# ACCOKEEK PROPERTY 90-DAY EXTENSION REQUEST

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

Case: 4-18031

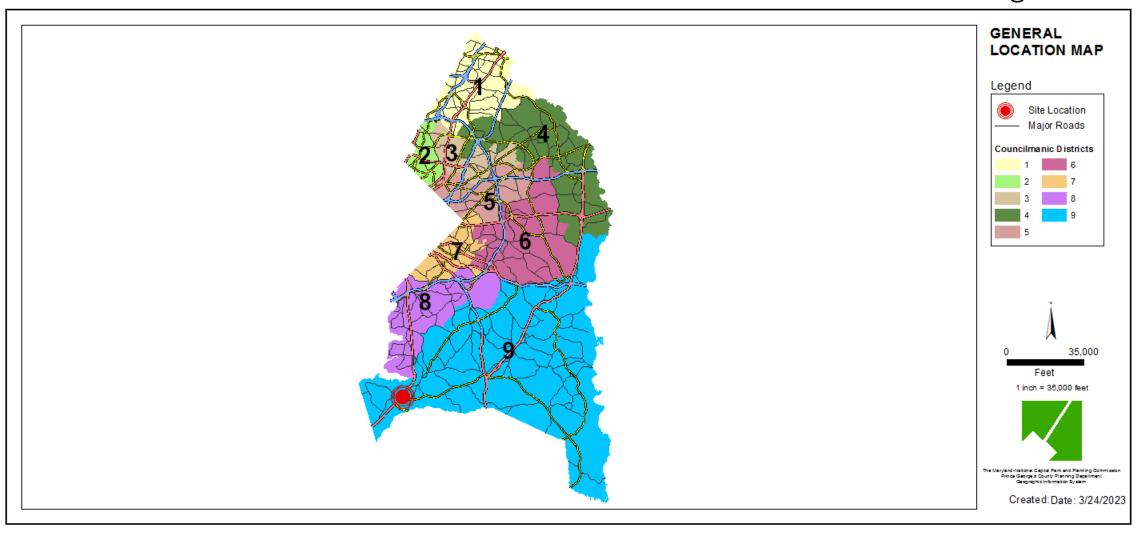


# **GENERAL LOCATION MAP**

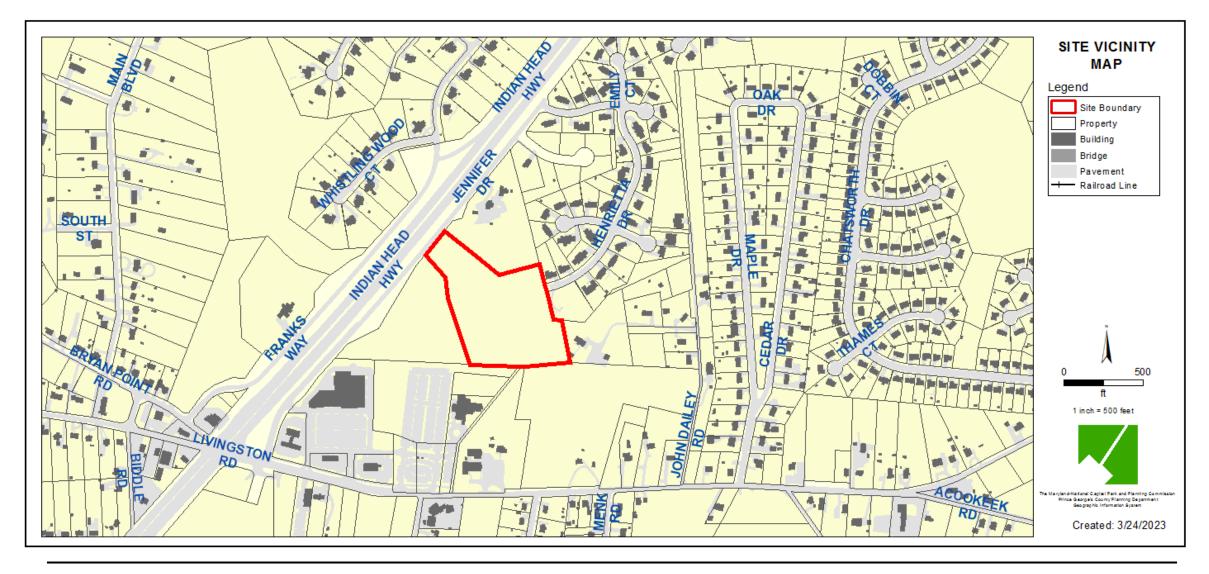
Council District: 09

Case: 4-18031

Planning Area: 84



# SITE VICINITY MAP



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# **ZONING MAP**

Current Property Zone: RR

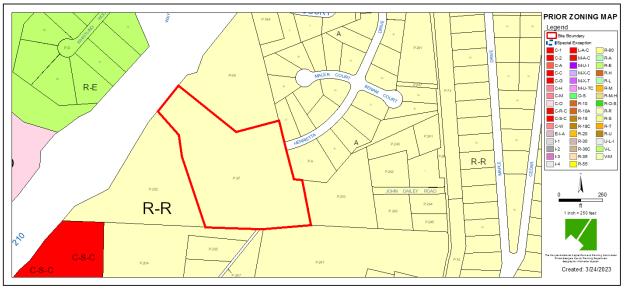
Prior Property Zone: R-R

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### **CURRENT ZONING MAP**

# ZONING MAP Legend Page Boundary RER Page B

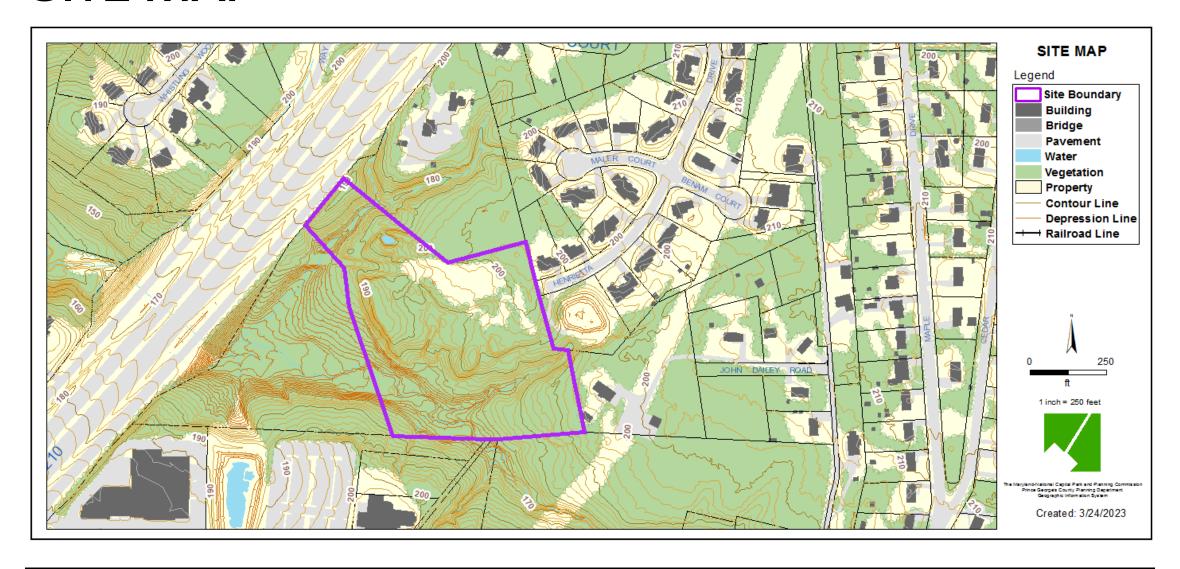
### PRIOR ZONING MAP



# **AERIAL MAP**



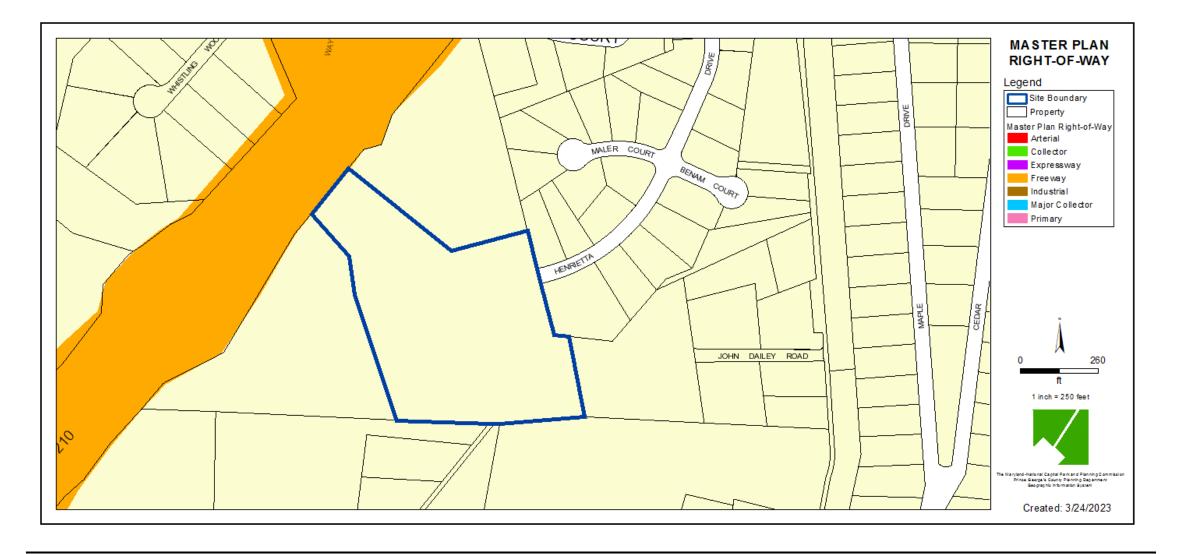
# SITE MAP



### 4 A D

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# MASTER PLAN RIGHT-OF-WAY MAP



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# CRITICAL INTERSECTIONS MAP

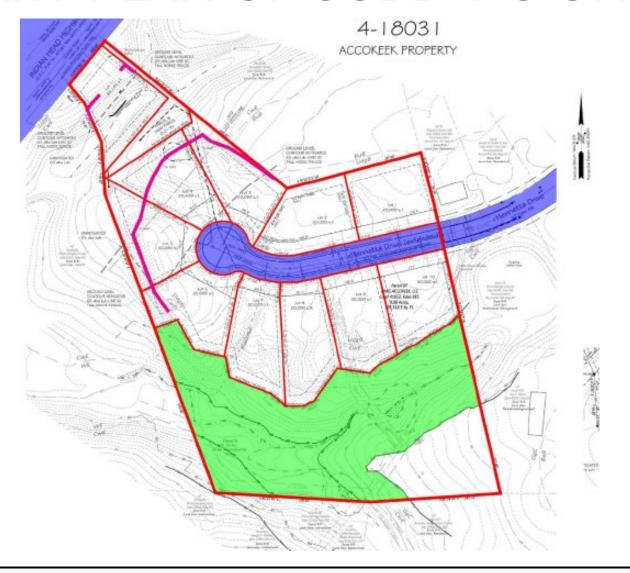


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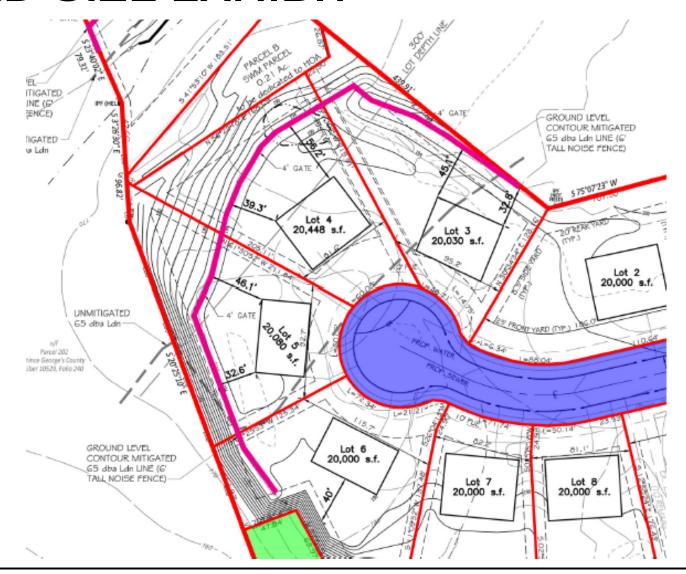
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY **OUTLINED** 



# PRELIMINARY PLAN OF SUBDIVISION



# **BACKYARD SIZE EXHIBIT**

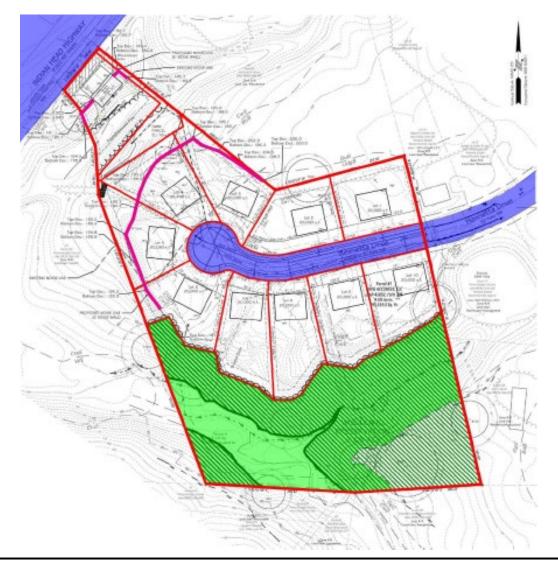


# NOISE FENCE DETAILS



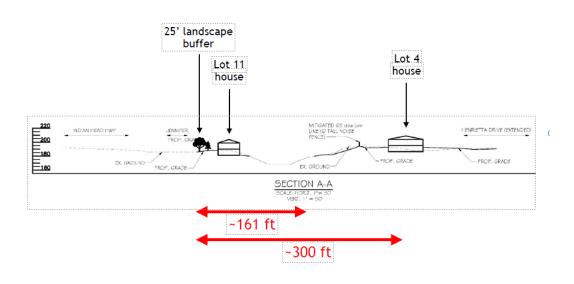
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# TYPE I/TYPE II TREE CONSERVATION PLAN



# **VARIATION – LOT DEPTH**





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# **VARIATION – LOT DEPTH**



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)

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# STAFF RECOMMENDATION

**APPROVAL** of a 90-day extension

**Major Issues:** 

• N/A

**Applicant Required Mailings:** 

• N/A

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