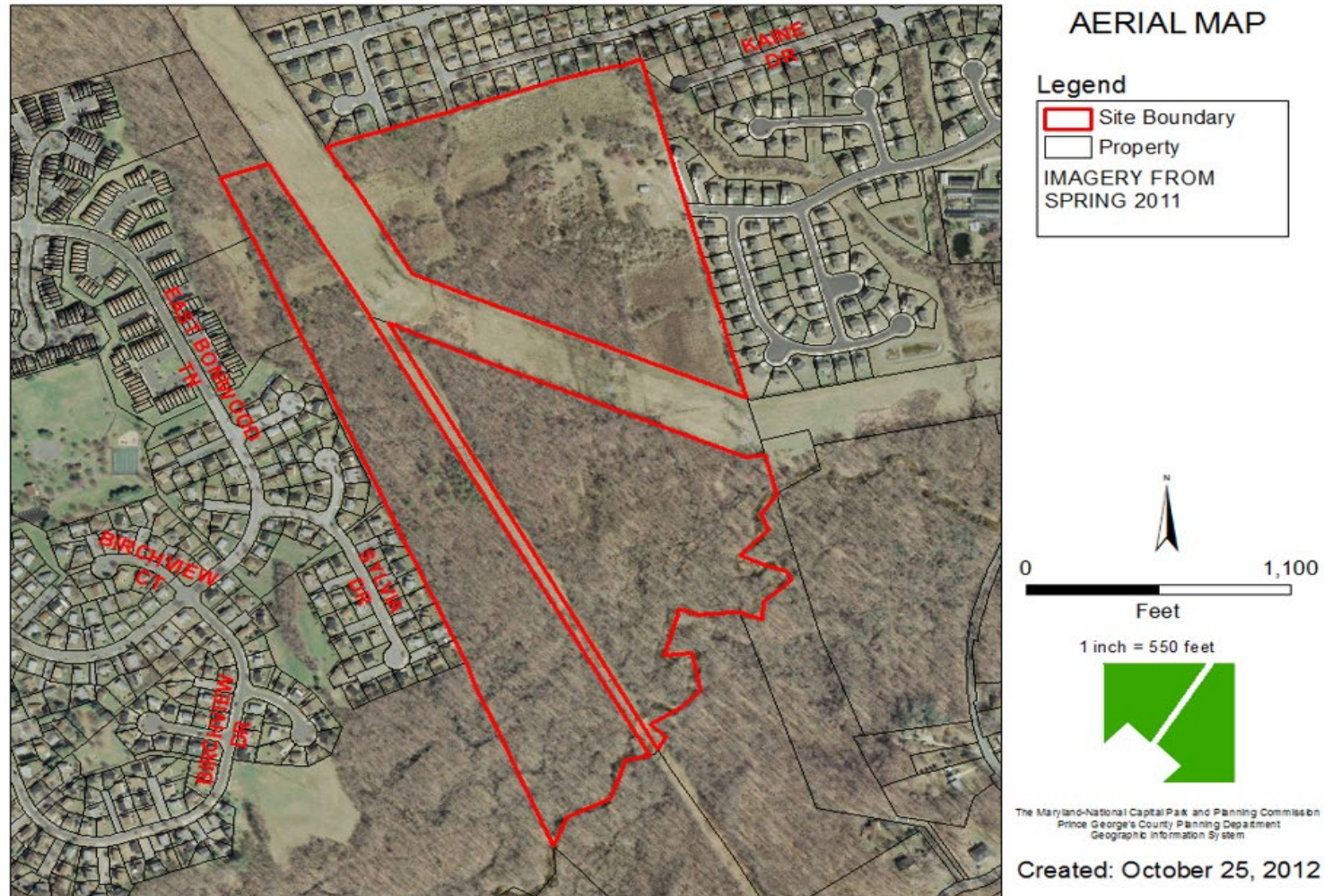


THE VINEYARDS II WAIVER OF THE RULES OF PROCEDURE AND RECONSIDERATION REQUEST

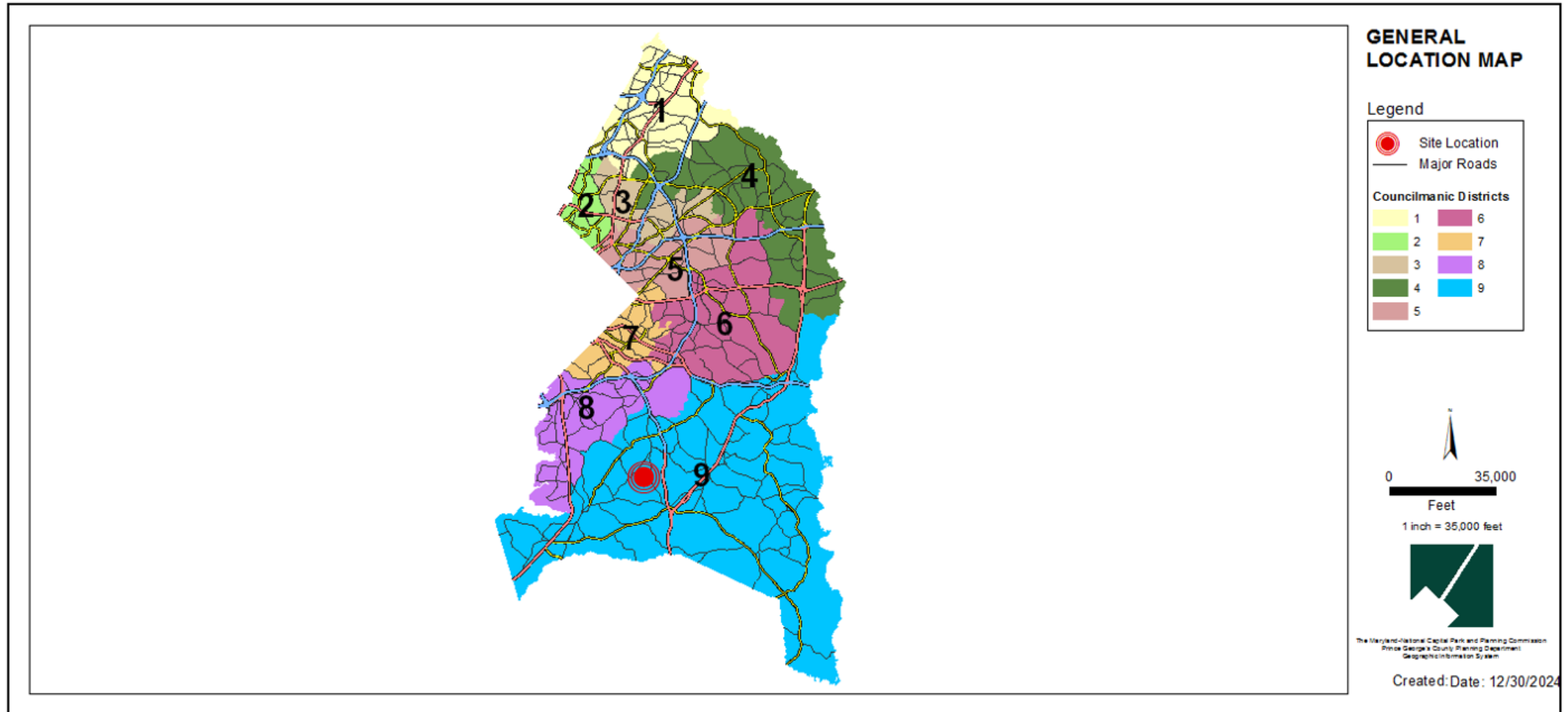
Staff Recommendation: Discussion



GENERAL LOCATION MAP

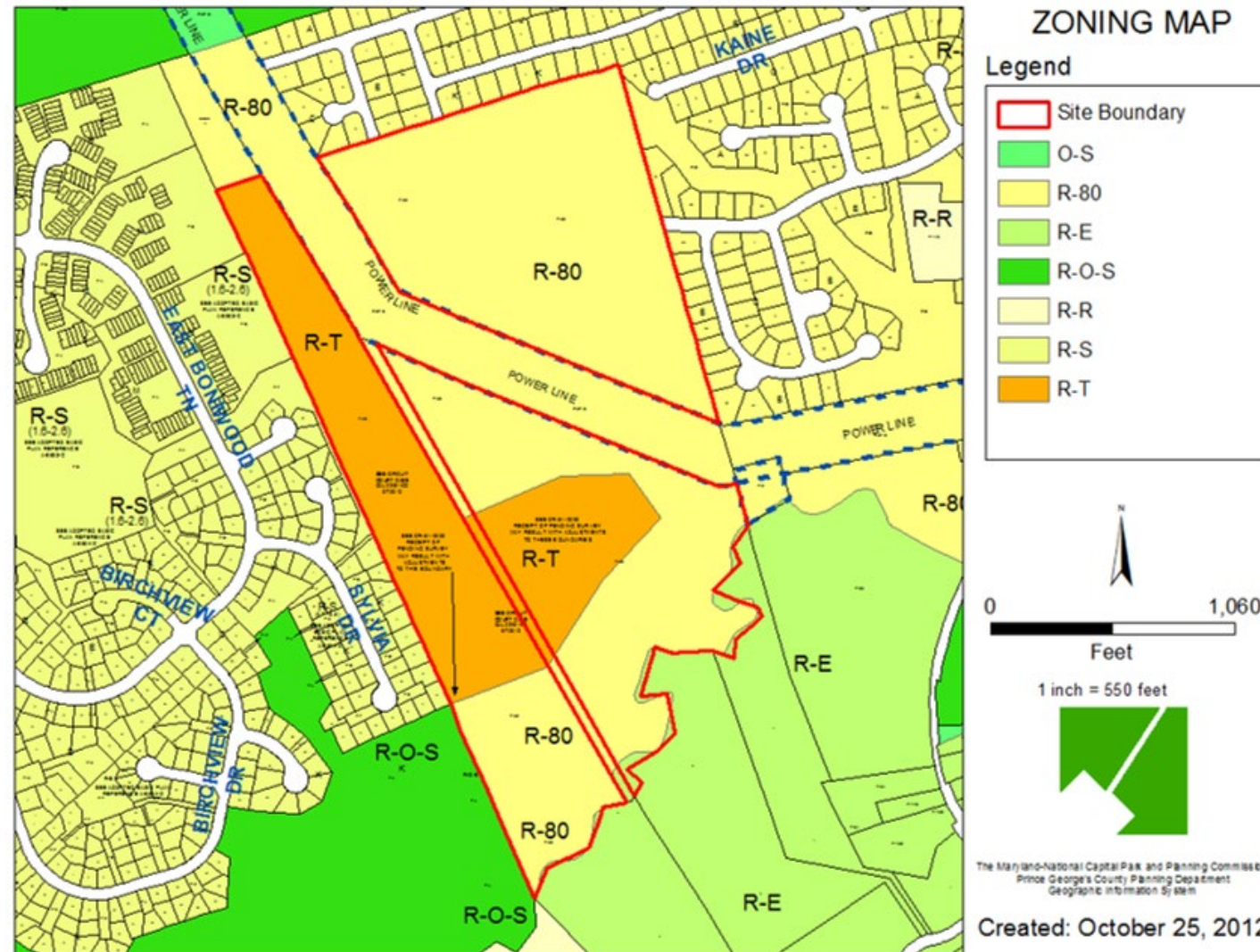
Council District: 09

Planning Area: 81A

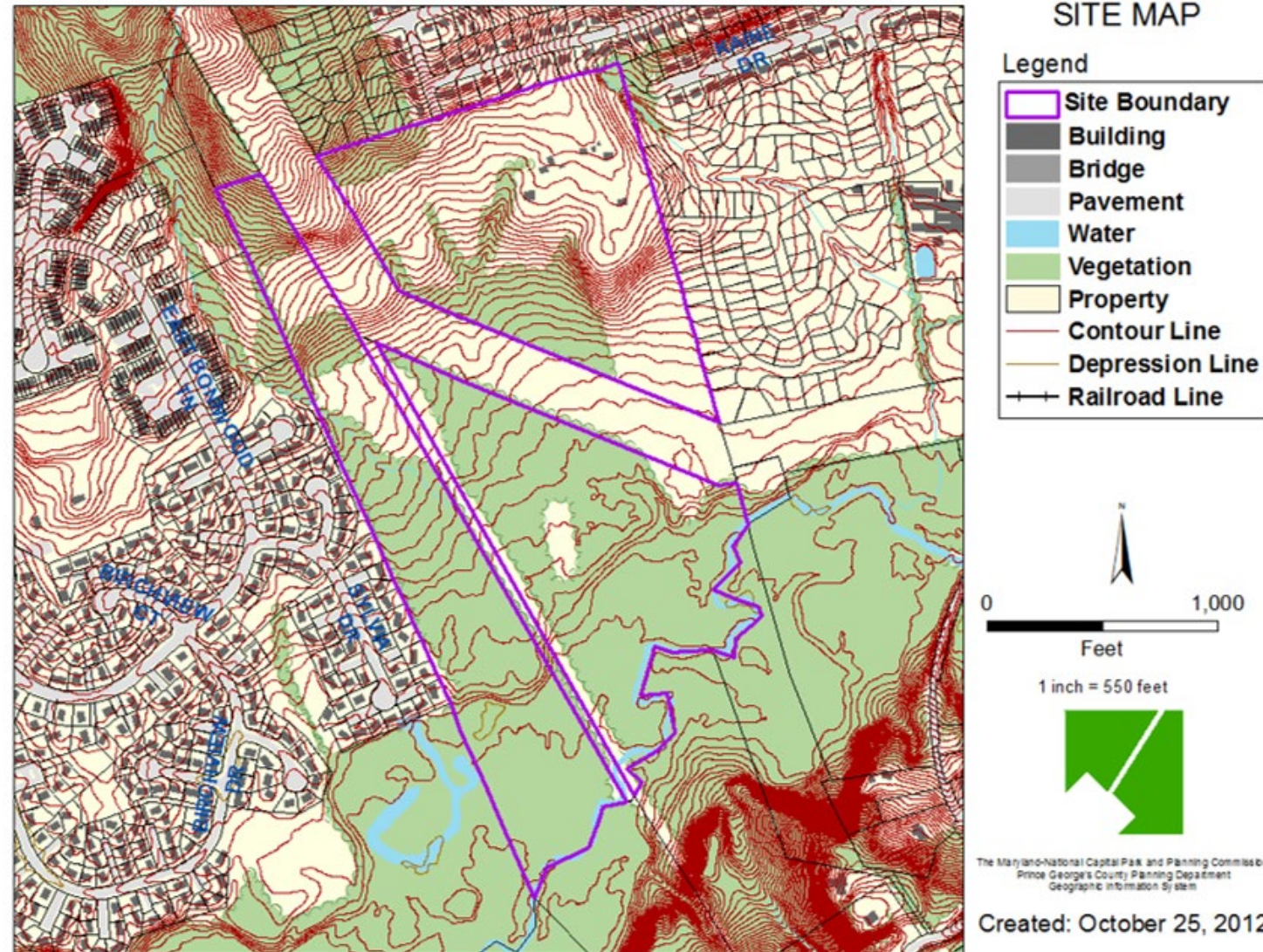


ZONING MAP

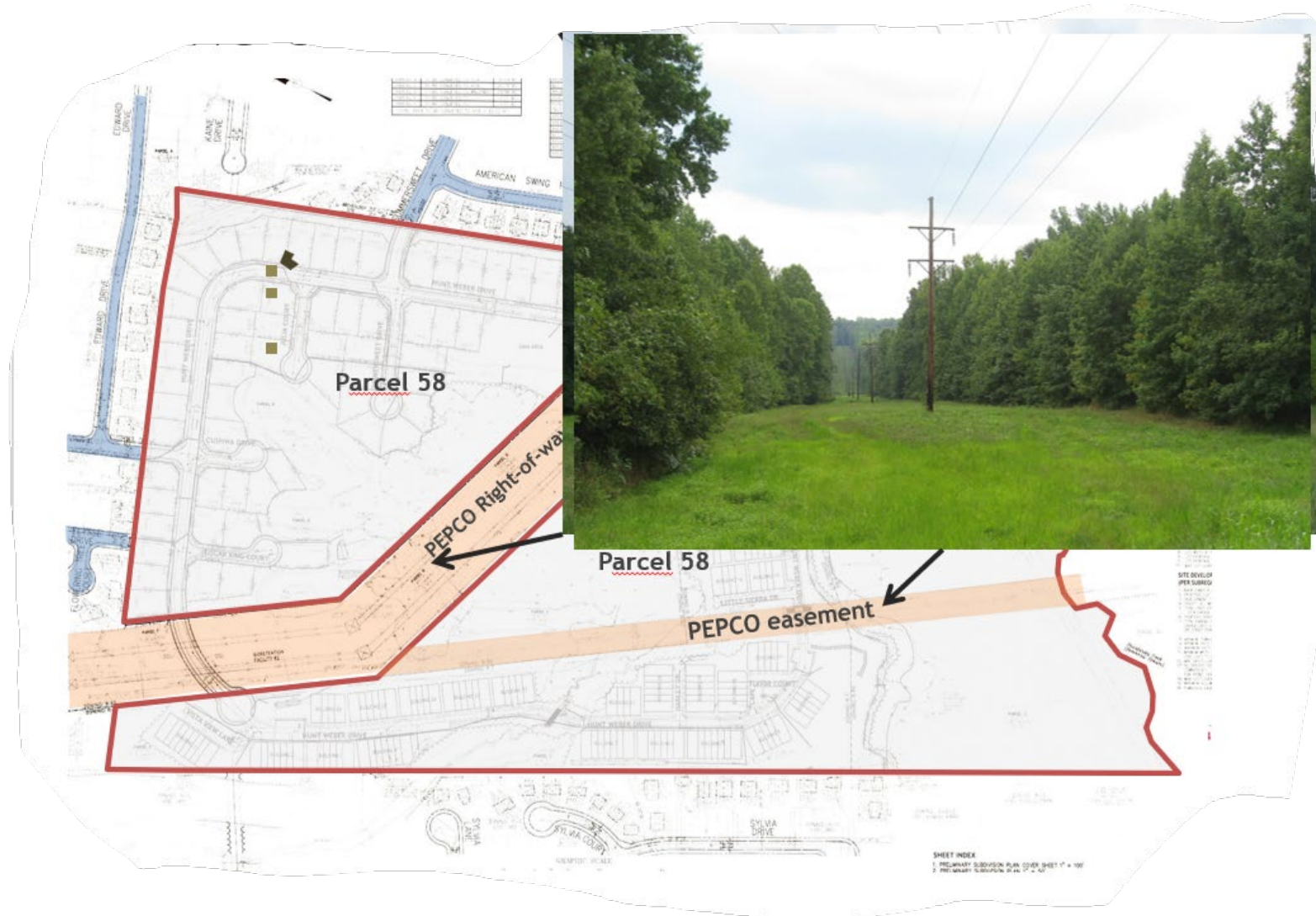
Prior Property Zone: R-80



SITE MAP



EXISTING CONDITIONS



PRELIMINARY PLAN OF SUBDIVISION

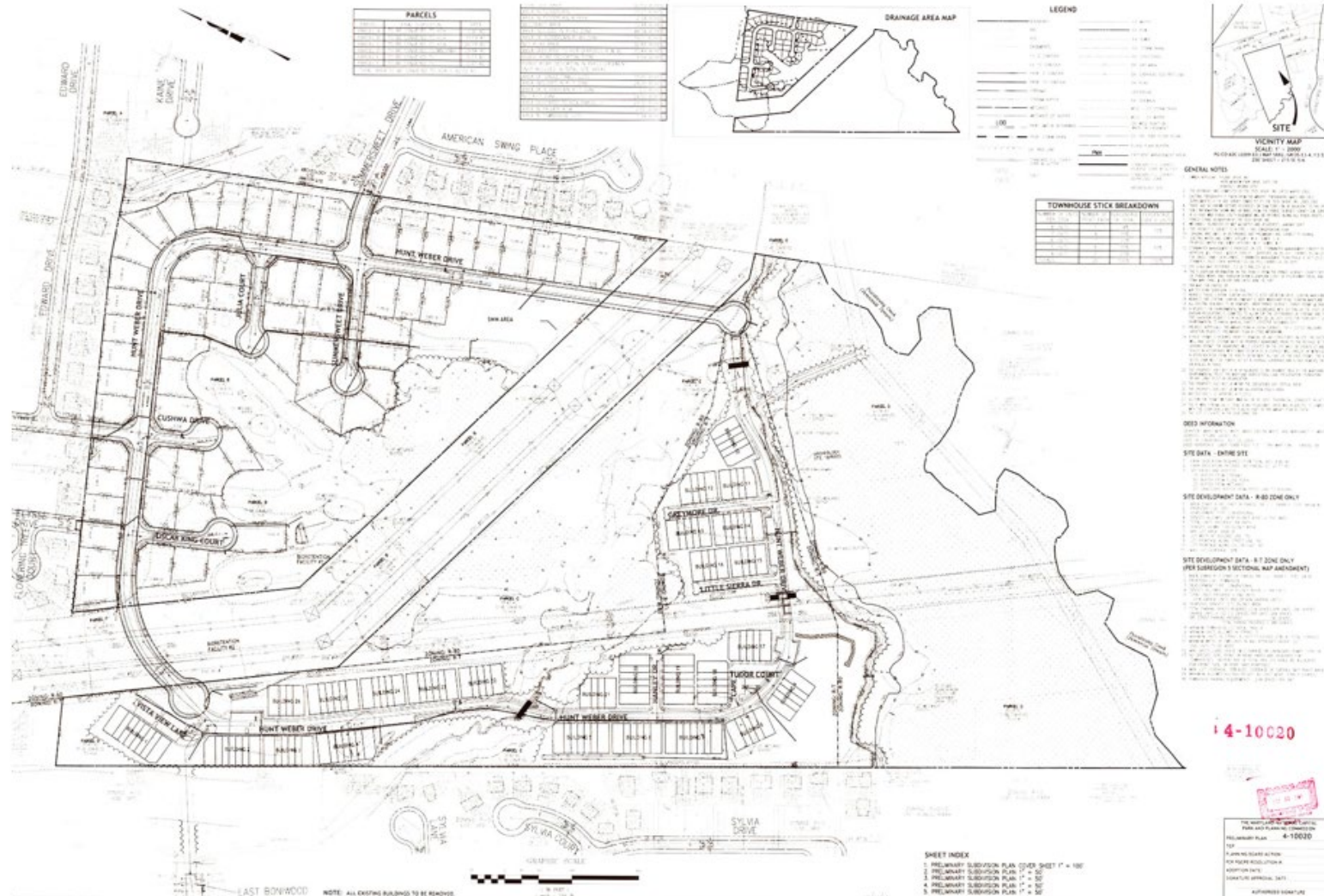
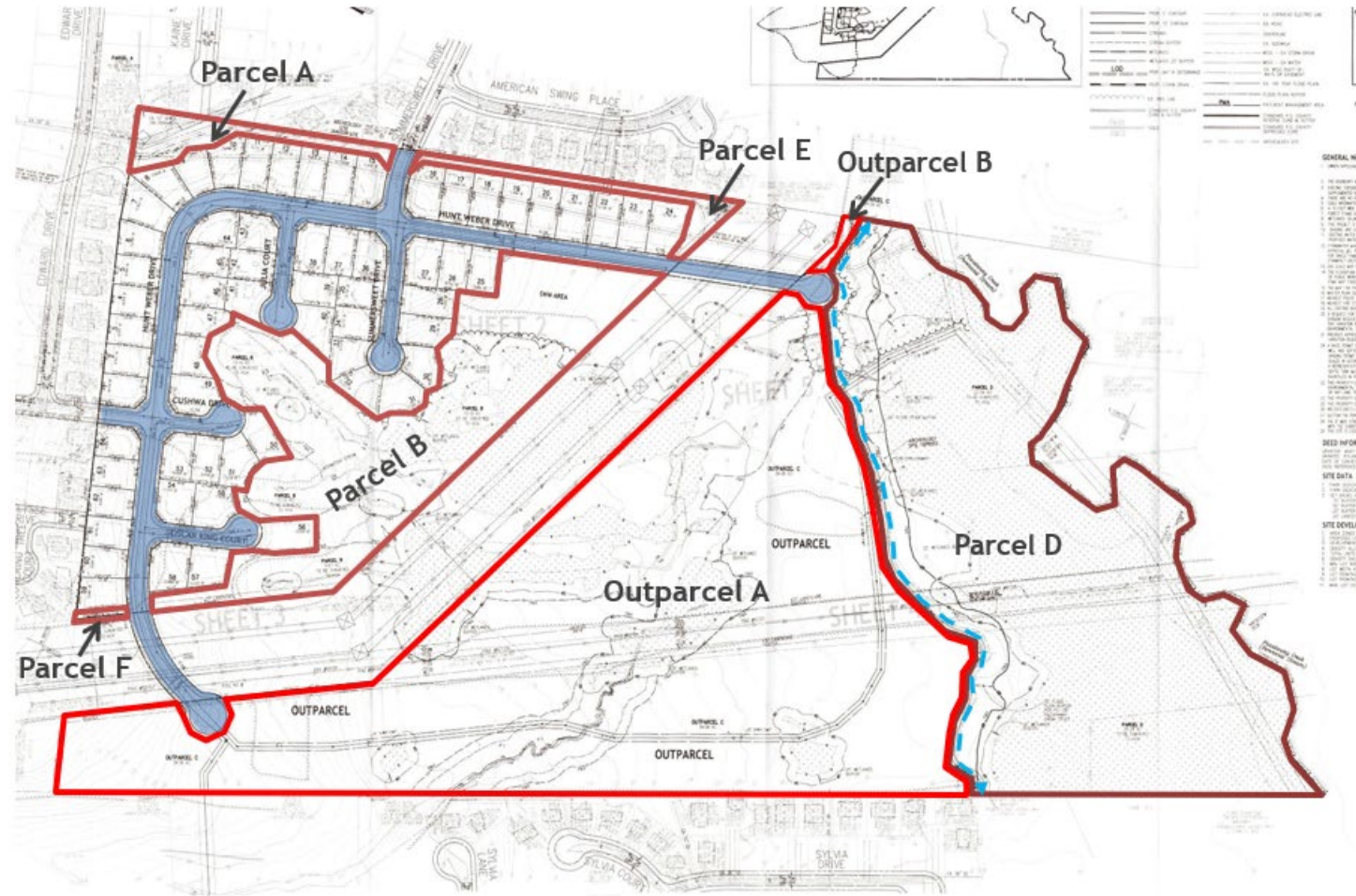
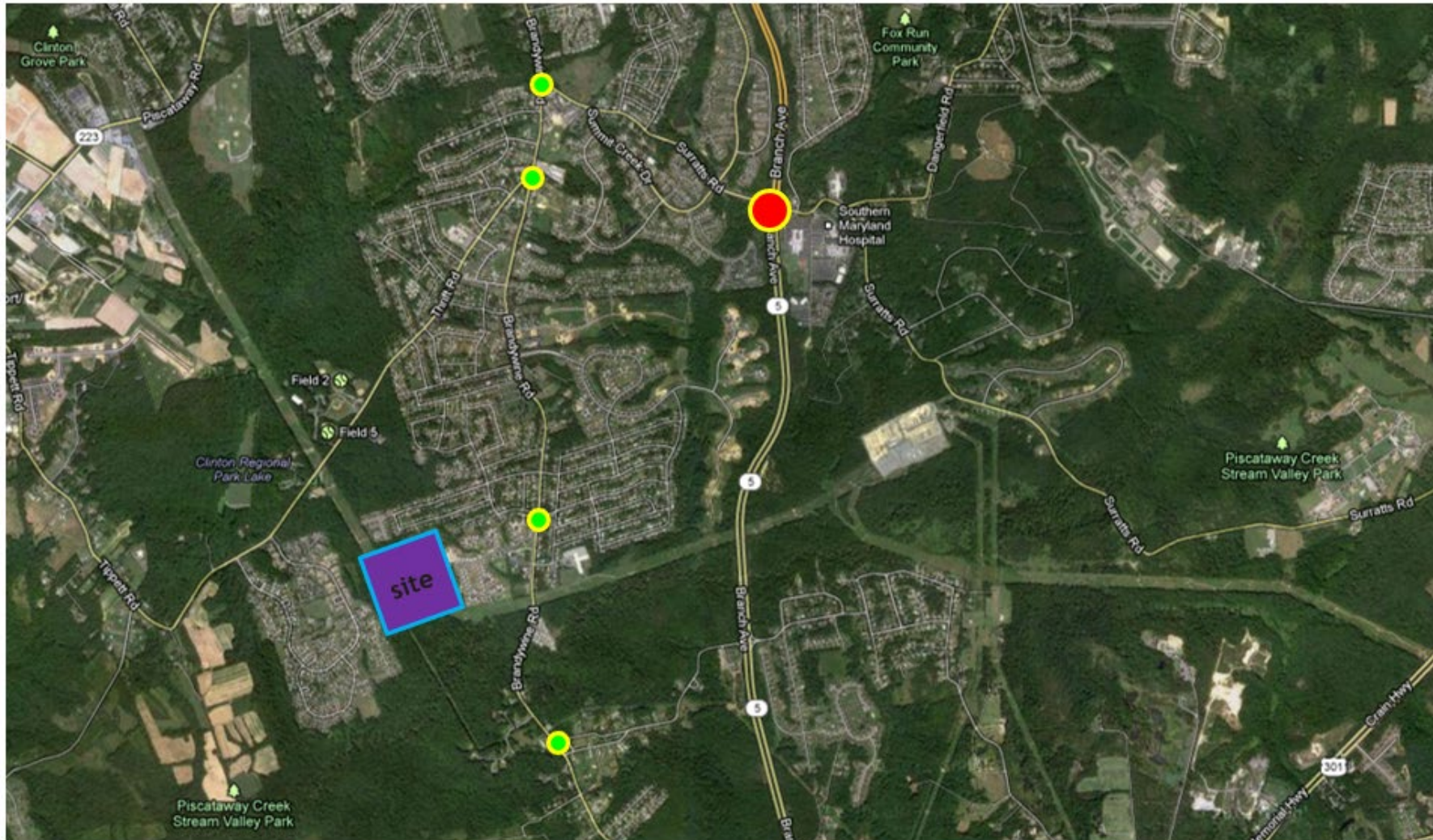


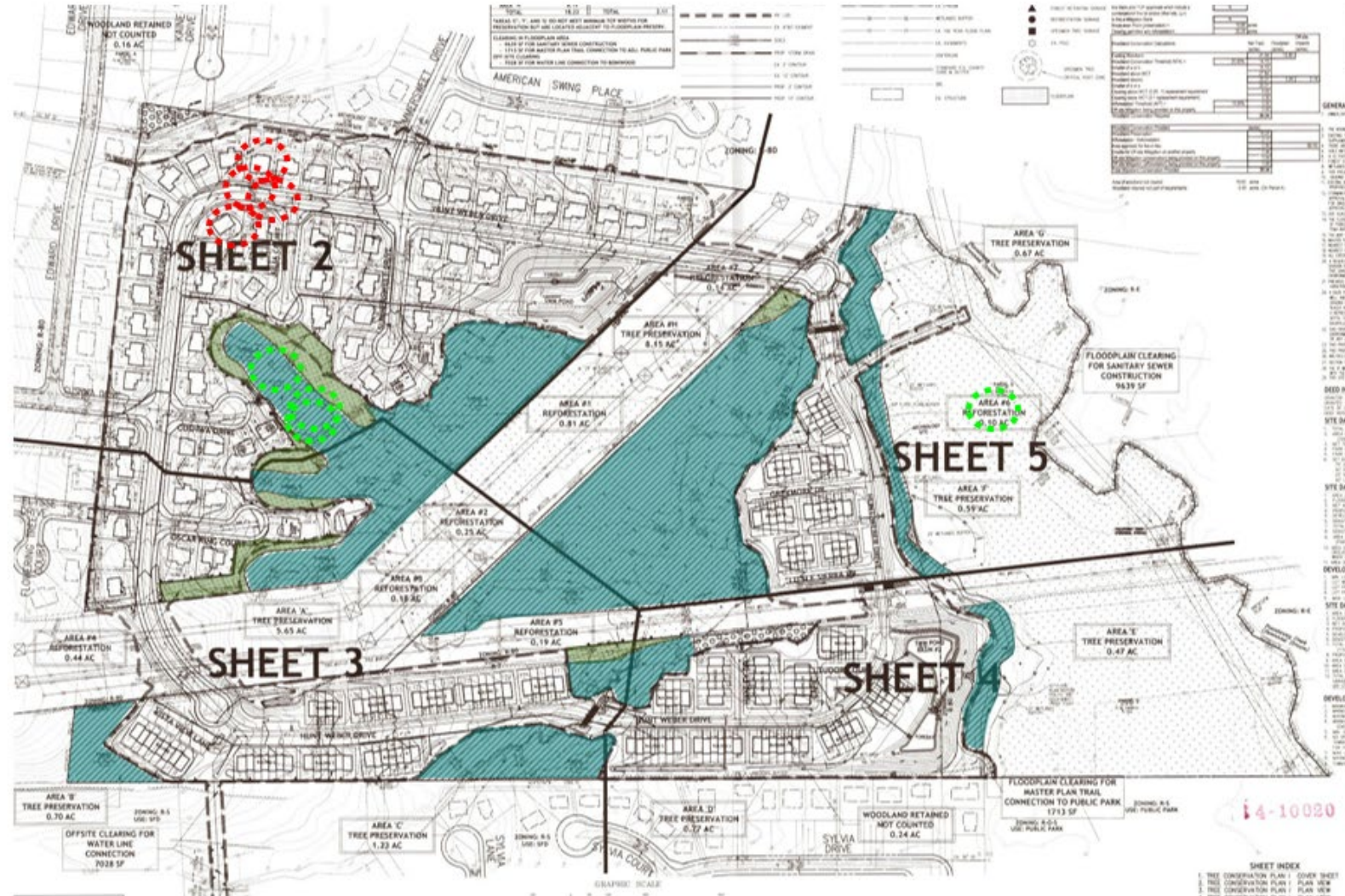
EXHIBIT 1



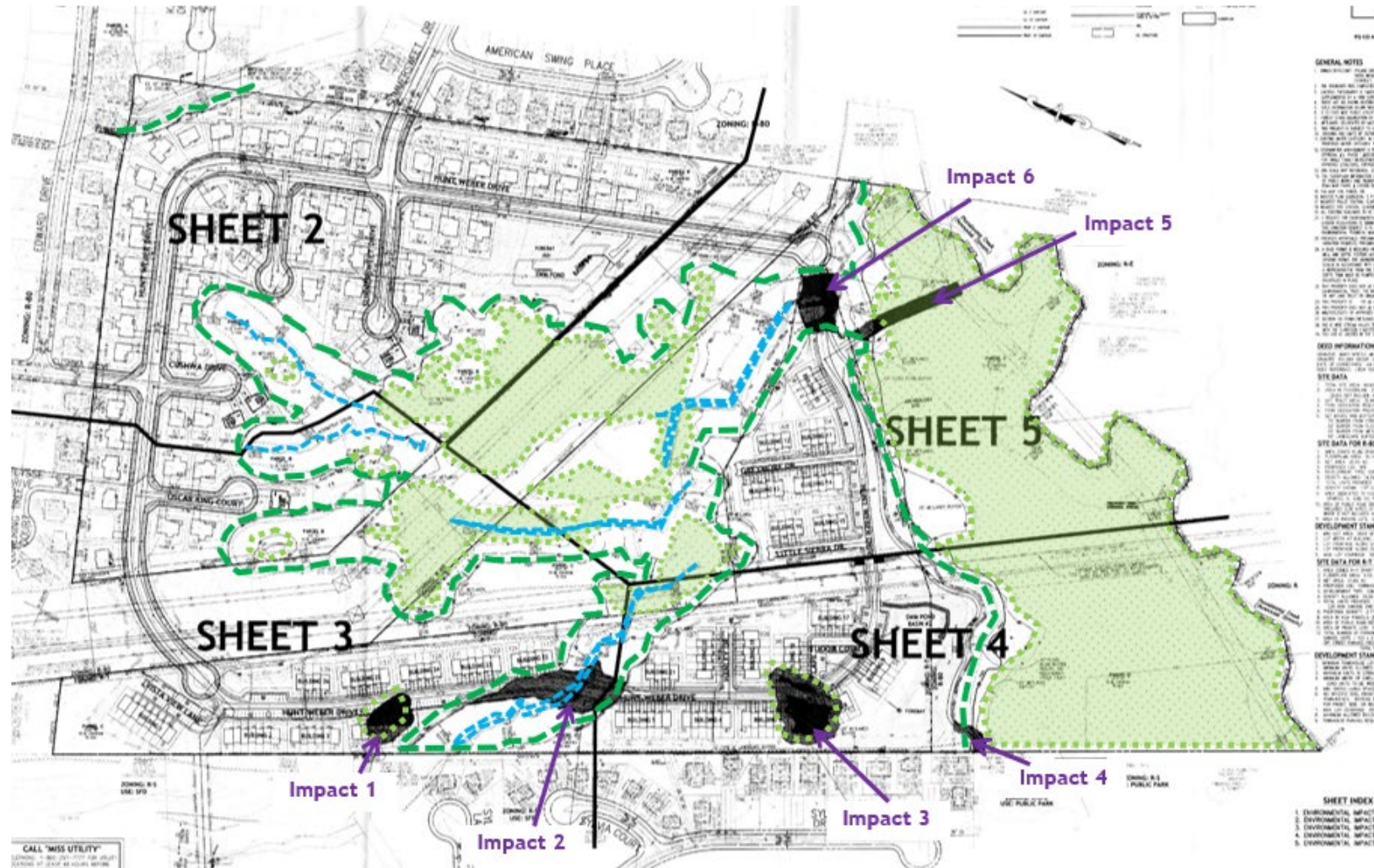
CRITICAL INTERSECTIONS



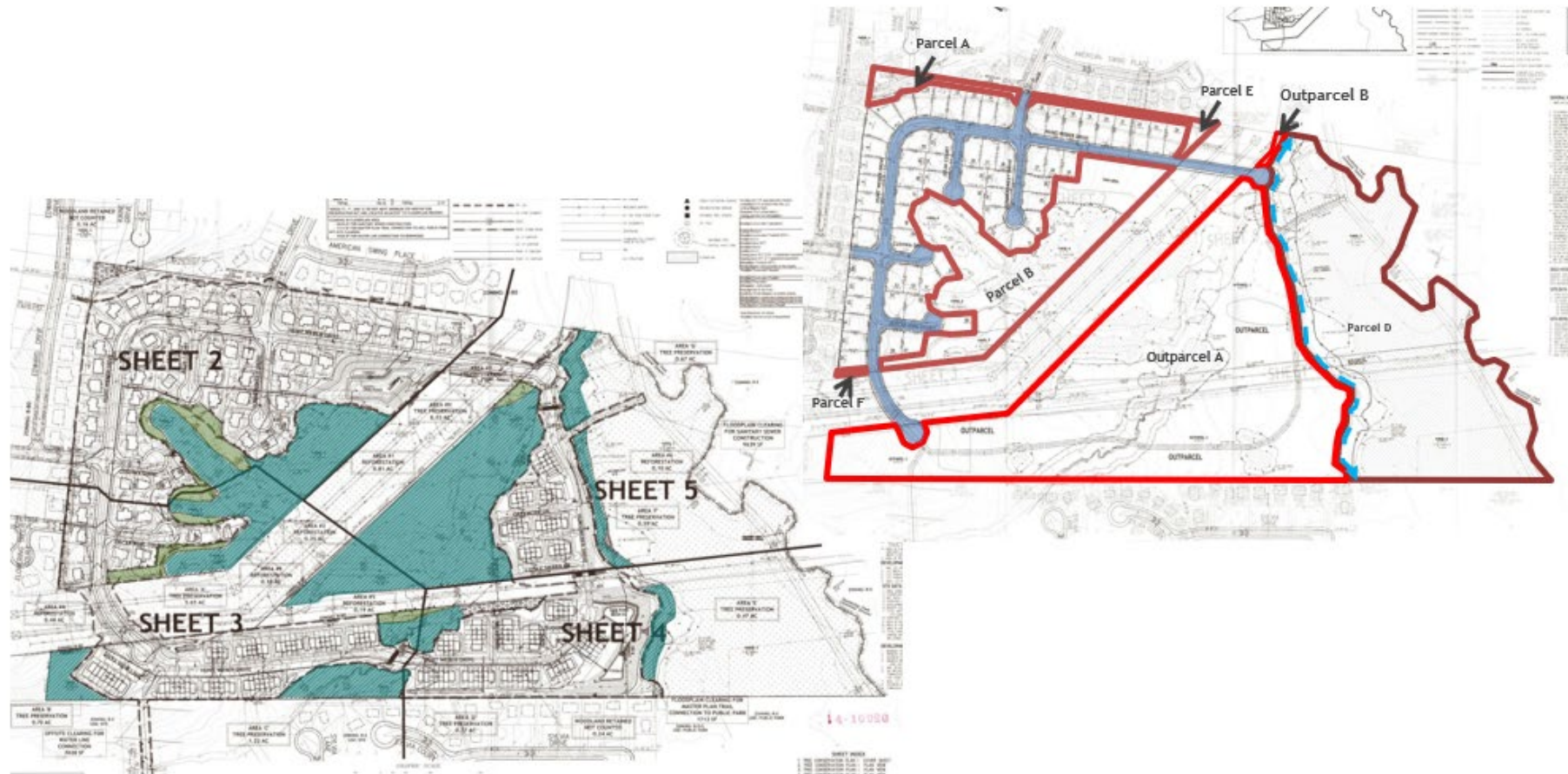
TREE CONSERVATION PLAN



ENVIRONMENTAL IMPACTS



PRELIMINARY PLAN AND TREE CONSERVATION PLAN



STAFF RECOMMENDATION

DISCUSSION

Major Issues:

- None

Required Notices:

- Notice to Previous Parties of Record (Applicant): 12/13/24
- Notice to Previous Parties of Record (M-NCPPC): 12/31/24