



Riverbend Estates Filing No. 1

CASE SUB21-0020

Planning & Zoning Commission

EST. 1905
June 12, 2024

The Community that Cares

VICINITY MAP

GENERAL:

- North of Pioneer Ridge Subdivision & West of the Parish Ave Bridge

ACREAGE:

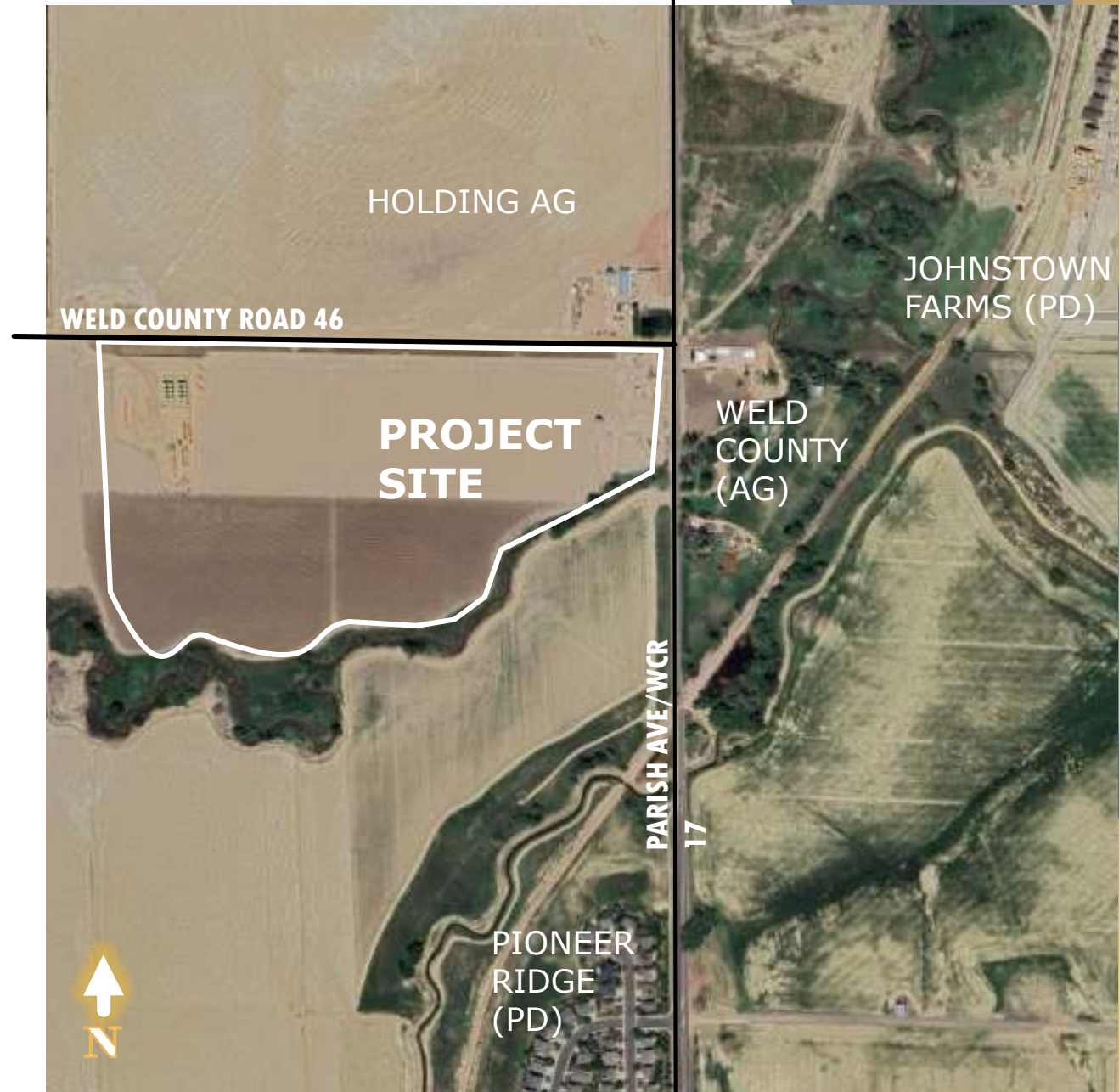
-76.8 acres

ZONING:

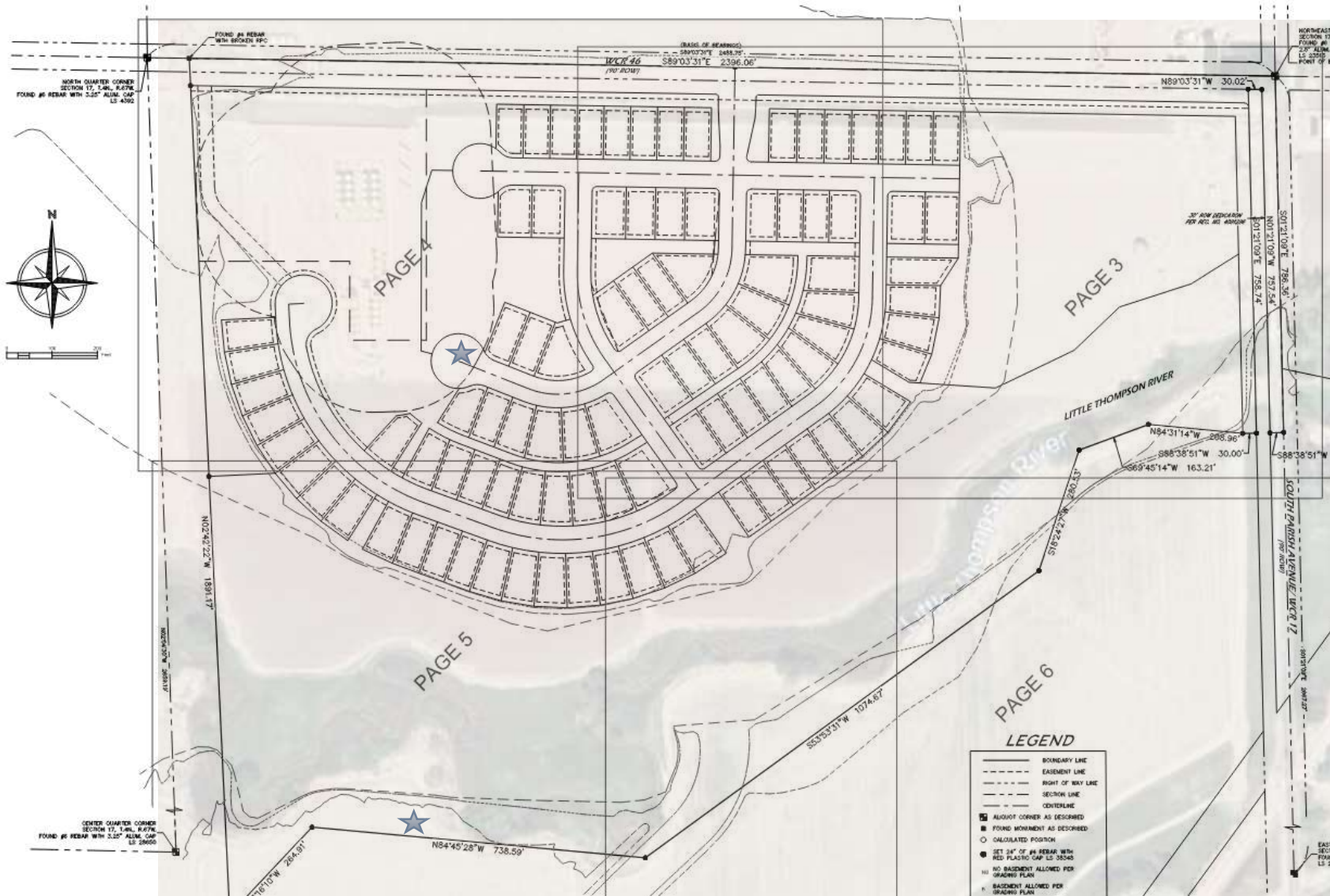
-Riverbend Planned Development (2021)

NATURAL FEATURES:

-Little Thompson River
-Hillsboro Ditch



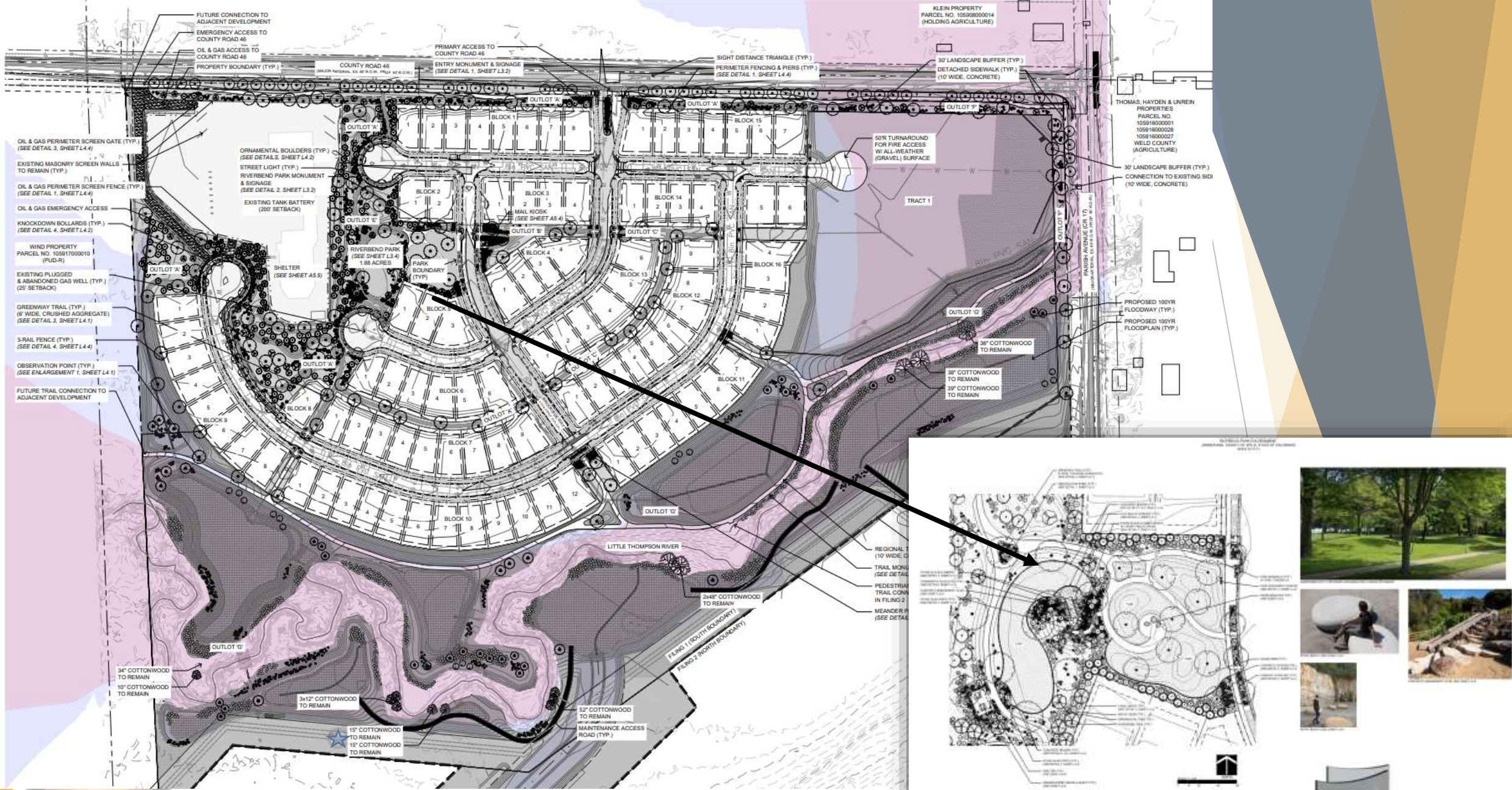
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FILING NO. 1 FINAL PLAT



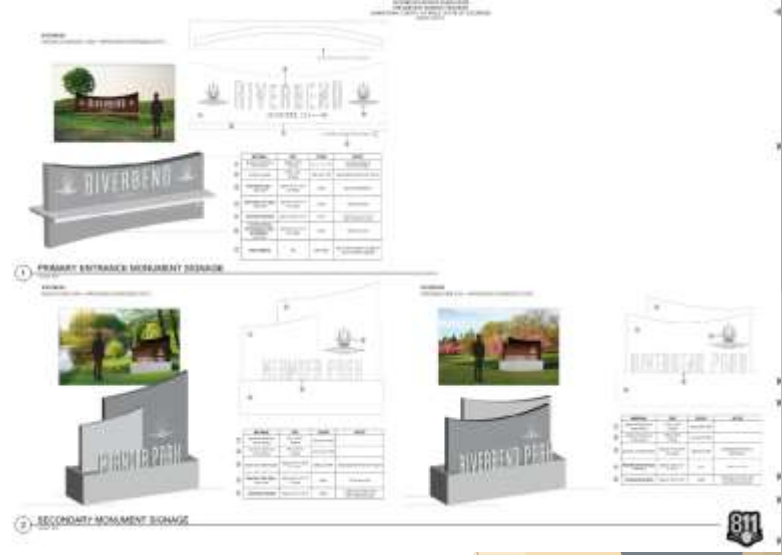
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2024 DEVELOPMENT PLAN (CONCEPTUAL)



ESCAPEE PEPA BENCH
 DIMENSIONS:
 TABLE: 36" x 36" x 18" H
 SEAT: 18" x 36" x 18" H
 MATERIAL: POLISHED LIGHT CONCRETE
 CONTACT:
 HYLANDER
 PHONE: 970-868-8888
 EMAIL: HYLANDER@HYLANDER.COM



TRANSFORMER TWO CORTEN BENCH
 DIMENSIONS:
 TABLE: 36" x 36" x 18" H
 SEAT: 18" x 36" x 18" H
 MATERIAL: CORTEN STEEL
 CONTACT:
 HYLANDER
 PHONE: 970-868-8888
 EMAIL: HYLANDER@HYLANDER.COM



ESCAPEE GRASSHOPPER TABLE & BENCH
 DIMENSIONS:
 TABLE: 36" x 36" x 18" H
 SEAT: 18" x 36" x 18" H
 MATERIAL: POLISHED LIGHT CONCRETE
 CONTACT:
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RECOMMENDATIONS

Riverbend Filing No. 1

Staff recommends approval of Riverbend Estates Subdivision due to the intent to meet the standards of a planned development, estate-style lots to comply with a low-intensity use, and compliance with all state and federal requirements of a floodplain site



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THANK YOU



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