

# ACCOKEEK PROPERTY 90-DAY EXTENSION REQUEST

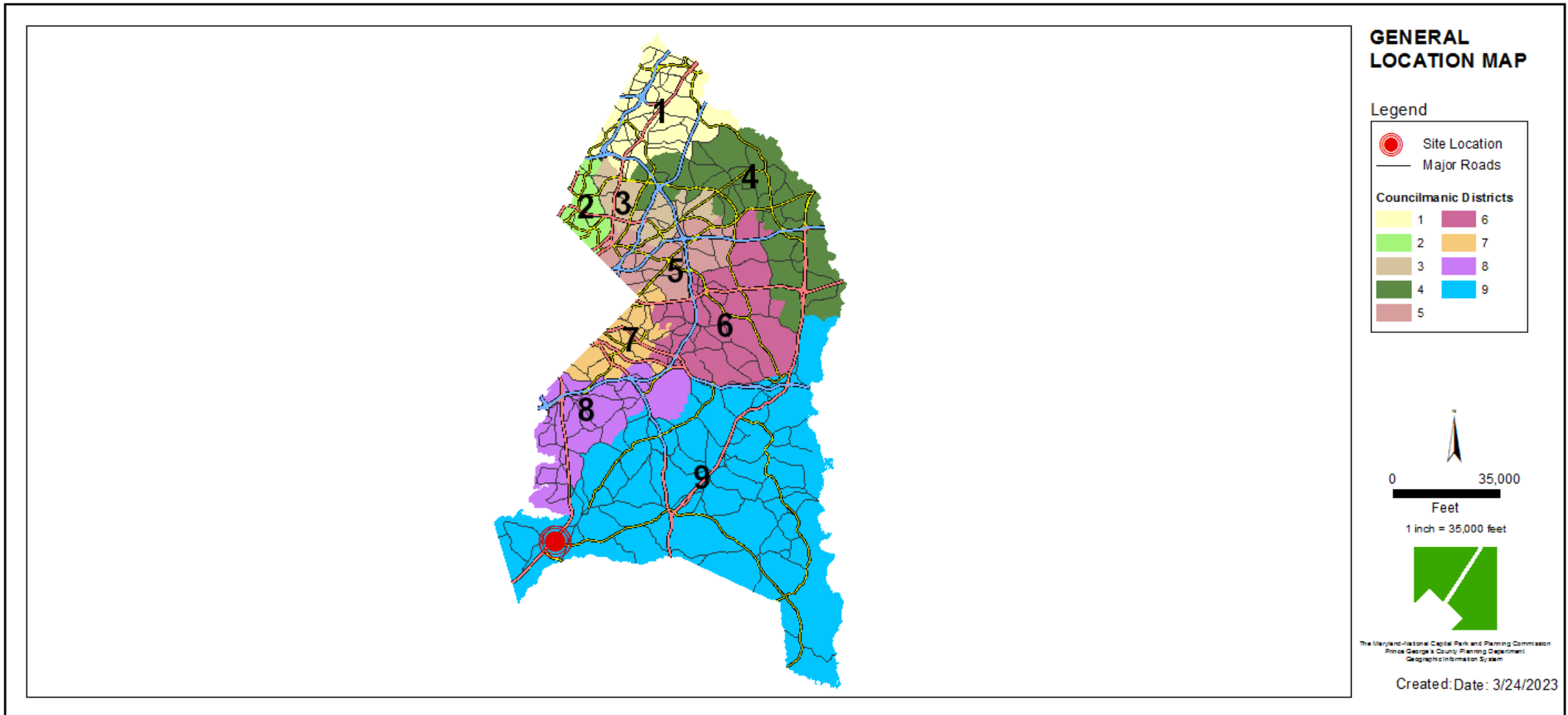
Preliminary Plan of Subdivision  
**Staff Recommendation: APPROVAL**



# GENERAL LOCATION MAP

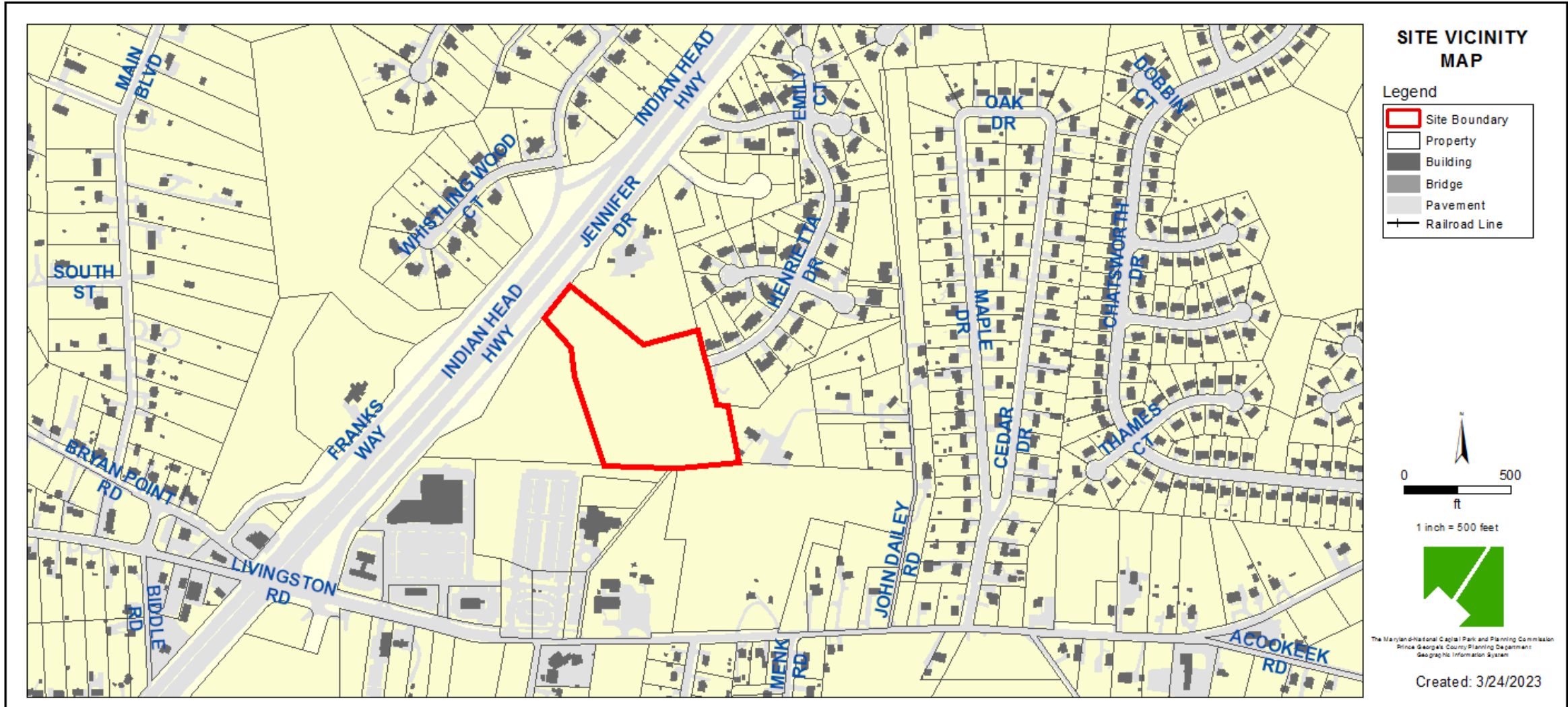
Council District: 09

Planning Area: 84





# SITE VICINITY MAP



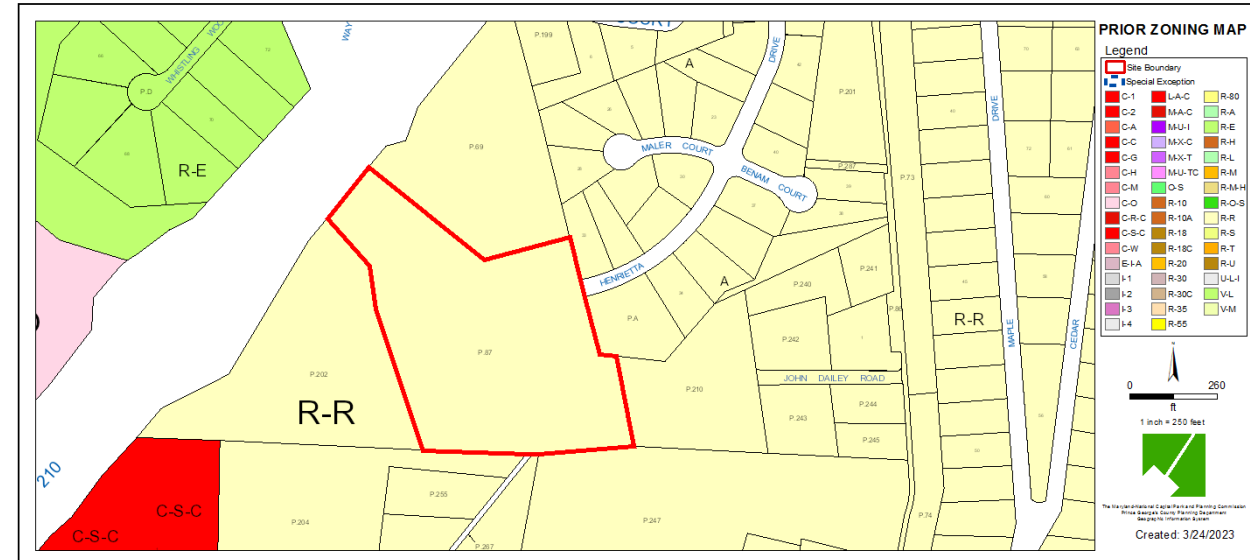
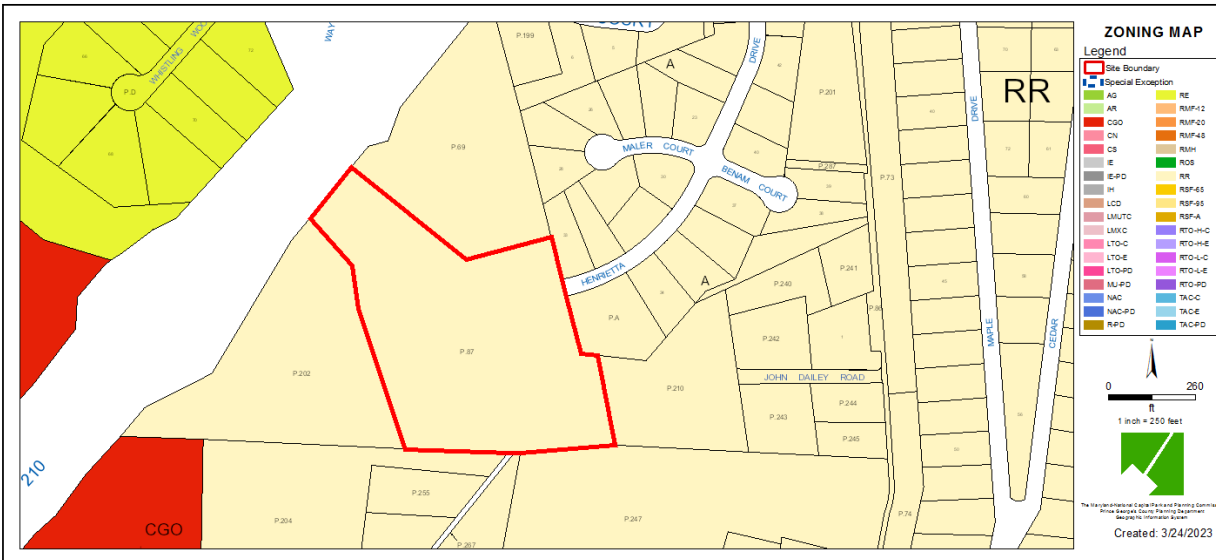
# ZONING MAP

Current Property Zone: RR

Prior Property Zone: R-R

CURRENT ZONING MAP

PRIOR ZONING MAP



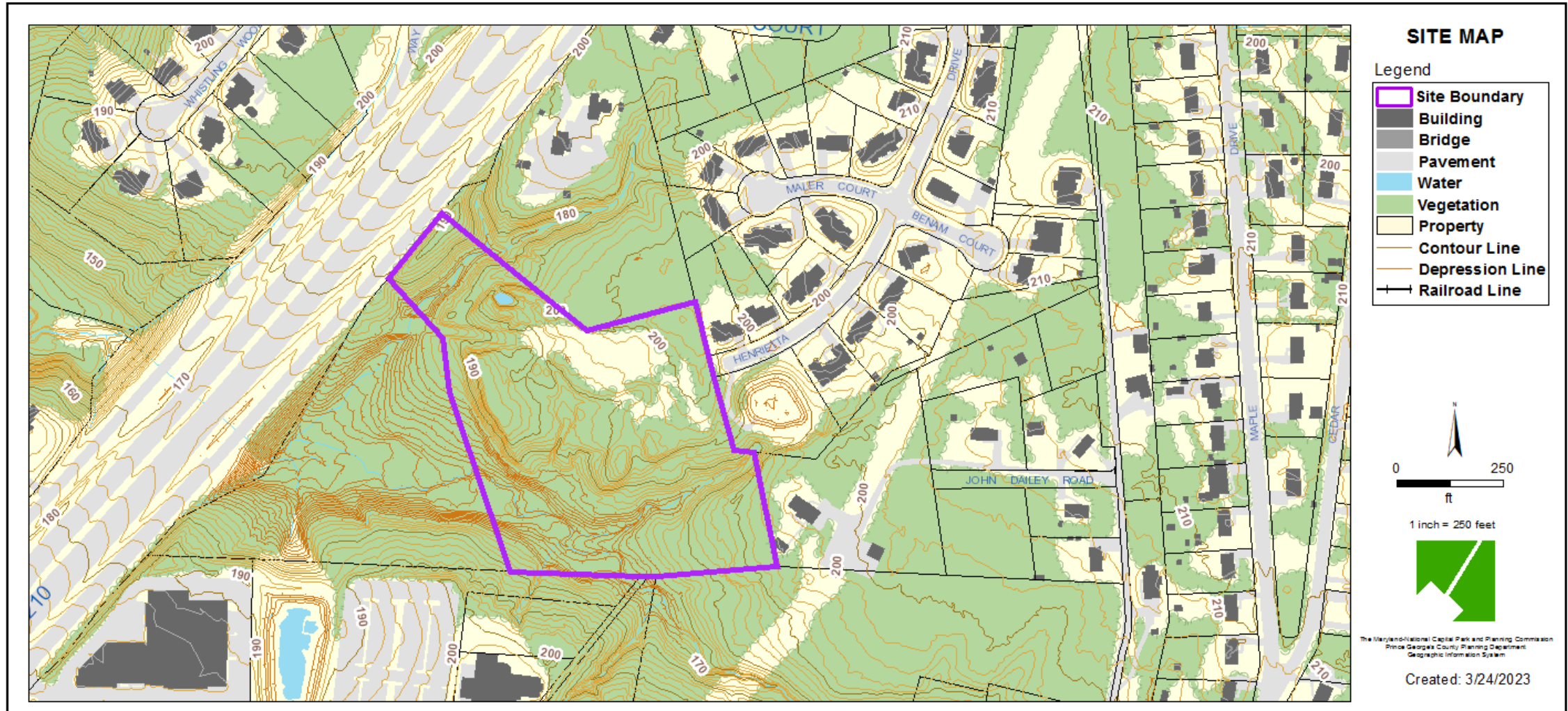


# AERIAL MAP

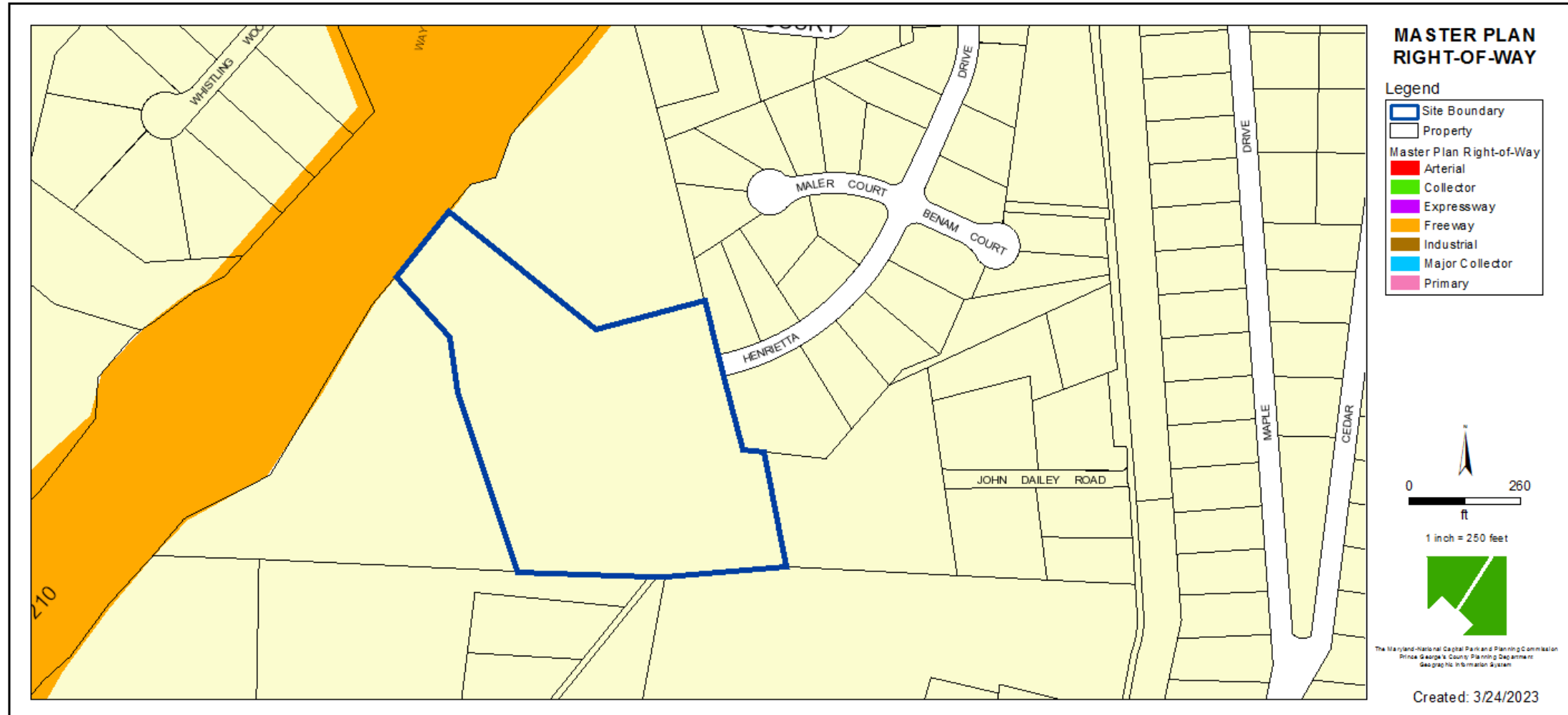




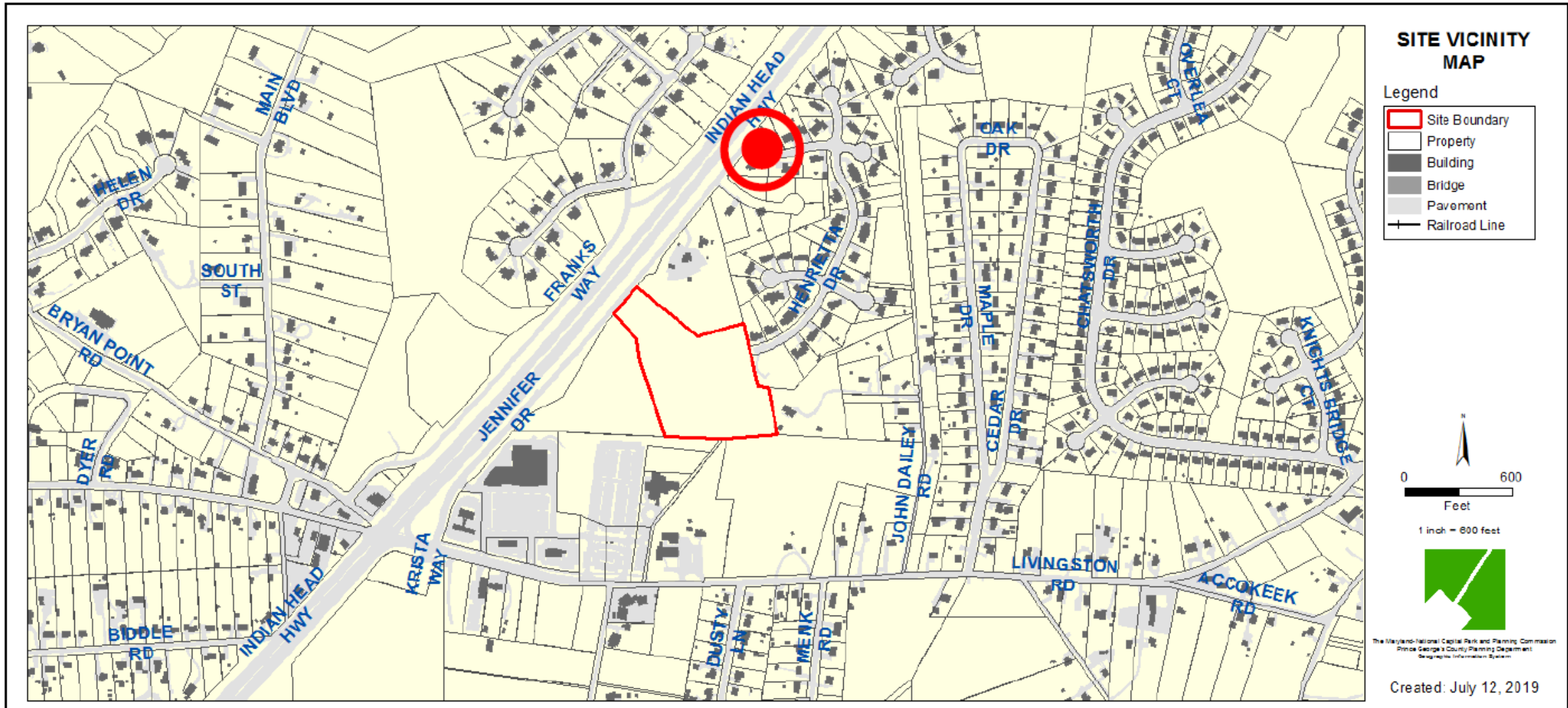
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# CRITICAL INTERSECTIONS MAP



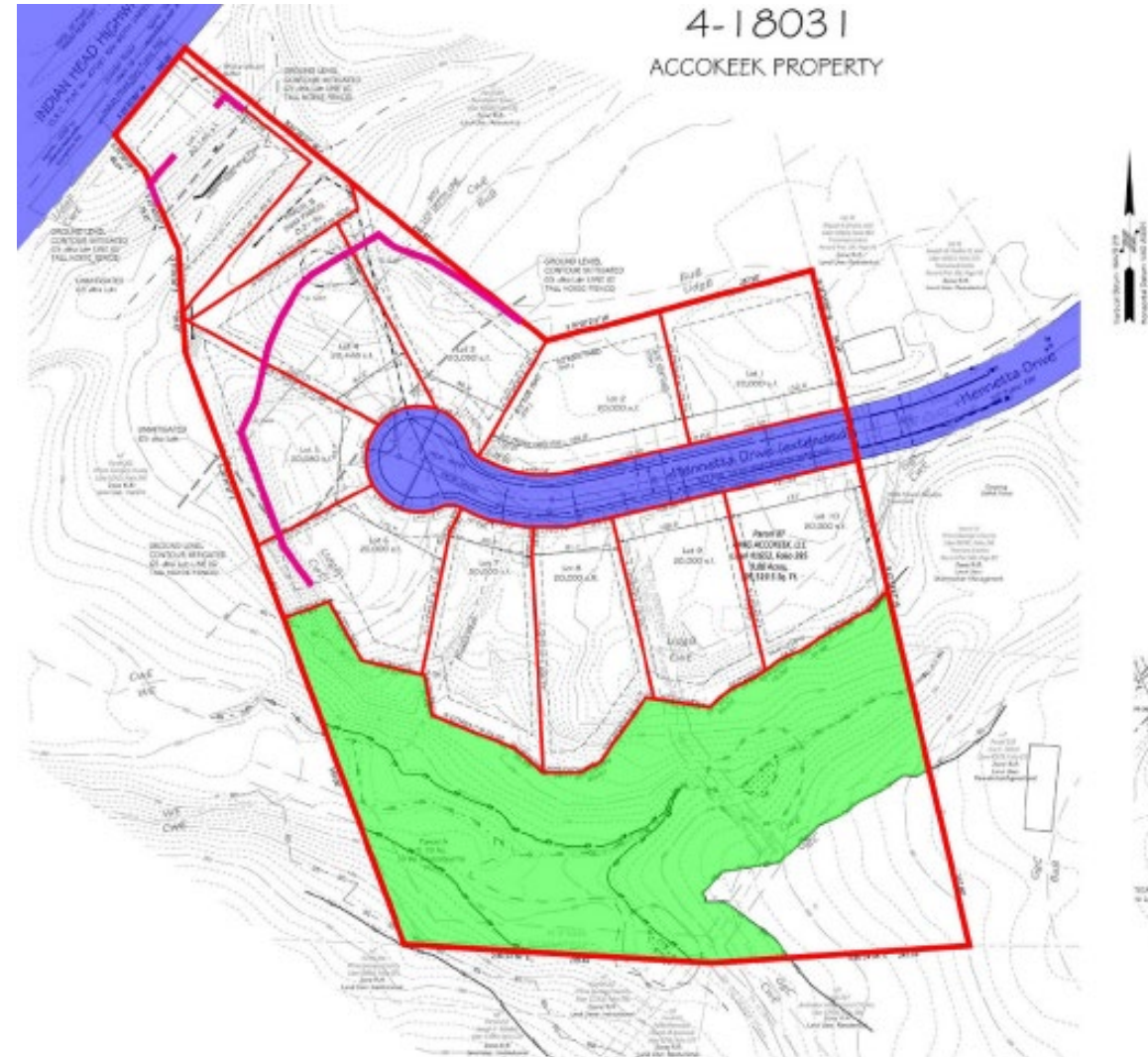


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



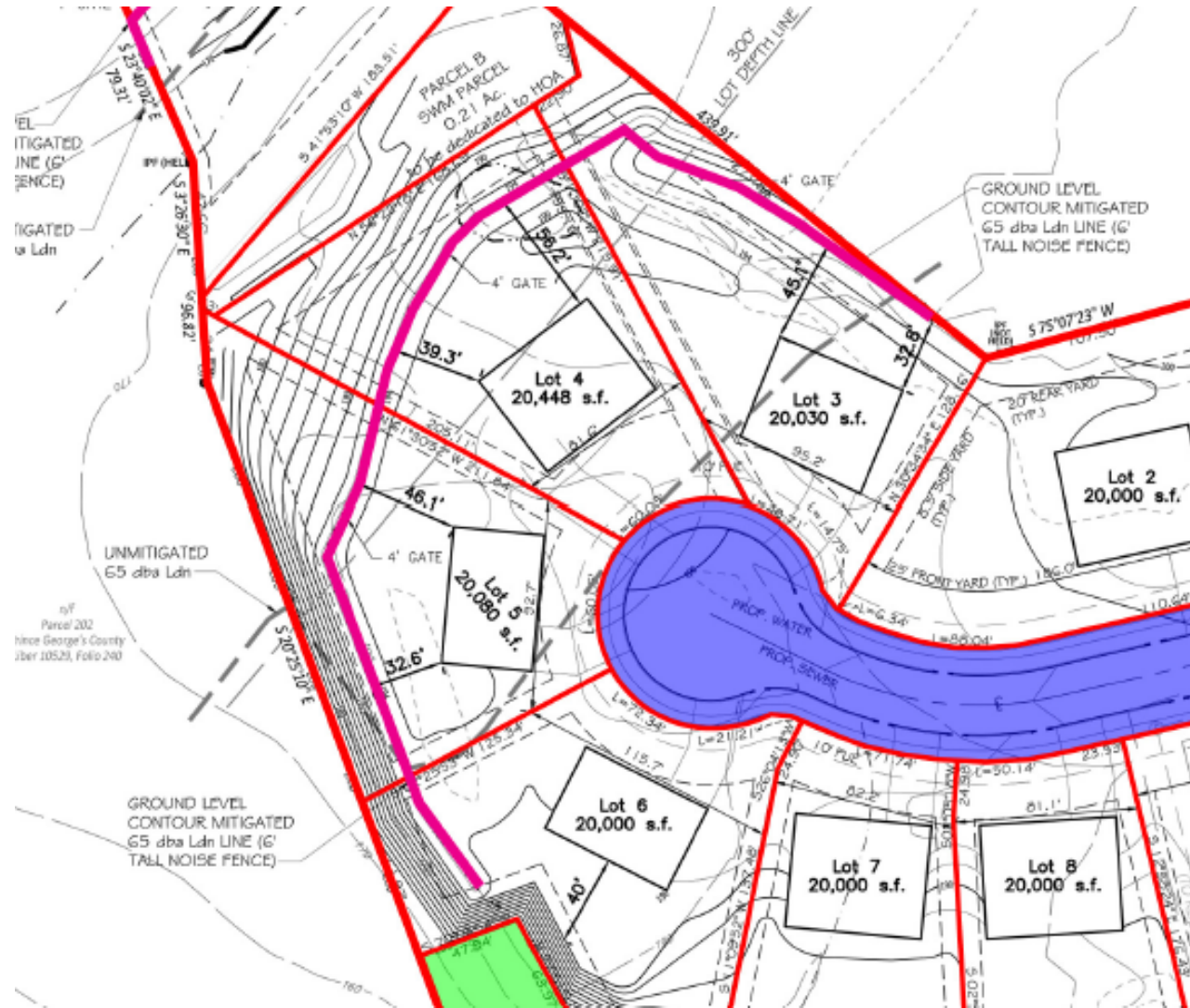


# PRELIMINARY PLAN OF SUBDIVISION

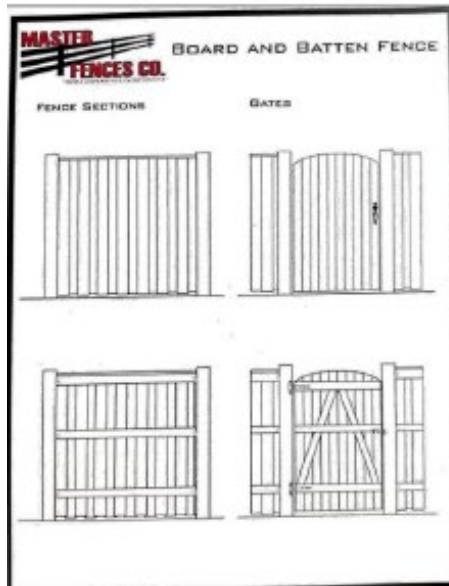




# BACKYARD SIZE EXHIBIT

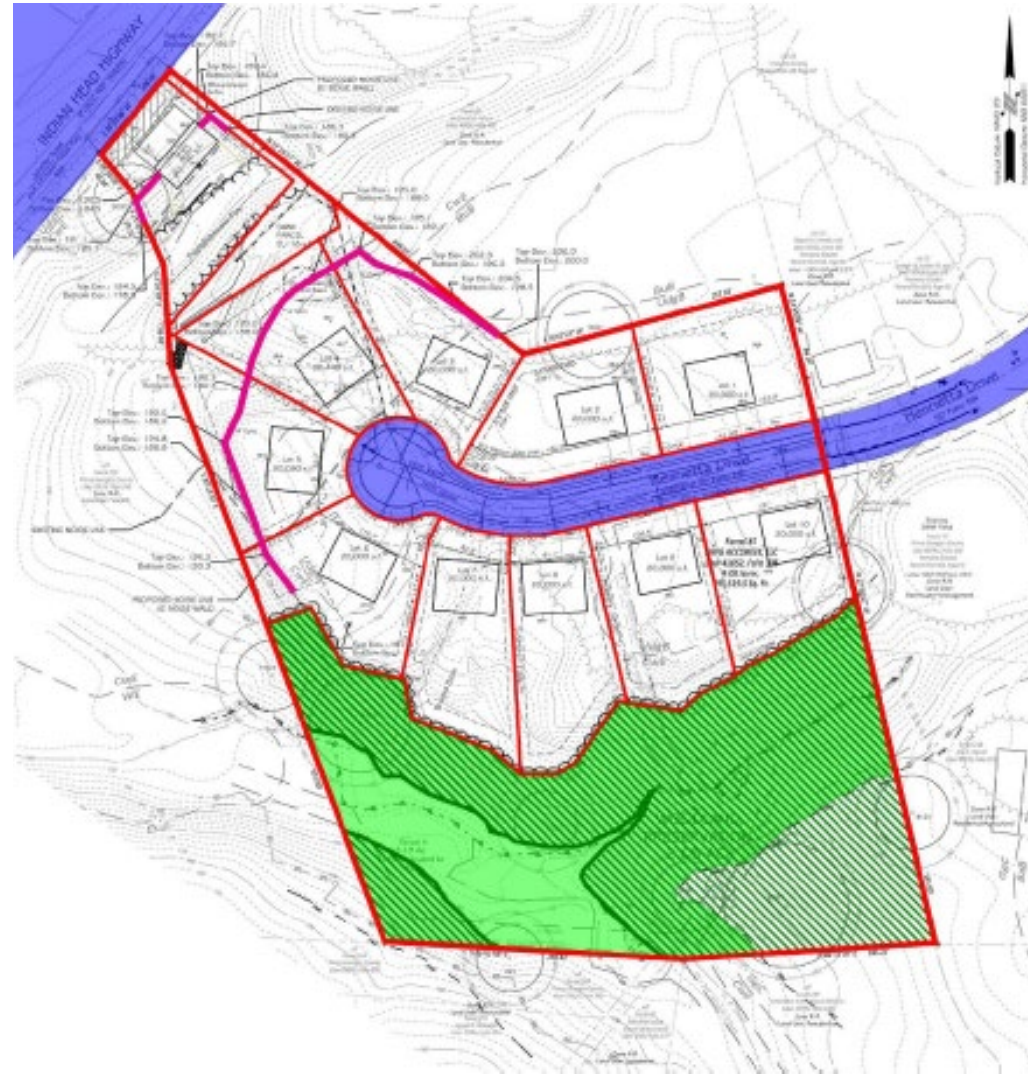


# NOISE FENCE DETAILS

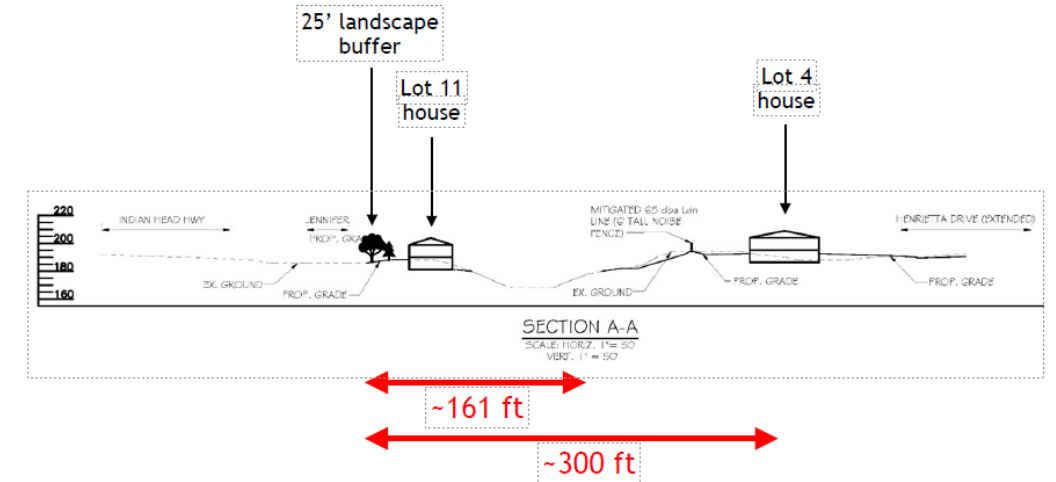




# TYPE I/TYPE II TREE CONSERVATION PLAN



# VARIATION – LOT DEPTH





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Approximate house setbacks and buffers

A: Proposed 51 ft. setback with 25 ft. landscape buffer (new plantings)

B: 220 ft. setback with 100 ft. landscape buffer (preserved trees via 4-89191)

C: 95 ft. setback with 95 ft. landscape buffer (informal; no associated plan)

D: 55 ft. setback w 45 ft. landscape buffer (preserved trees via DSP-89067)

# STAFF RECOMMENDATION

**APPROVAL** of a 90-day extension

**Major Issues:**

- N/A

**Applicant Required Mailings:**

- N/A