

*Shelby Residential Project  
7400 Cathedral Oaks Road*

*Planning Commission  
March 2, 2026*

**Brownstein**



# *Shelby Residential Project*

- Introduction & History
- Project Attributes
- Design Highlights
- View Simulations & Improvements along the Cathedral Oaks Frontage
- Questions







# *Project Attributes*

- 56 New Single-Family Residences
- 11 of 56 Deed-Restricted Affordable
  - Spread throughout the community
  - Concurrent construction
  - Affordable units undifferentiated in appearance
- New Public Improvements
  - Bike and ped facilities
- Location Benefits
  - Schools, Parks, and Infrastructure

**BHFS1**

Use condition language

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# Design Highlights - Architecture

## Unit Type 1



Fencing: Precast Concrete,  
Non-Combustible, WoodCrete

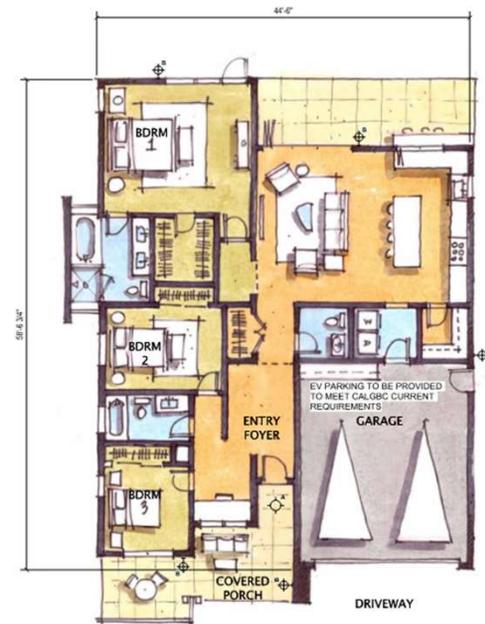
Garage Door: Anodized  
Aluminum  
MAX. HEIGHT  
17'-9"

T.O. PARAPET  
12'-0"

1ST FLOOR  
0"

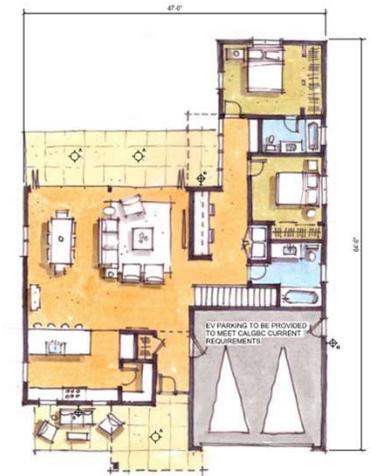


FRONT ELEVATION **01**  
1/8" = 1'-0"



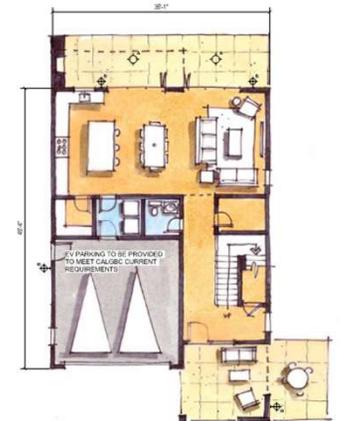
# Design Highlights - Architecture

## Unit Type 2



# Design Highlights - Architecture

## Unit Type 3



# Design Highlights - Architecture

## Unit Type 4



# Design Highlights - Architecture

## Unit Type 5



# Design Highlights - Landscape

## Feb 2026 Updates

- Tree schedule
- Walking path
- Open space graphic revised for restoration, native planting area



# Design Highlights – Stormwater and Landscaping



typical curb extension\*



typical streetscape with permeable paving\*



typical street with vegetated swale within parkway\*



# View Simulations Along Cathedral Oaks



PROPOSED CATHEDRAL OAKS STREET ELEVATION



PROPOSED ELEVATION OVERLAYED ONTO CATHEDRAL OAKS STREET PHOTOS



PHOTOS OF EXSITING CATHEDRAL OAKS PROPERTY FRONTAGE WITH STORYPOLES

# *West Half Cathedral Oaks Frontage*



160' from nearest dwelling  
in Crown Collection

# *East Half Cathedral Oaks Frontage*

Unit Type 2



**PROPOSED ELEVATION OVERLAYED ONTO CATHEDRAL OAKS STREET PHOTOS**

Unit Type 3

\*156' to closest residence  
in Crown Collection

# Unit Types 1, 2, and 3 Cathedral Oaks



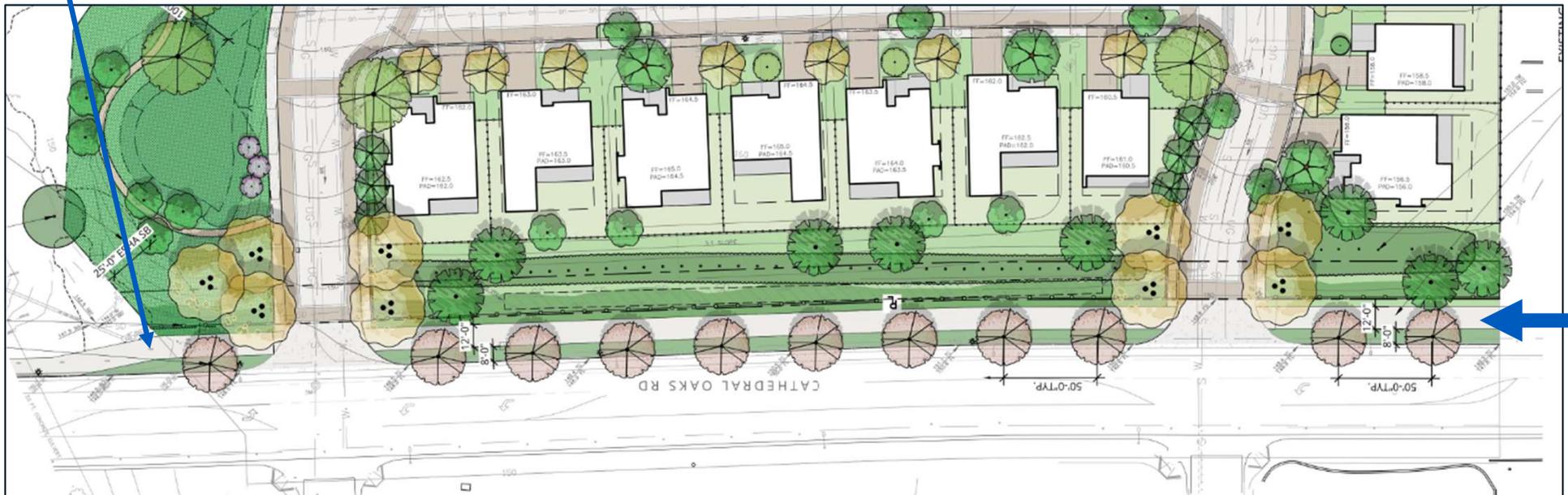
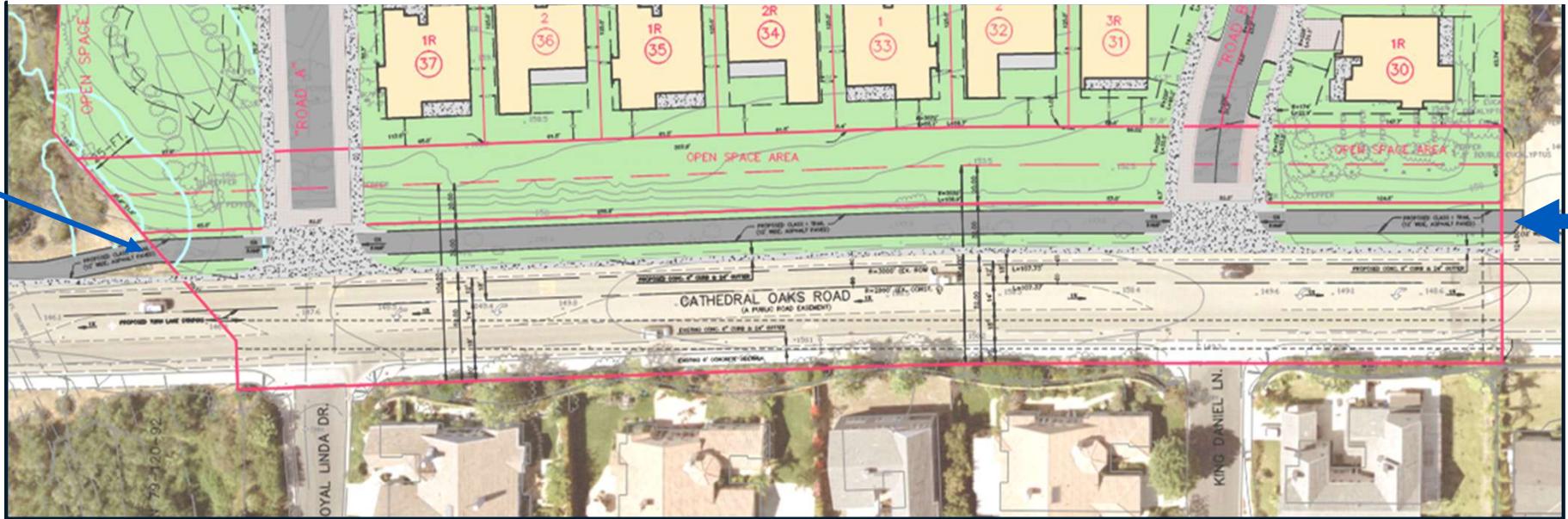
## Rear Elevations of Unit Type 2 and 3

- Type 1 – Max Height 17'9"
- Type 2 – Max Height 23'9"
- Type 3 – Max Height 23'10"

# Cathedral Oaks Frontage - Existing



# Cathedral Oaks Frontage - Proposed



\*Proposed trees along Cathedral Oaks: Sycamore, Lacebark Elm, and Red Pistache

# Questions?



## Concession

1. Encroachment into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. To compensate for SPA buffer encroachment, the proposed project design includes 0.21 acres of additional open space provided outside of and adjacent to the edge of the 100-foot SPA buffer on proposed Lot 58.

## Waivers

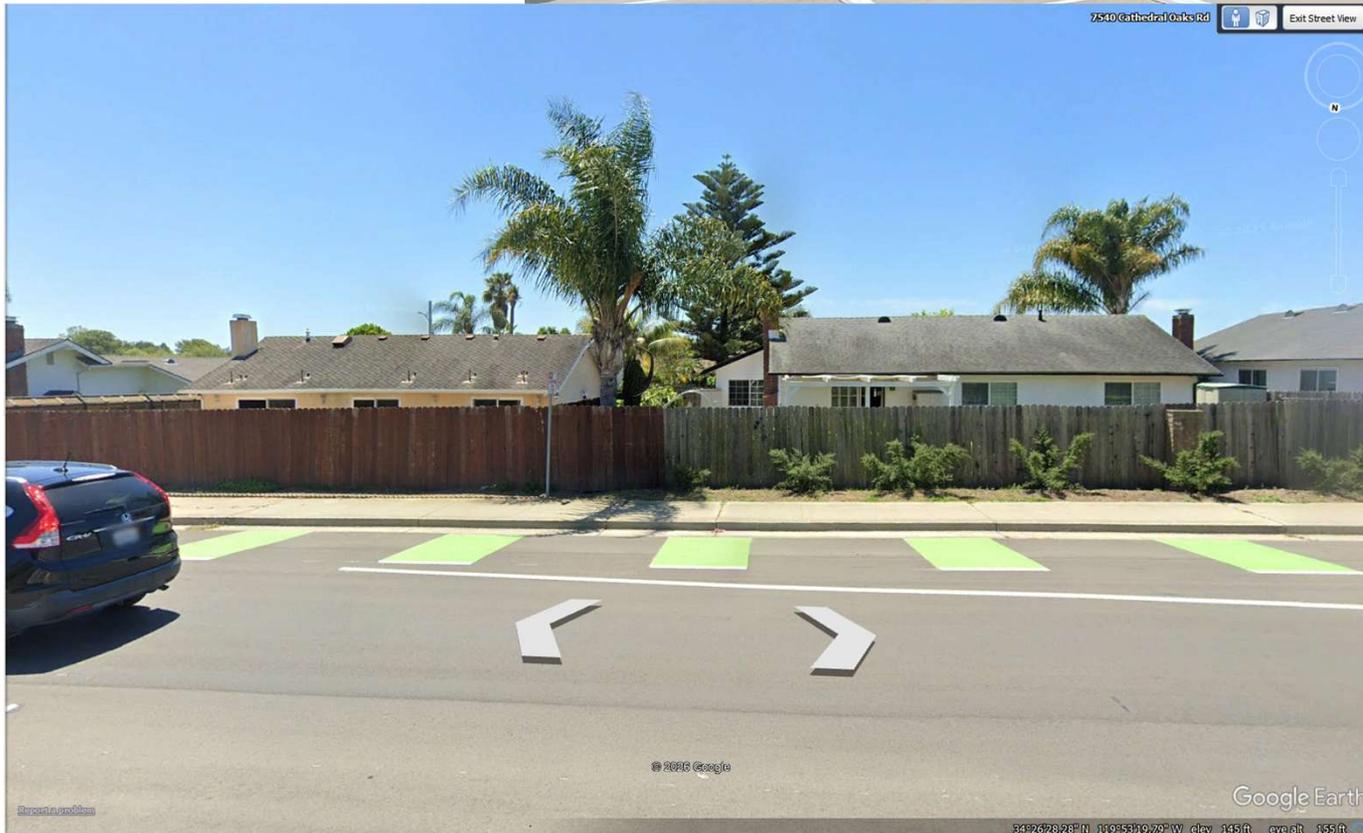
Four waivers from the RS-7 zone district standards:

1. Proposed lot widths of 60 feet (which is less than the 65 feet otherwise required in the RS -7 zone district) on 31 of the 56 proposed residential lots.
2. Proposed rear yard setbacks of 15 feet (which is less than the 25 feet otherwise required in the RS-7 zone district) on 51 of the 56 proposed residential lots.
3. Reduced side yard setbacks (of less than the otherwise required 6.5 feet in the RS-7 zone district) on 32 of the 56 proposed residential lots. The reduction allows for a second story to extend closer to the edge of the property line.
4. The allowed maximum floor area of 35 houses would exceed the maximum allowed floor area. The exceedances range between 208 to 1,539 additional square feet, depending on the lot. These floor area exceedances would occur on Lots 1 through 14, 20 through 23, 25 through 29, 32, 34, 36, 40, 41, 45, 46, 48, 50, 52, and 55.

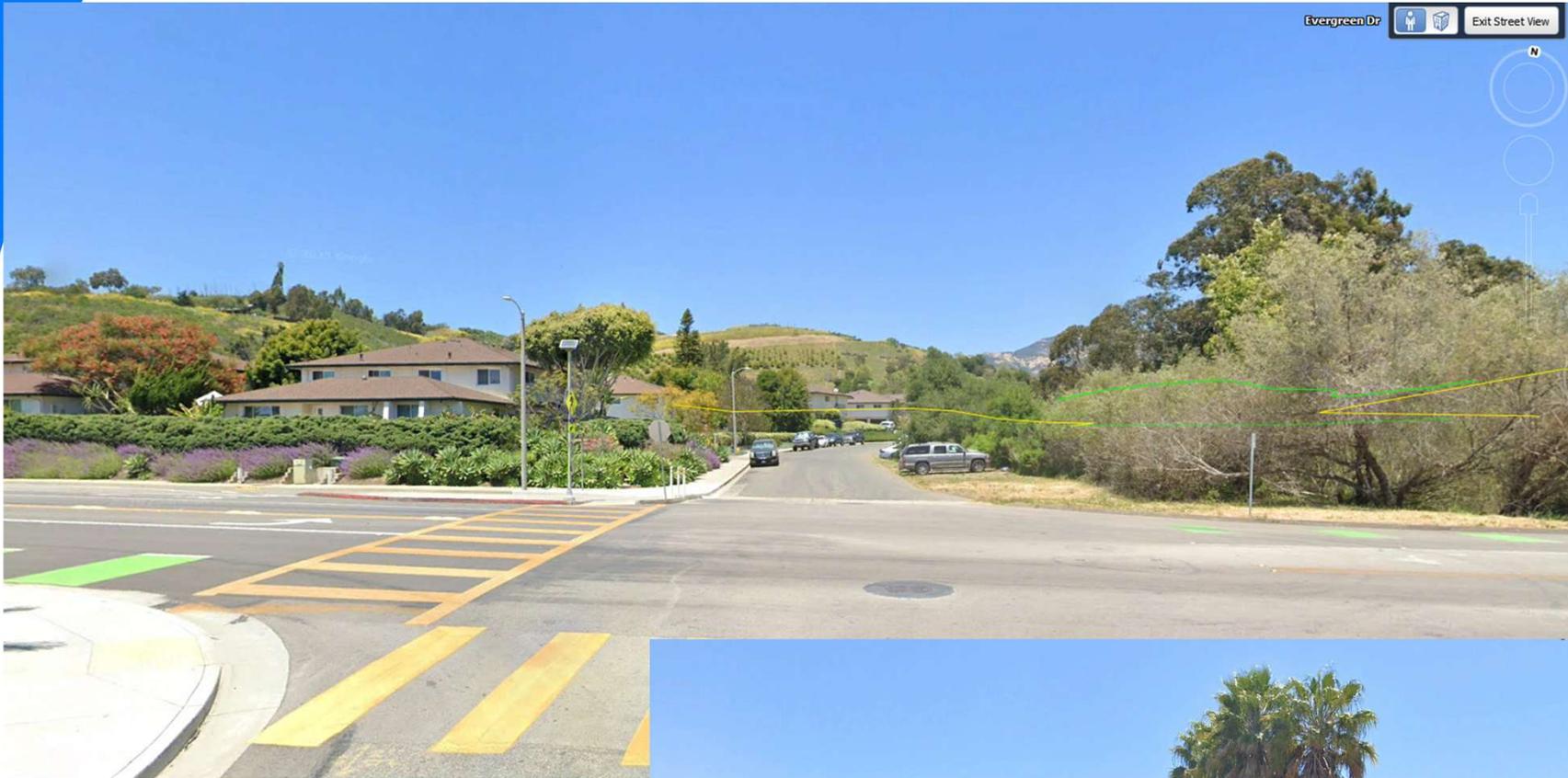


# Community Context





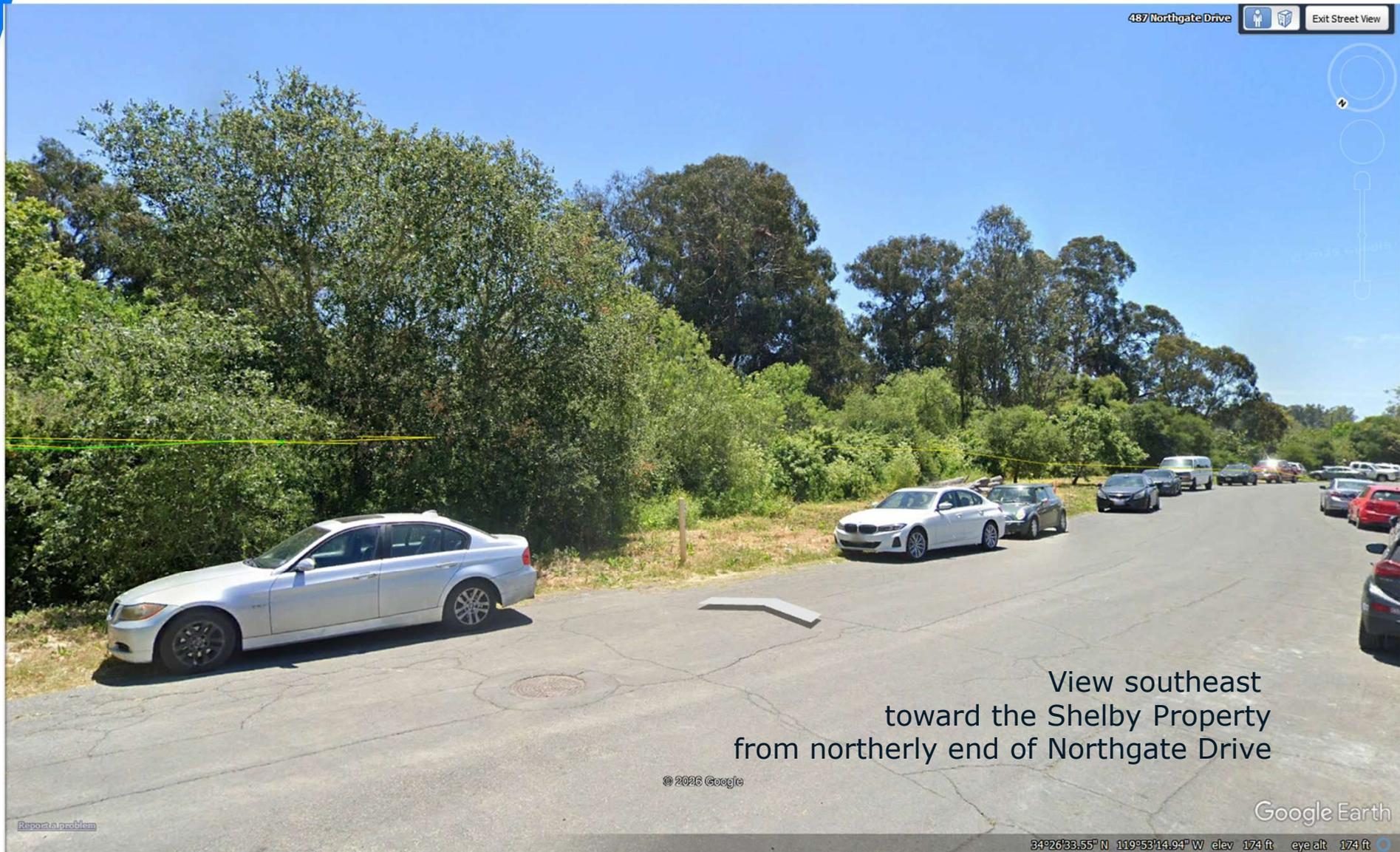
Views North and South from Cathedral Oaks west of Northgate Drive



Views North up Northgate  
from Cathedral Oaks



View southeast  
From Cathedral Oaks  
toward King Daniel



View southeast  
toward the Shelby Property  
from northerly end of Northgate Drive



Crown Collection from Cathedral Oaks

