

# GOODMAN HEIGHTS

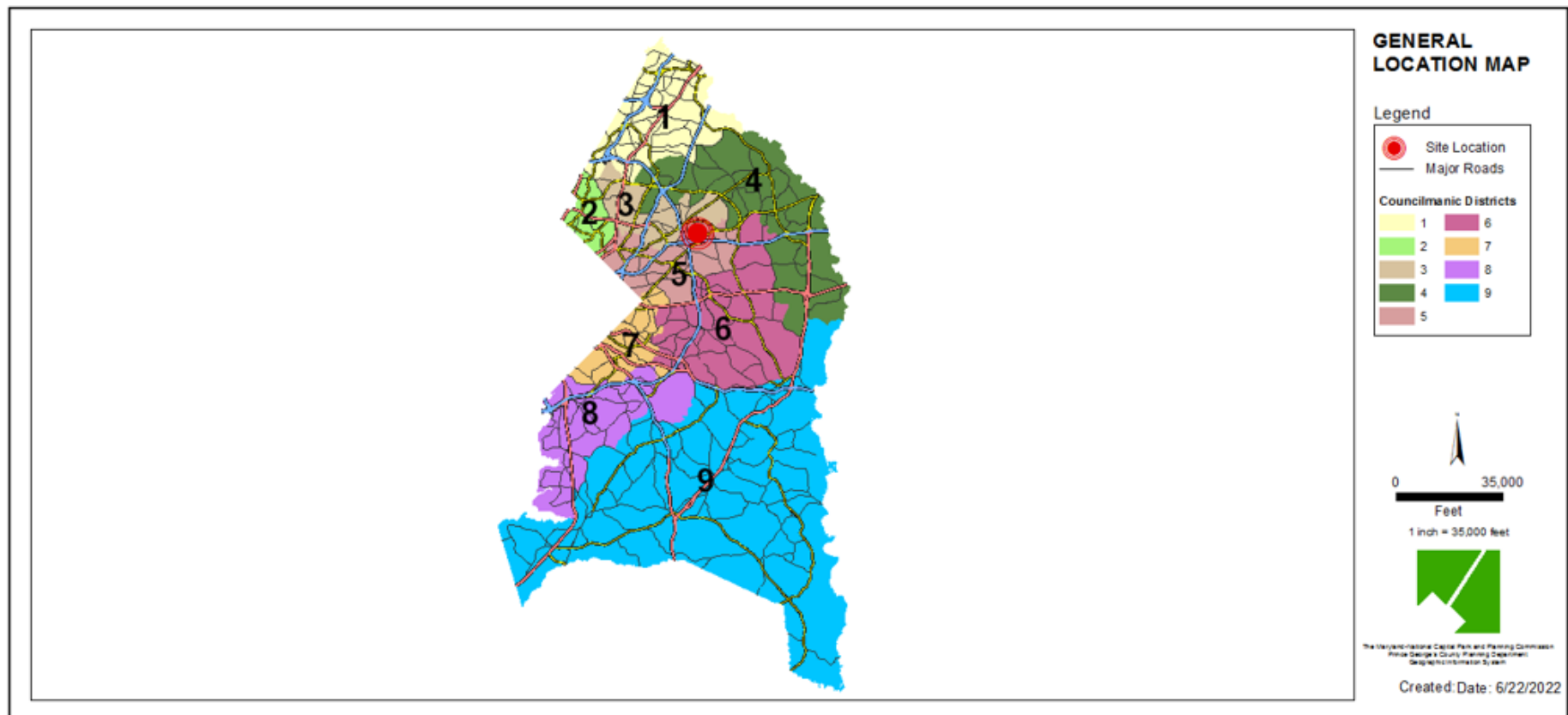
Reconsideration Request  
**Staff Recommendation: APPROVAL**



# GENERAL LOCATION MAP

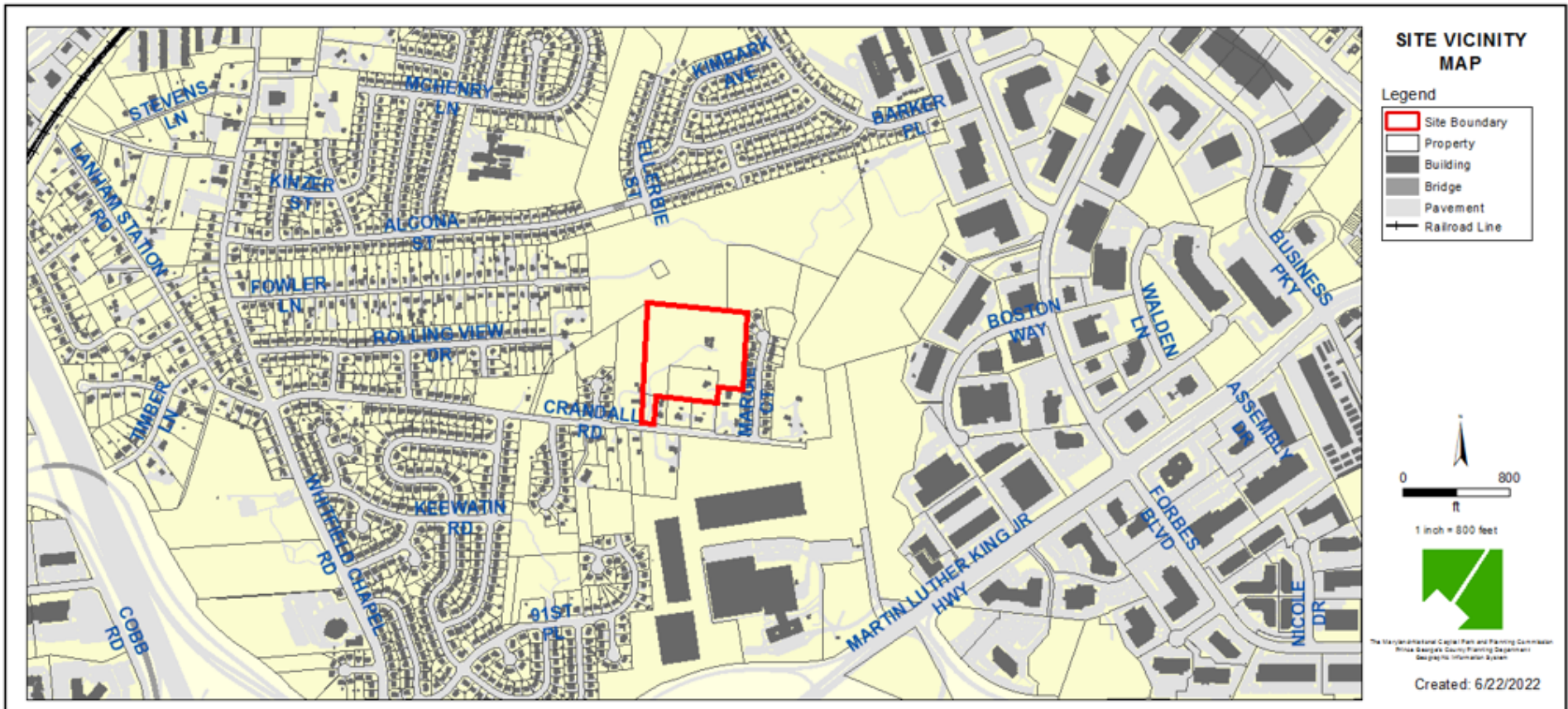
Council District: 05

Planning Area: 70





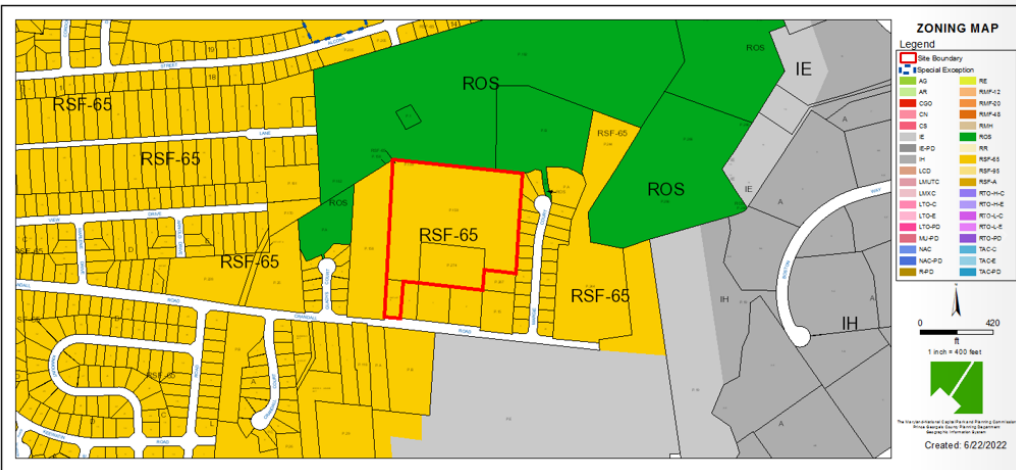
# SITE VICINITY MAP



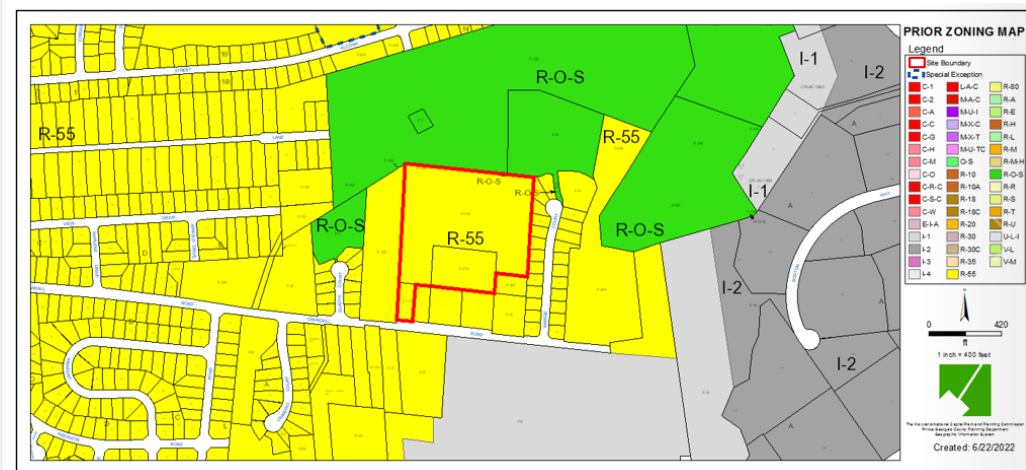
## CURRENT & PRIOR ZONING MAPS

Property Zone: RSF-65  
Property Zone Prior: R-55

CURRENT



PRIOR



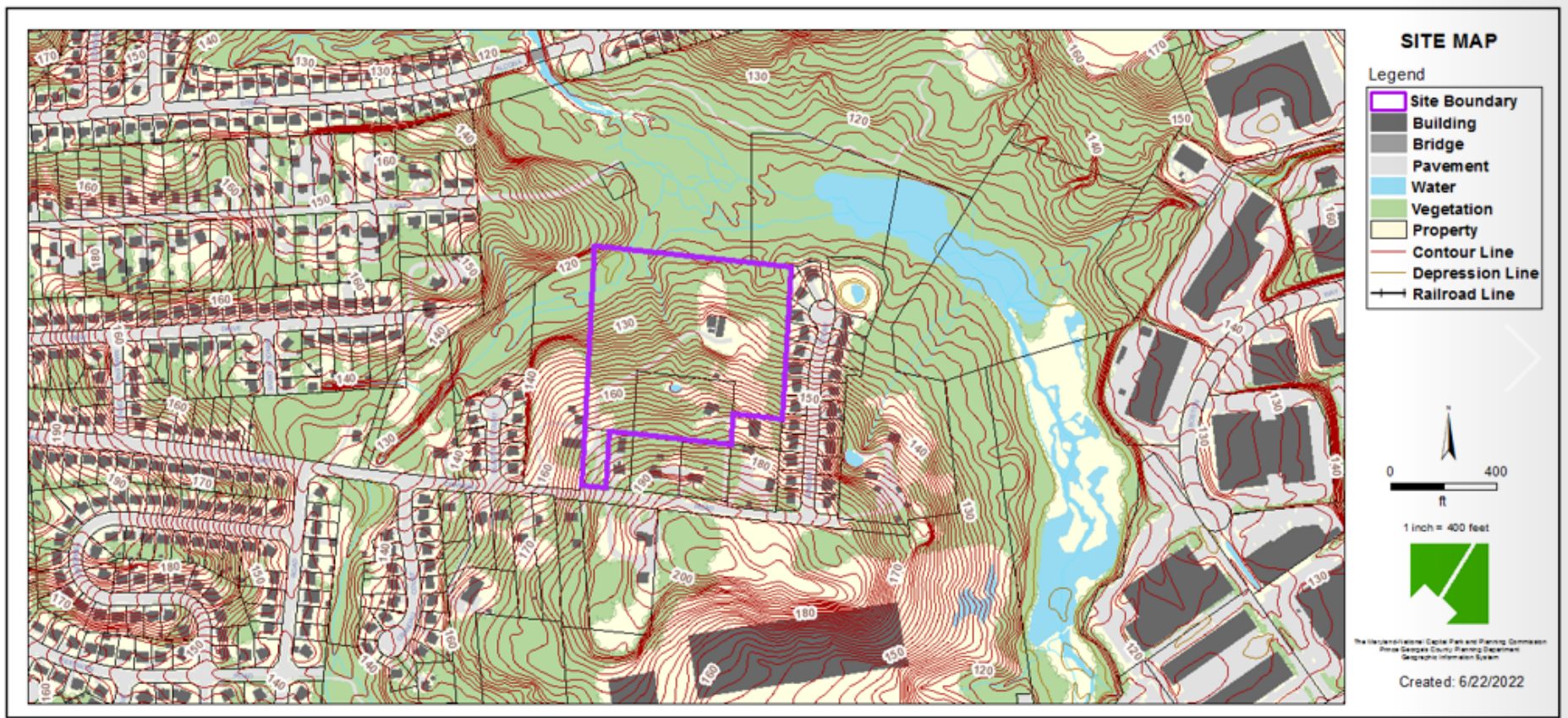


# AERIAL MAP

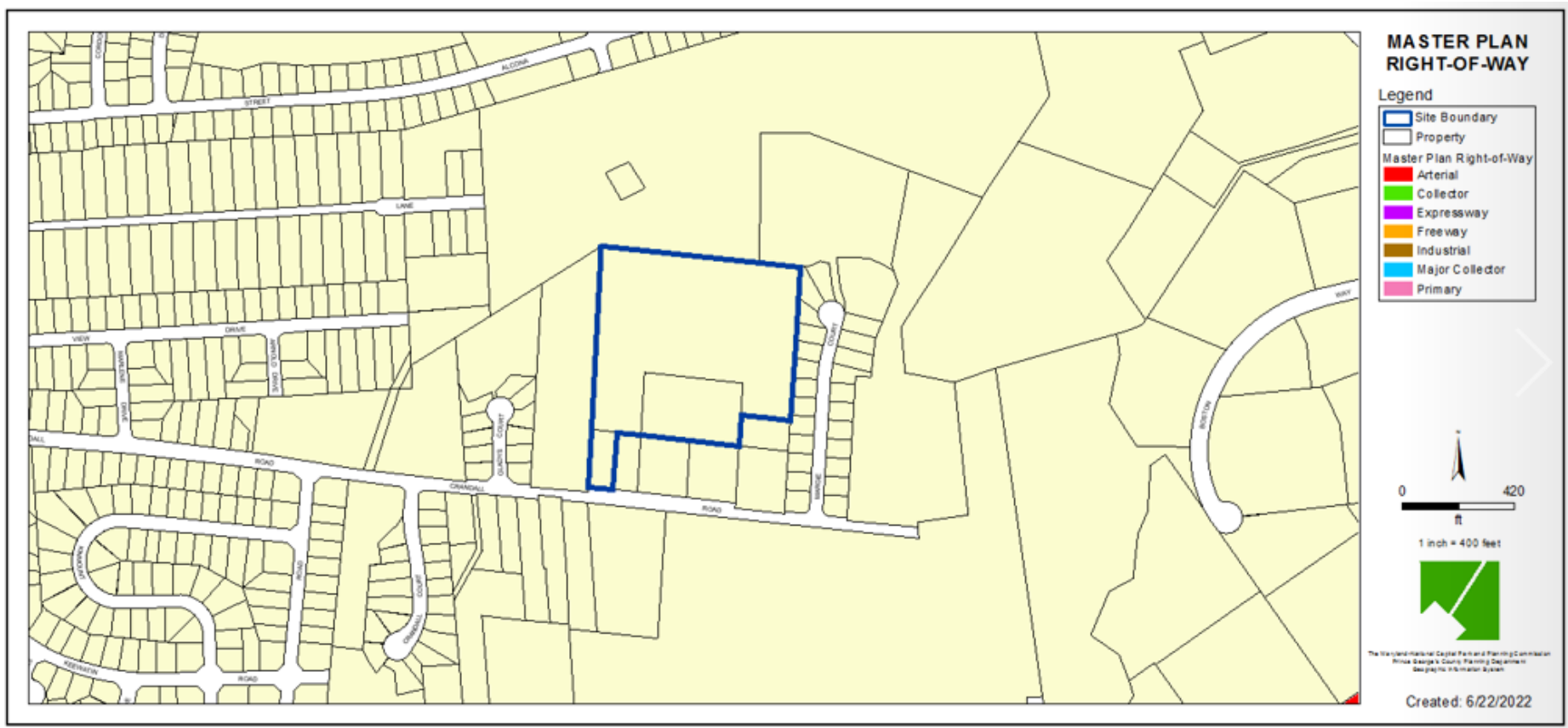




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



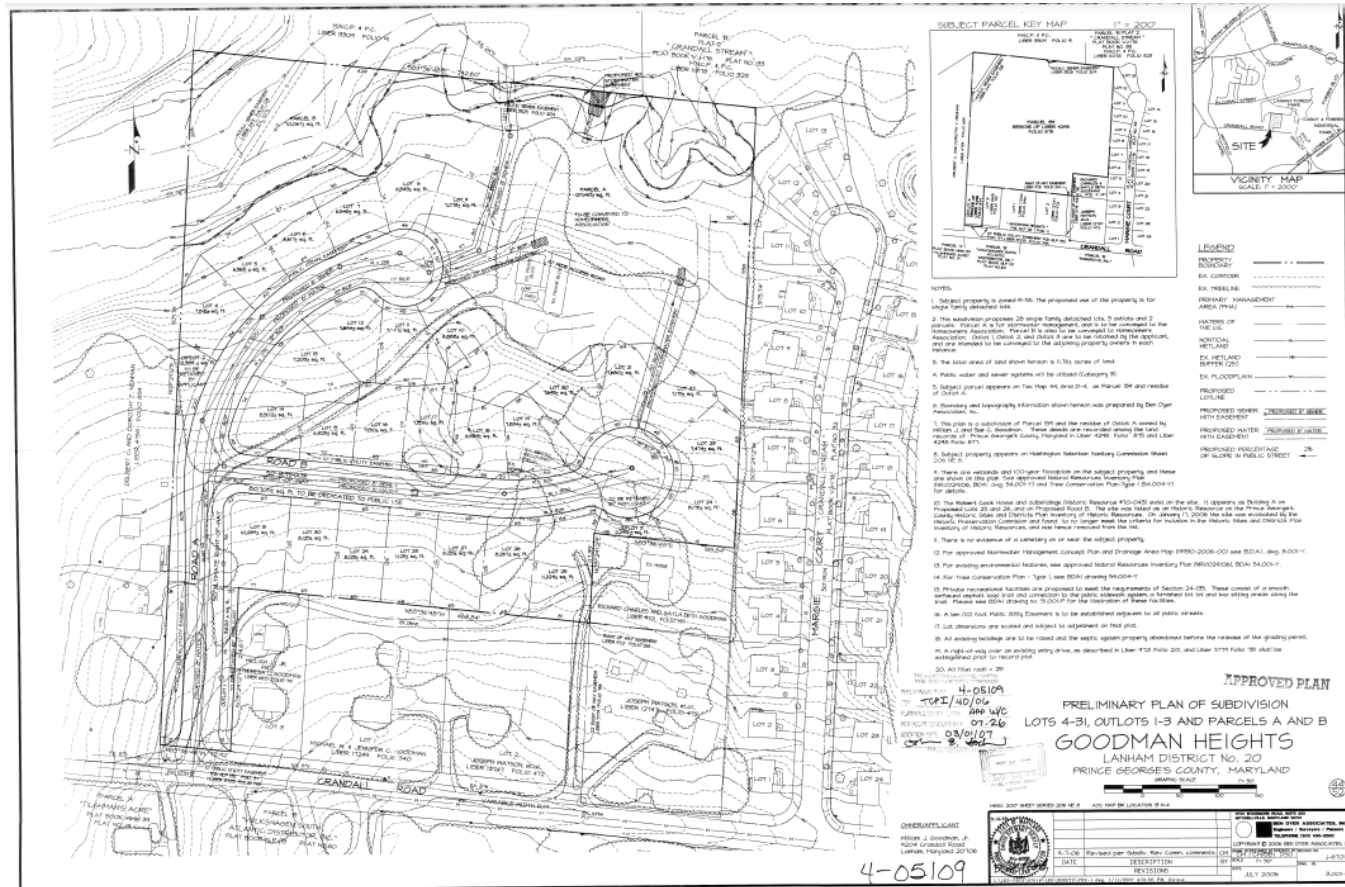


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

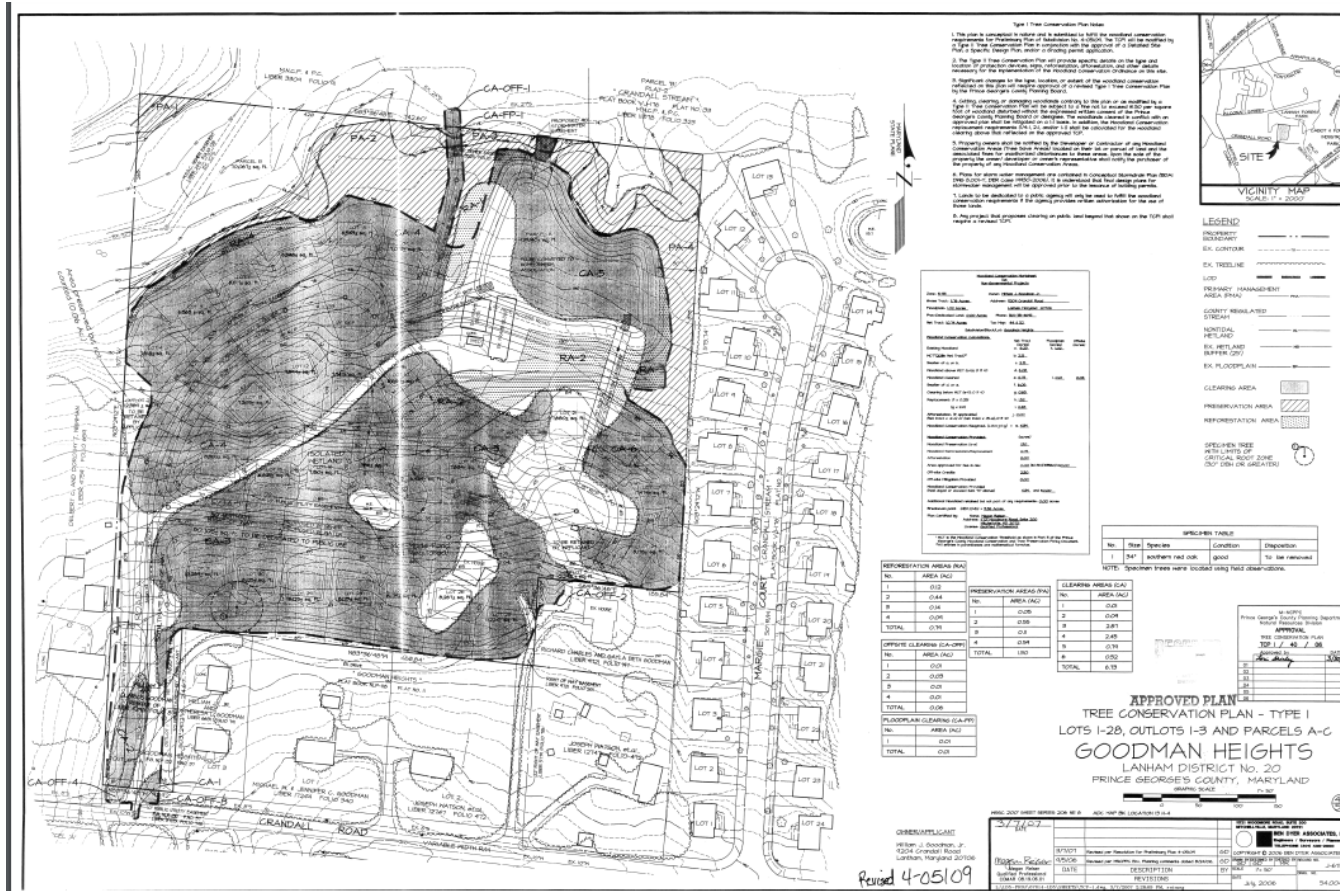




# APPROVED PRELIMINARY PLAN OF SUBDIVISION



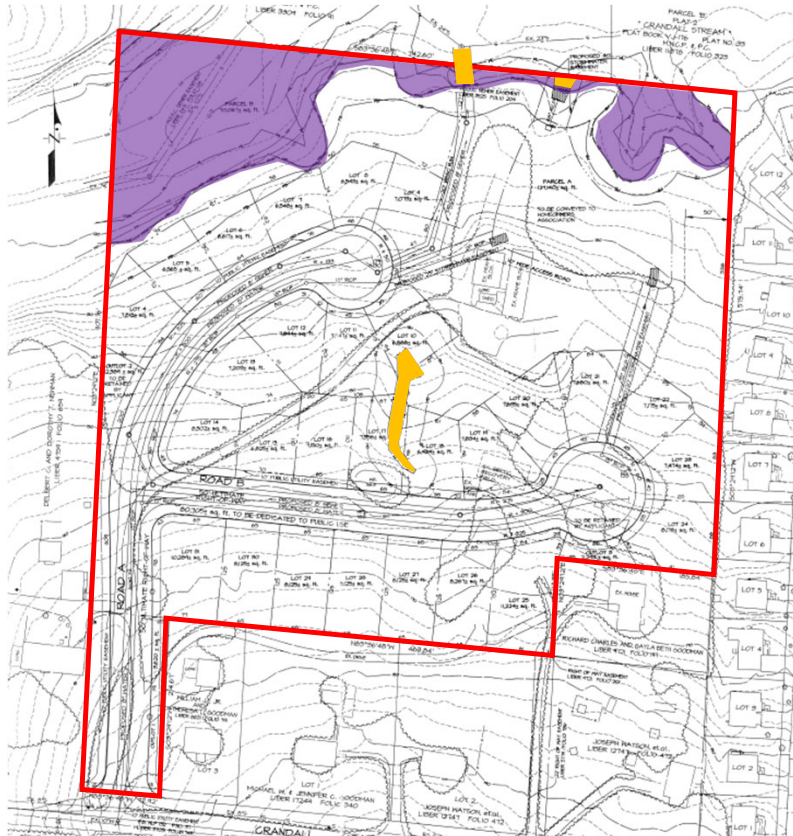
# APPROVED TYPE I TREE CONSERVATION PLAN



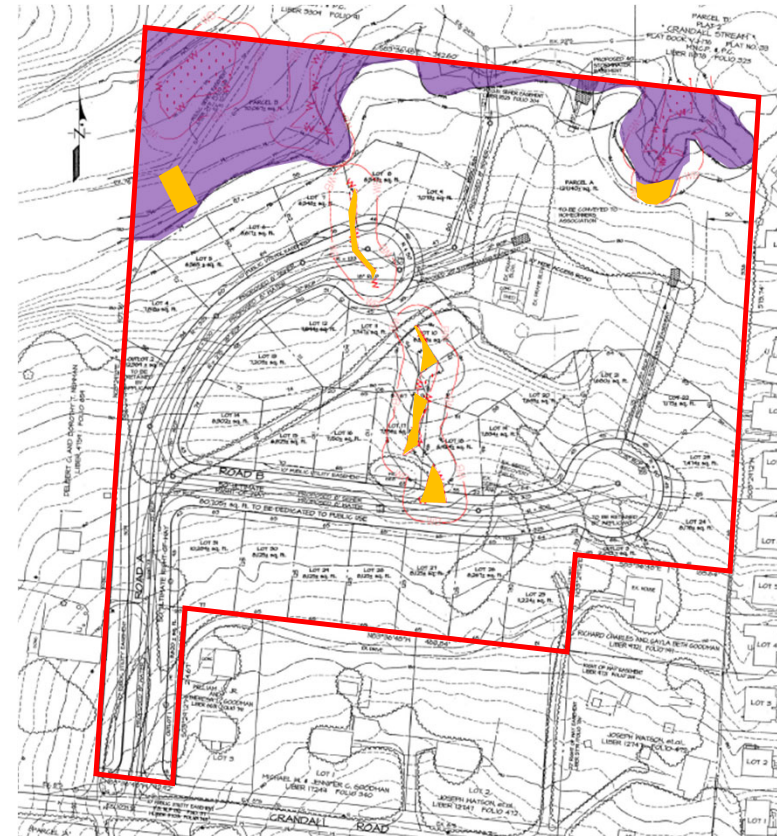


# PMA/WETLAND IMPACTS

PREVIOUS PMA/WETLAND IMPACTS



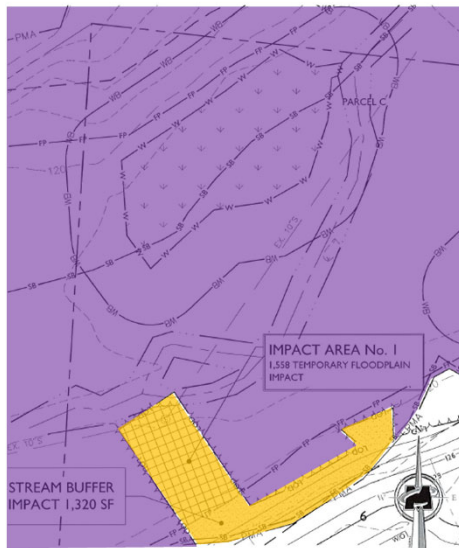
ADJUSTED PMA/WETLAND IMPACTS



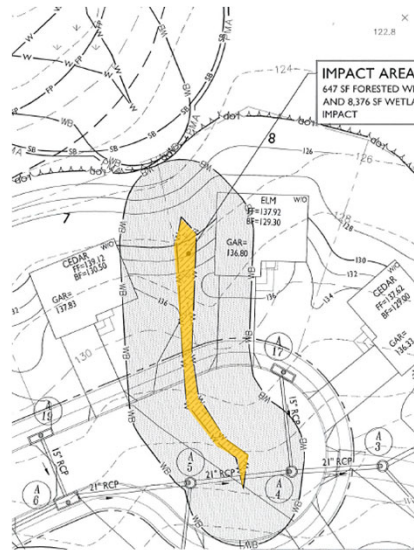
PMA  
IMPACTS

# PMA IMPACTS

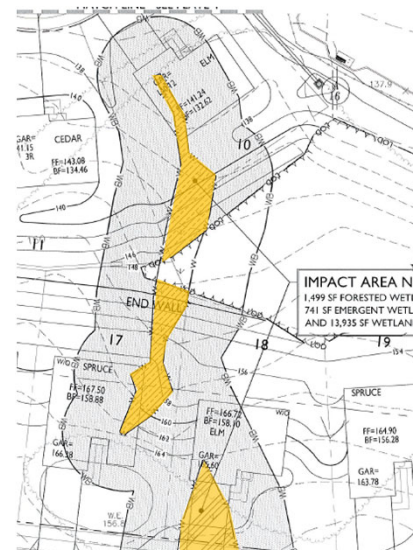
IMPACT 1



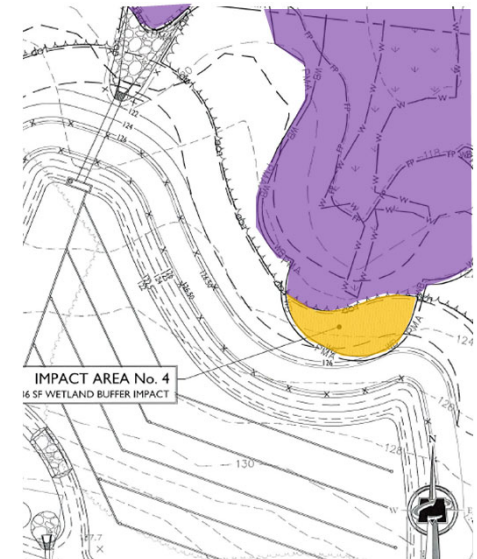
IMPACT 2



IMPACT 3



IMPACT 4



 PMA  
 IMPACTS



# STAFF RECOMMENDATION

**APPROVAL** with amendment to Finding 4, and addition of Conditions 17 and 18

## Applicant Required Mailings

- Previous parties of record: 06/15/2022