outlines the process for selling the townhome units over the next decade.
- A development agreement is required by the city when rezoning in the Meadowbrook Center.
- The applicant will need to obtain a conditional use permit before construction begins.



Planning Commission Recommendation

The Millcreek Planning Commission considered the application at a public hearing held on August 20, 2025. At that hearing, the Planning Commission made a unanimous recommendation that the City Council approve the rezone application, file number (ZM-24-003), with the findings and conclusions as presented by staff, subject to a development agreement for Opus Green North and an amended development agreement for Opus Green South. As part of their recommendation, they recommended that the Development Agreement for Phase 2 be amended to allow a maximum height of 45 feet for the commercial building, and that the Phase I Development Agreement Amendment include a provision that provides for the dedication of the Park Plaza Component to Millcreek upon completion of a one-year warranty period after the improvements on the Park Plaza Component are installed.



Images and Renderings



Proposed Site Plan



DEVELOPMENT DATA

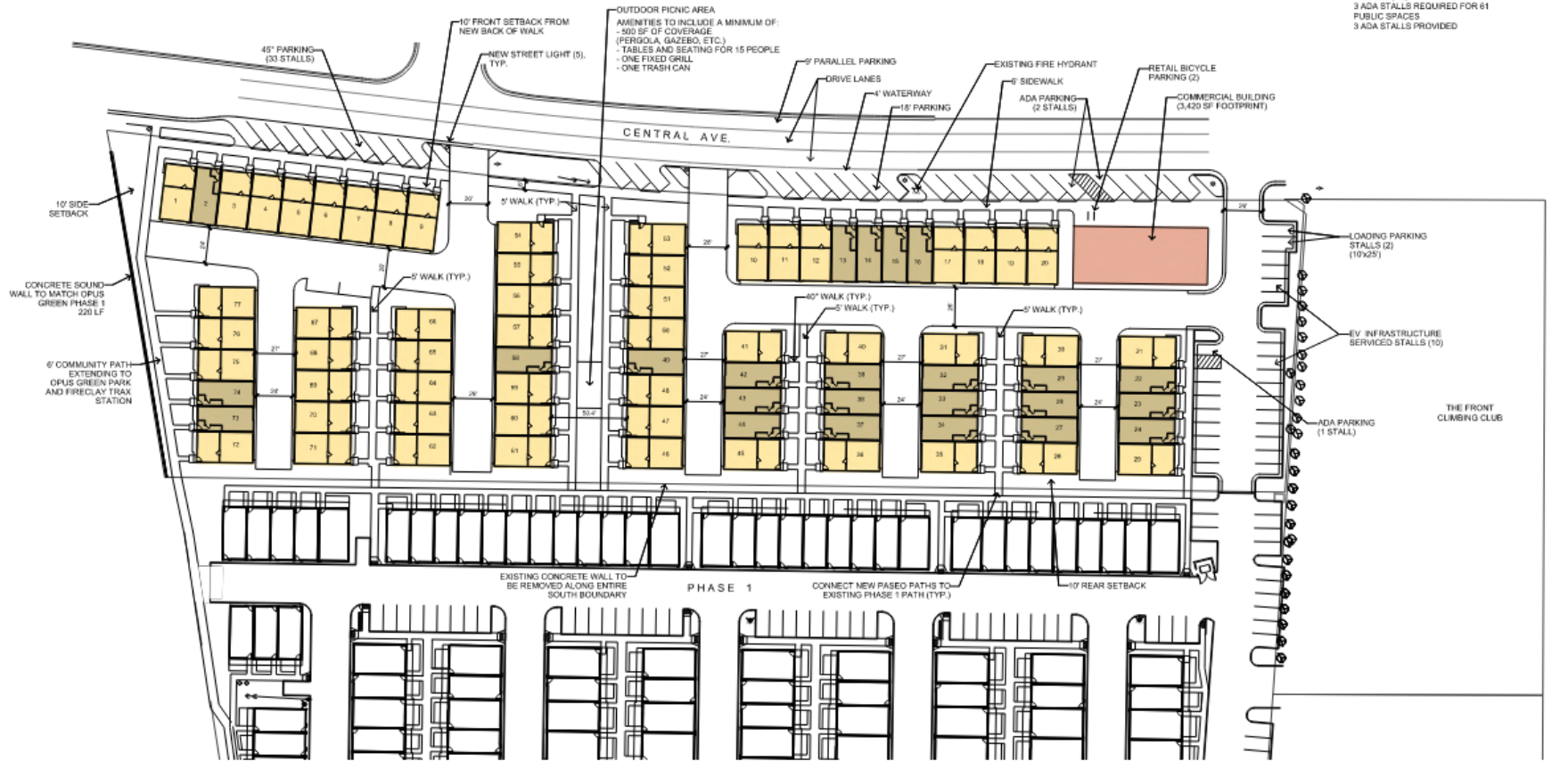
PROJECT AREA	413.61 AC
LOT COVERAGE	1.21 AC (37.5%)
OPEN SPACE	24 UNITS
2 BEDROOM TOWNHOMES	53 UNITS
3 BEDROOM TOWNHOMES	77 UNITS
TOTAL UNITS	130 UNITS
DENSITY	21.3 U/AC

PARKING DATA

USE	REQUIRED PARKING	PROVIDED PARKING
2 BEDROOM TOWNHOME	1.5 STALLS/UNIT (36)	48 STALLS (GARAGE)
3 BEDROOM TOWNHOME	2 STALLS/UNIT (106)	106 STALLS (GARAGE)
GUEST PARKING	25 STALLS/UNIT (20)	28 STALLS (OFF STREET)
COMMERCIAL (3,420 SF)	1 STALL/1,000 SF (12)	24 STALLS (ON-STREET)
TOTAL	174 STALLS	207 STALLS*

* INCLUDES ABILITY TO COUNT 25% OF THE 19 ANGLED PARKING STALLS ON CENTRAL AVE (19)

3 ADA STALLS REQUIRED FOR 61 PUBLIC SPACES
3 ADA STALLS PROVIDED

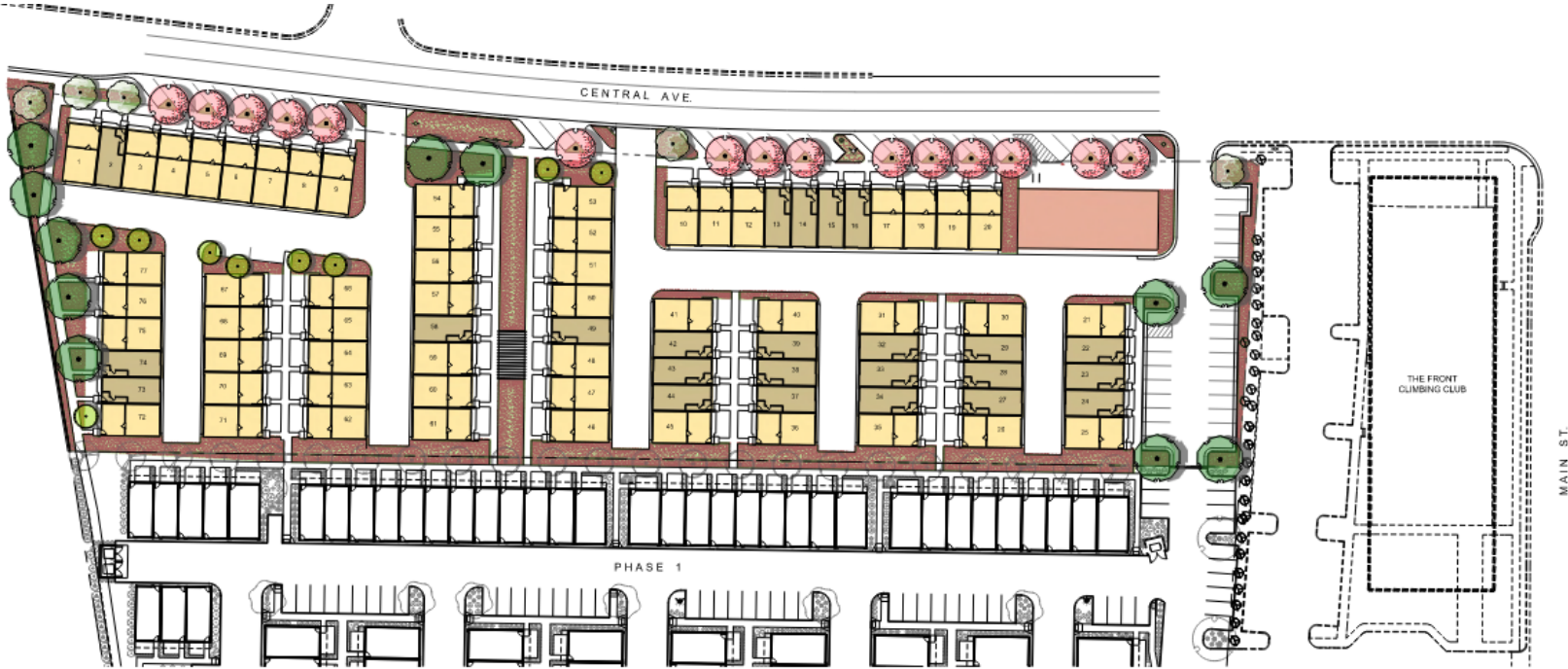


Opus Green North

Site Plan
June 13, 2025

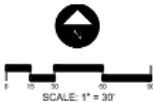
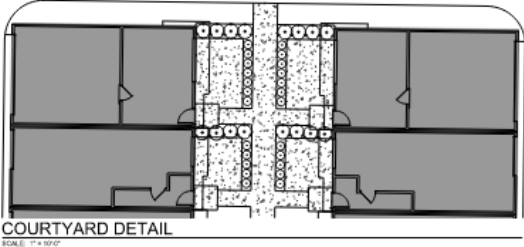


Proposed Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	
DECIDUOUS TREES			
	Acer negundo 'Sensation'	Sensation Maple	Landscape Planting Area
	Acer platanoides 'Columnar'	Columnar Norway Maple	
	Malis x 'Spring Snow'	Spring Snow Crabapple	
	Tilia cordata 'Greengolden'	Greengolden Linden	



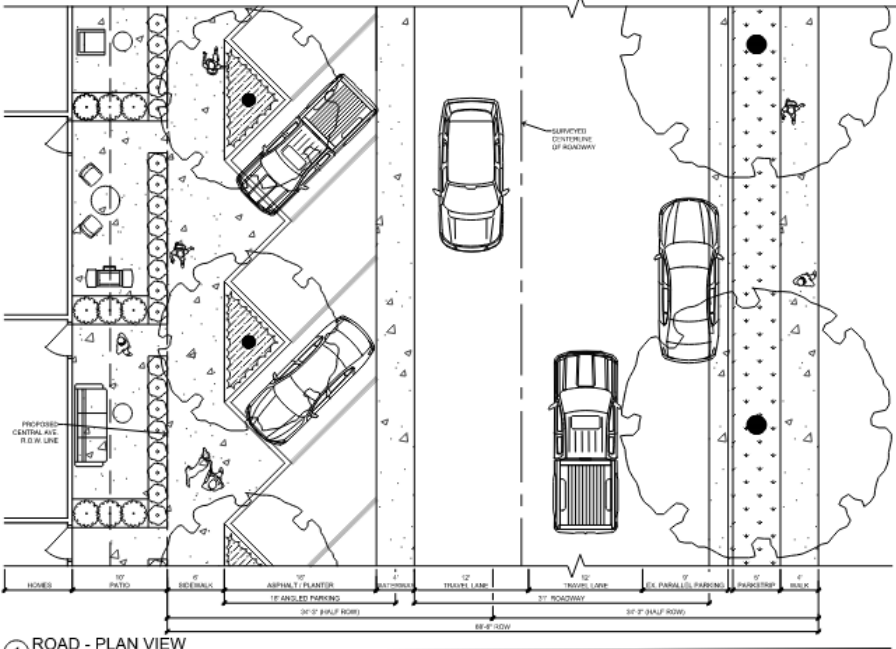
Opus Green North

Landscape Plan

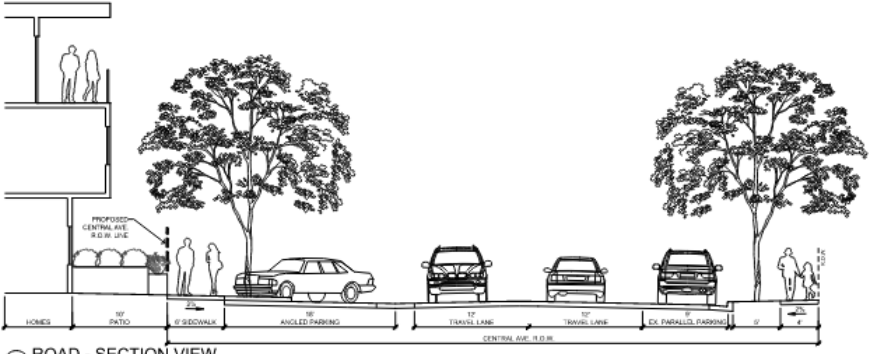
June 13, 2025



Proposed Central Ave Cross Section



1 ROAD - PLAN VIEW
SCALE: 1" = 4'



2 ROAD - SECTION VIEW
SCALE: 1" = 4'



Opus Green North

Road Detail
June 13, 2025



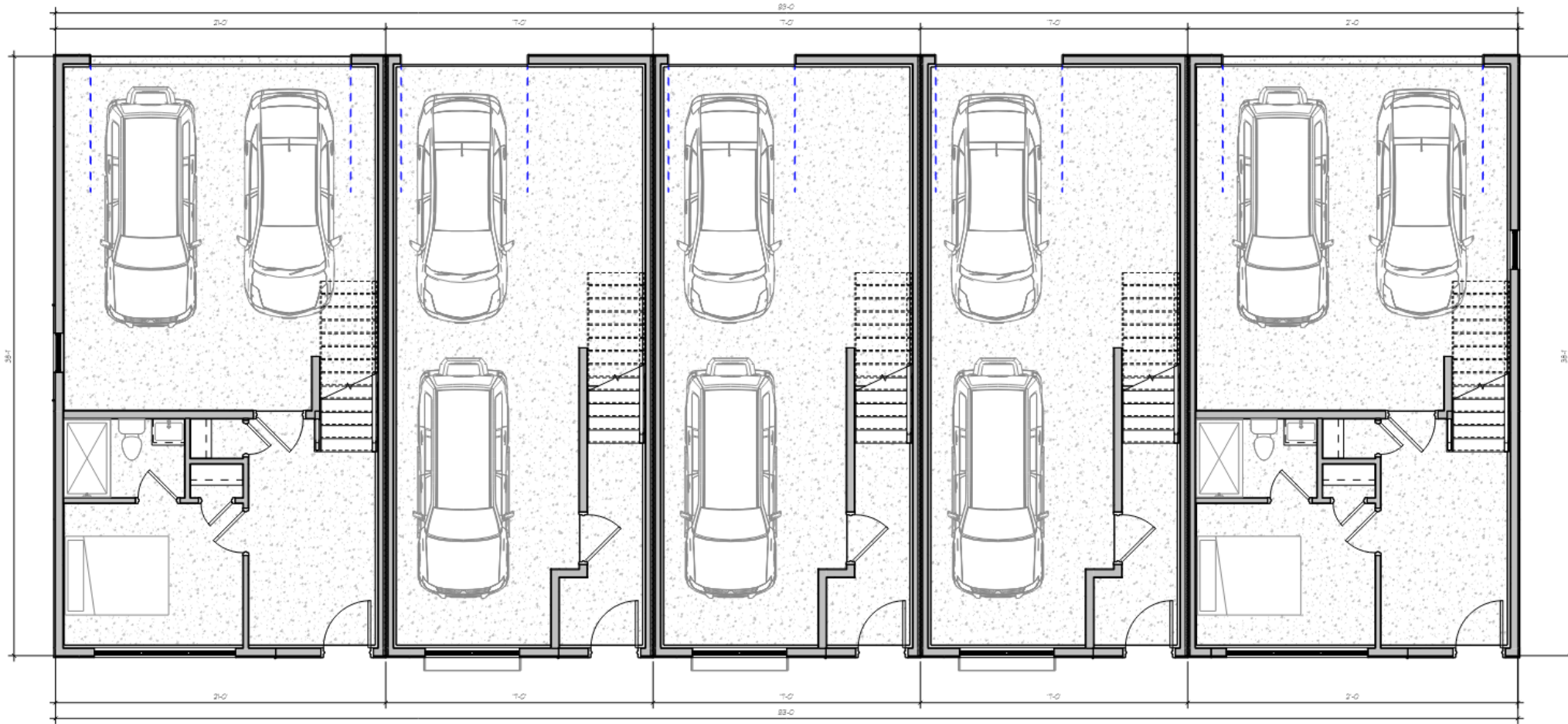
Central Avenue looking West - 2024



Central Avenue looking East - 2024



Proposed Floor Plans



1 LEVEL 1
SD SCALE 1/4" = 1'-0"



Proposed Floor Plans



1
SD LEVEL 2
SCALE 1/4" = 1'-0"



Proposed Floor Plans

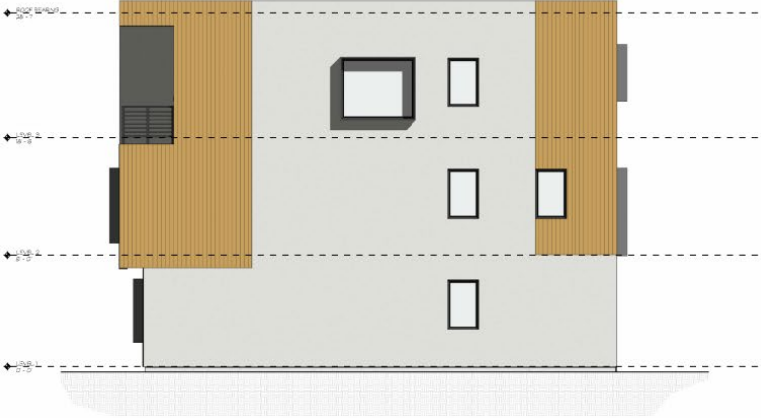


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SD

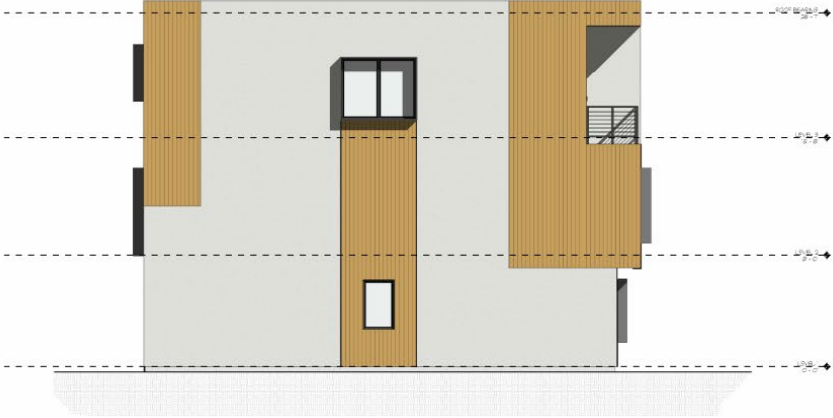
LEVEL 3
SCALE: 1/4" = 1'-0"



Proposed Elevations



1 5 PLEX - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 5 PLEX - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



Proposed Elevations



1 5 PLEX - REAR ELEVATION
SD SCALE 1/4" = 1'-0"



1 PRESENTATION LEFT 3D VIEW
SD SCALE



2 PRESENTATION RIGHT 3D VIEW
SD SCALE



Proposed Elevations





COMMERCIAL BUILDING





COMMERCIAL BUILDING









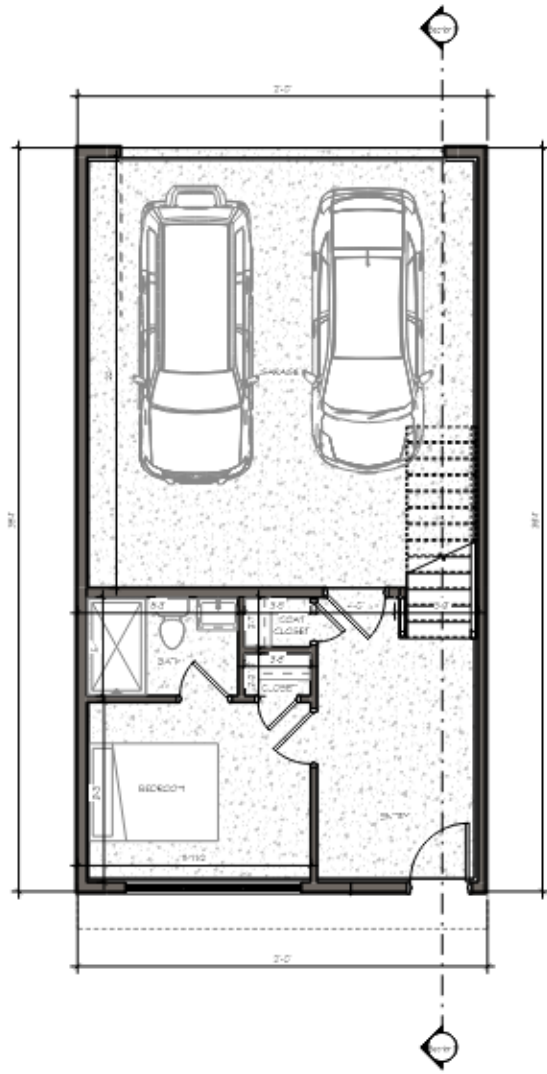




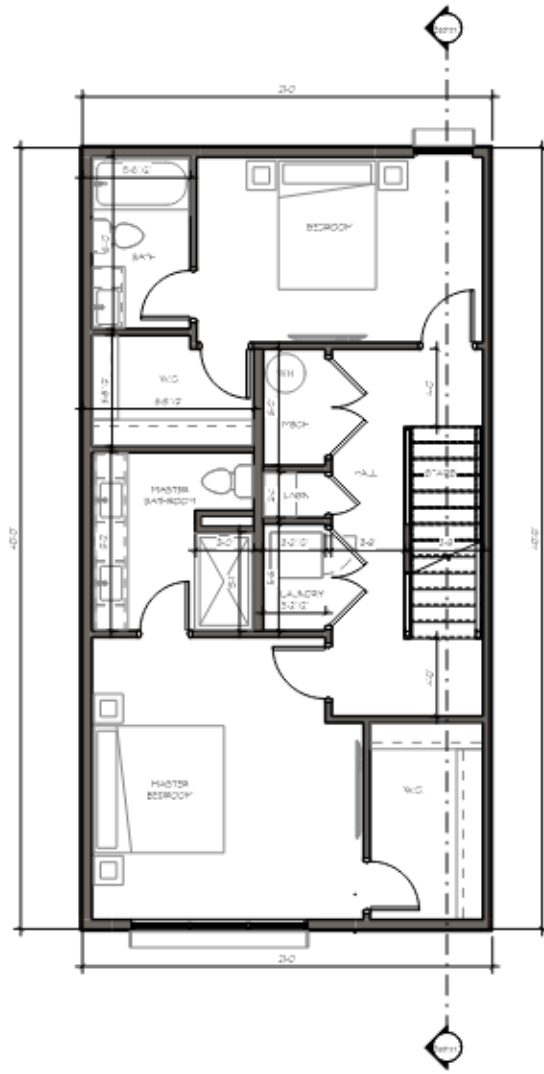




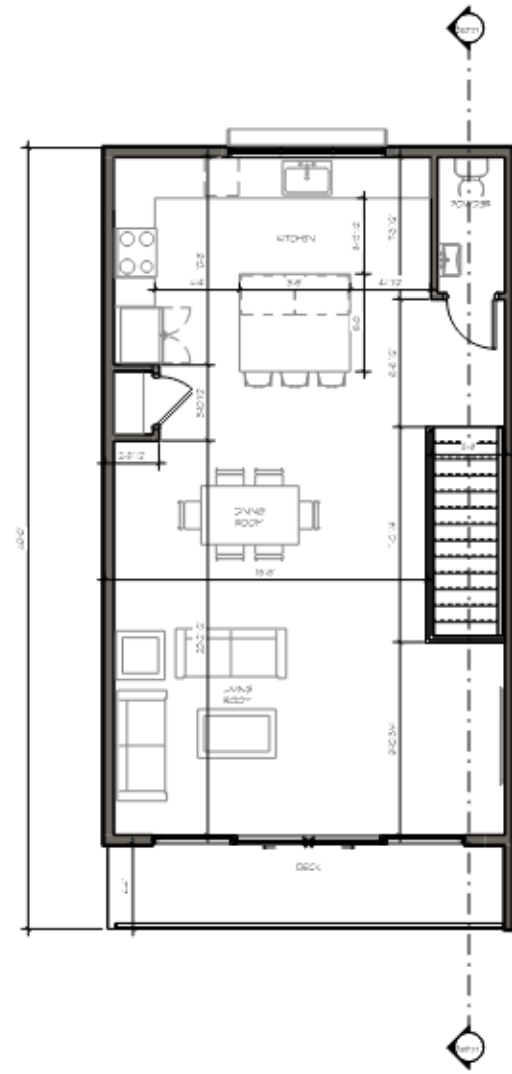




1 3 BED UNIT - LEVEL 1 - FLOOR PLAN
SD SCALE: 1/4"=1'-0"

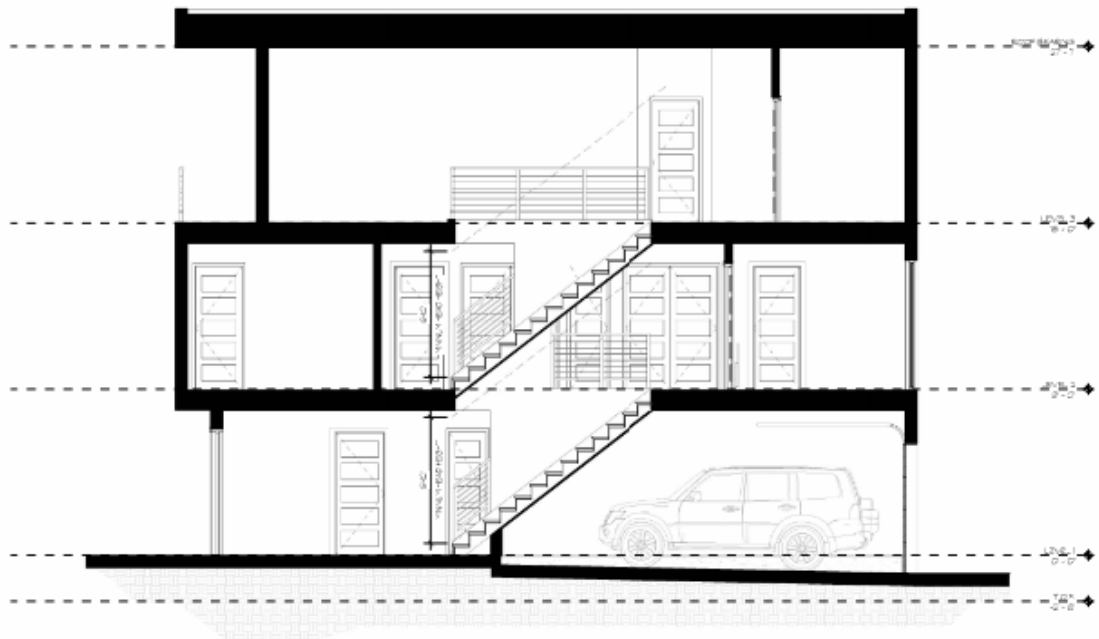


2 3 BED UNIT - LEVEL 2 - FLOOR PLAN
SD SCALE: 1/4"=1'-0"

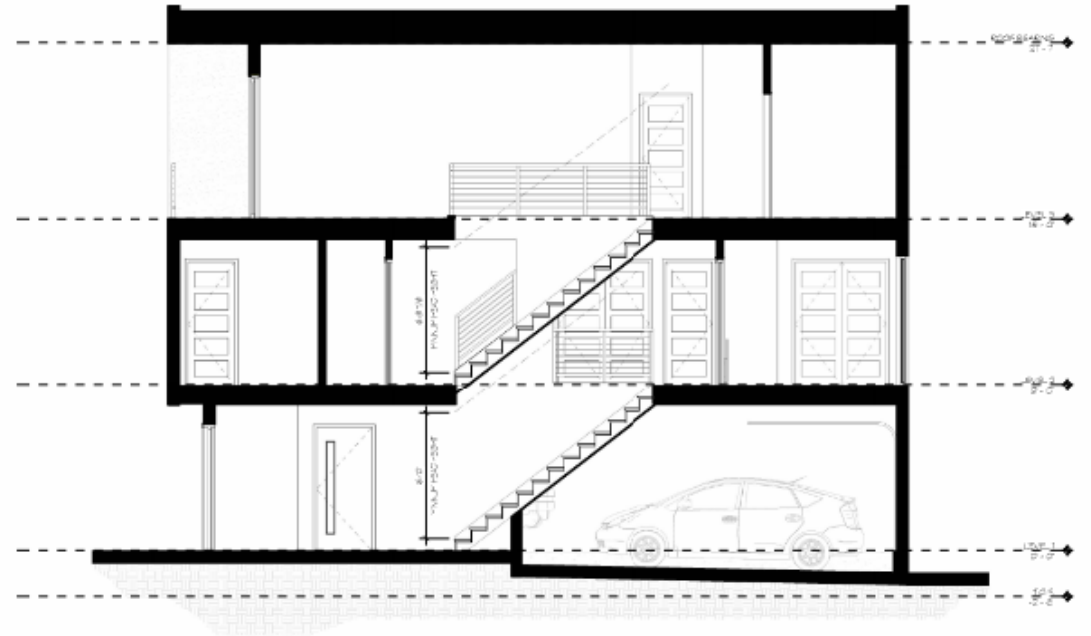


3 3 BED UNIT - LEVEL 3 - FLOOR PLAN
SD SCALE: 1/4"=1'-0"



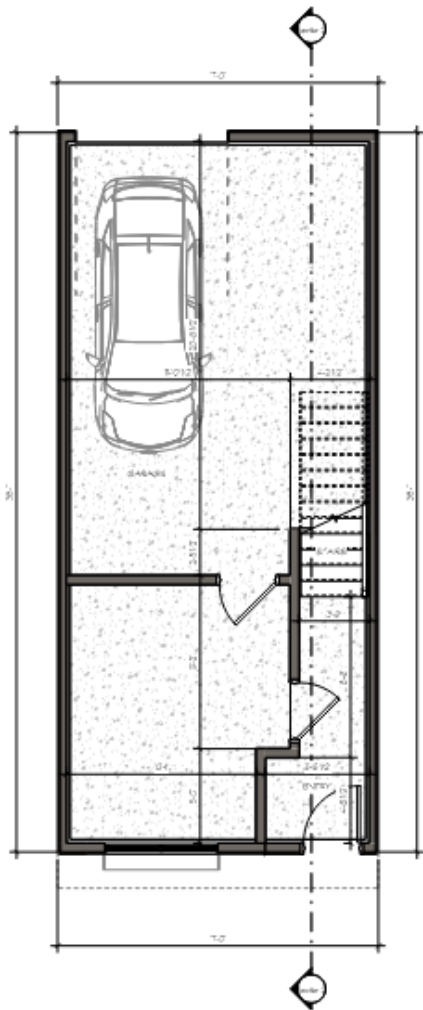


1
P1.03 3 BED UNIT - SECTION 1
SCALE 1/4" = 1'-0"

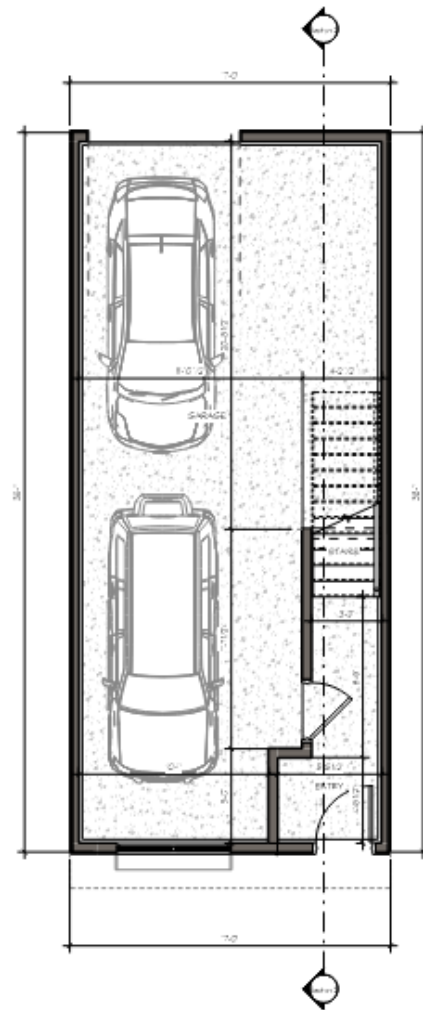


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S0 2 BED UNIT - SECTION 2
SCALE 1/4" = 1'-0"

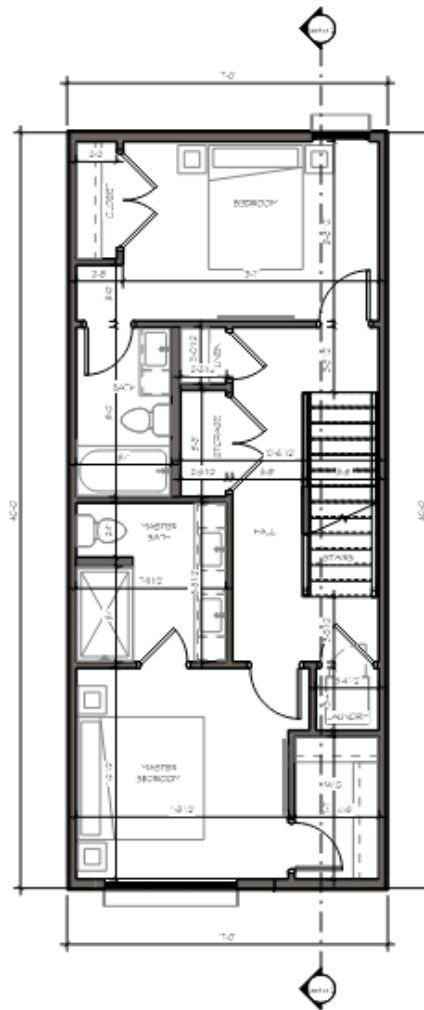




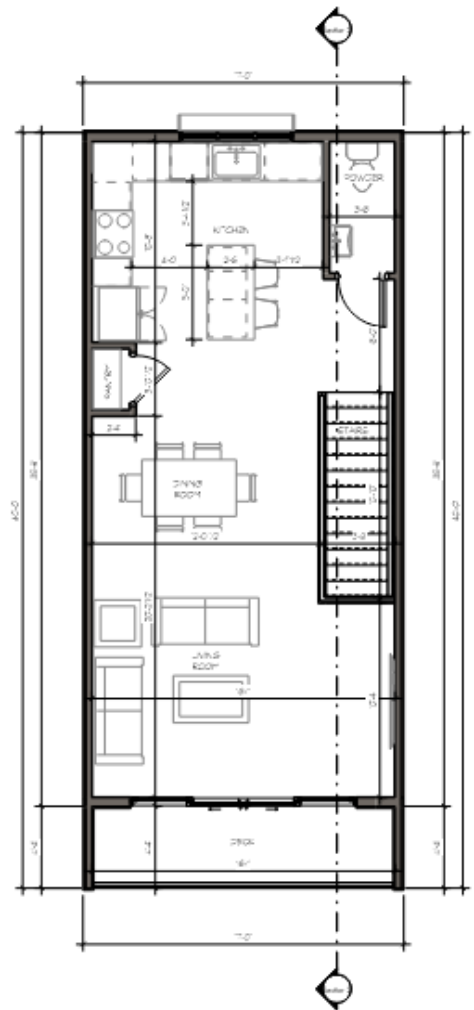
4 2 BED BONUS UNIT - LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 2 BED UNIT - LEVEL 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 2 BED UNIT - LEVEL 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 2 BED UNIT - LEVEL 3 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

