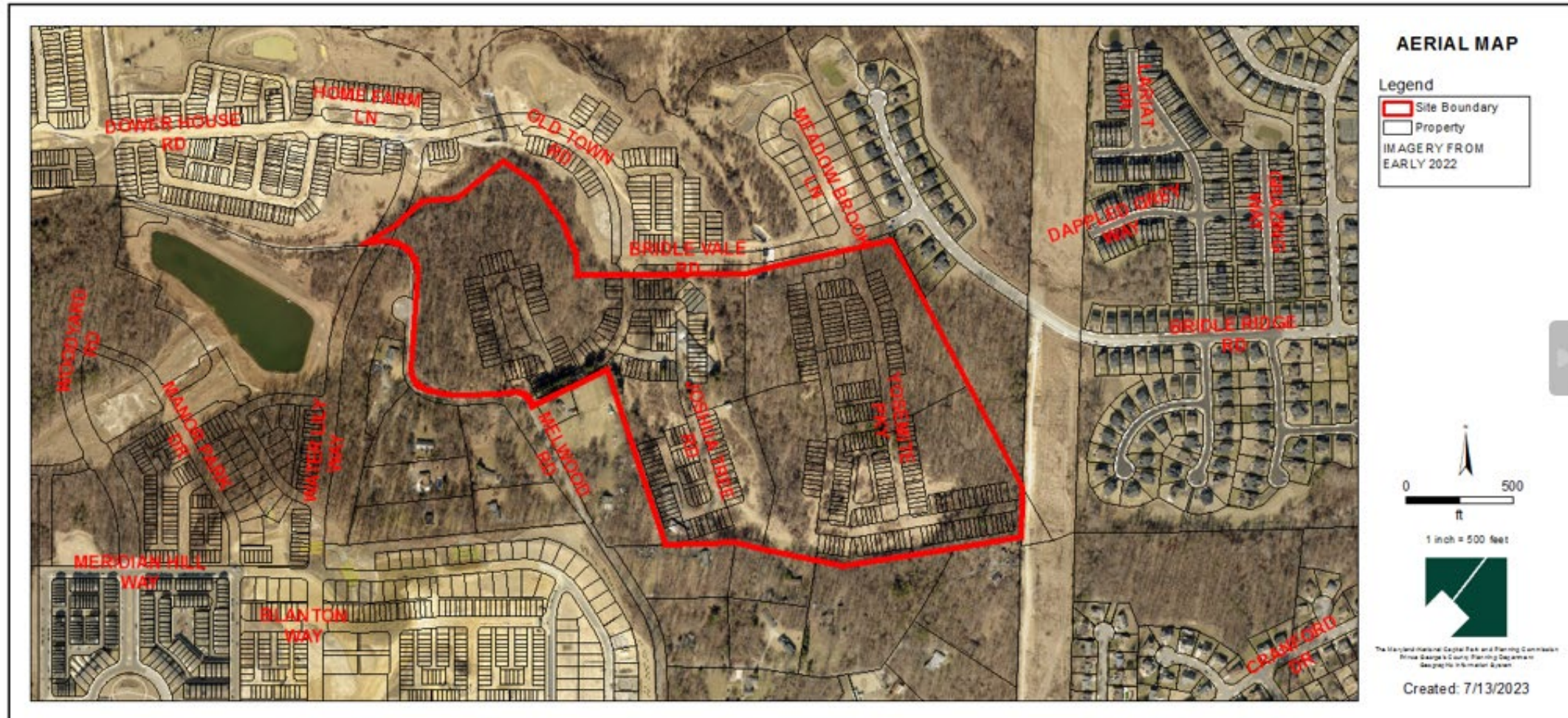


ENCLAVE AT WESTPHALIA

Preliminary Plan of Subdivision
Waiver of the Rules of Procedure and Request for Reconsideration

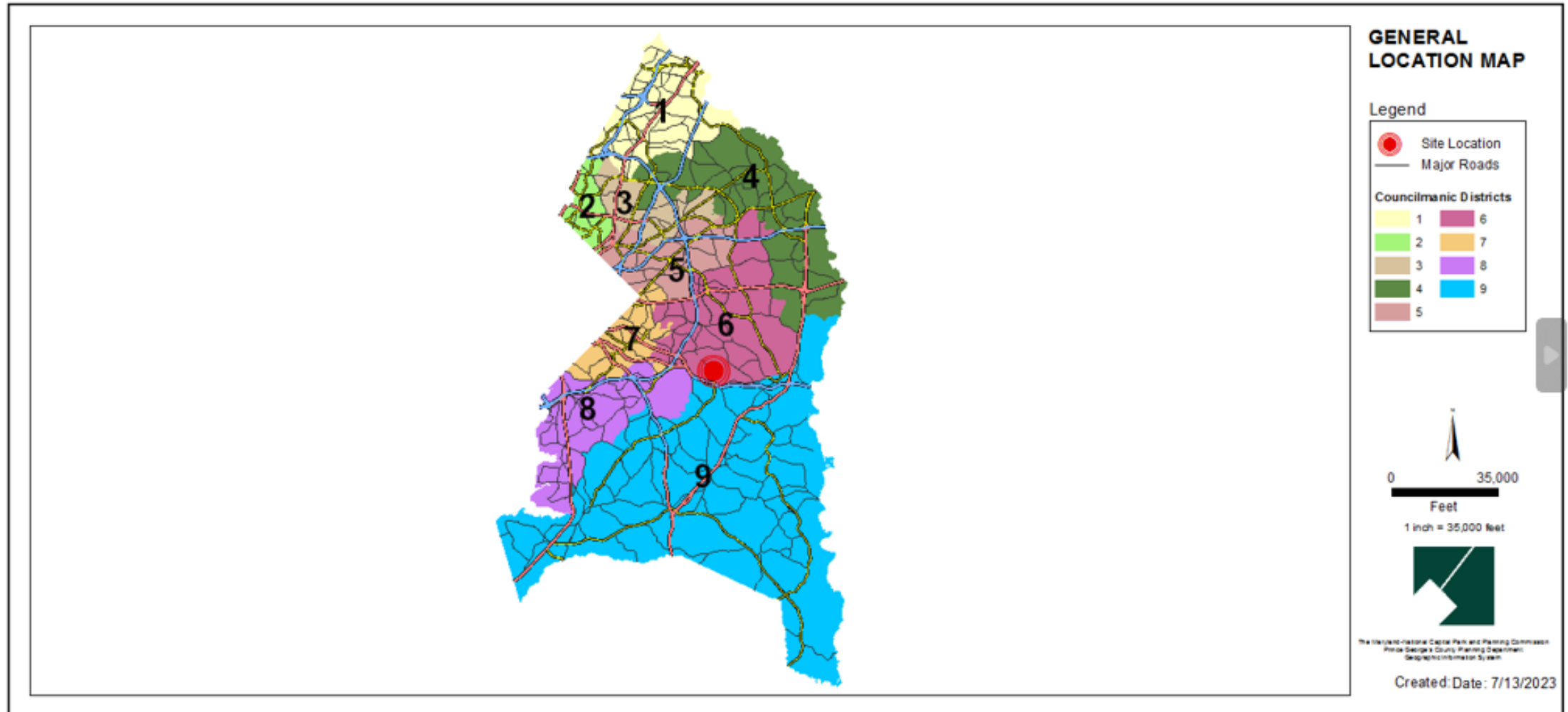
Staff Recommendation: DISCUSSION



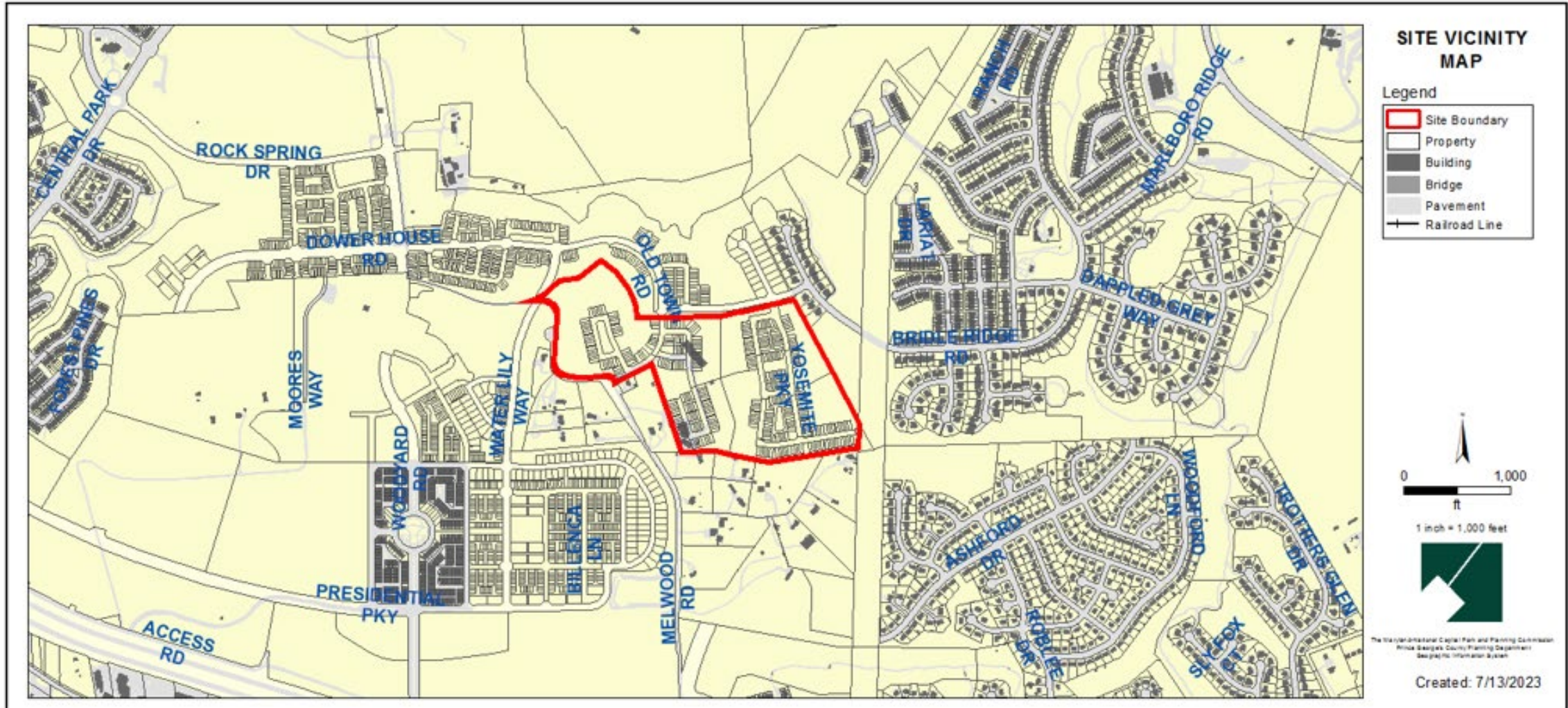
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP



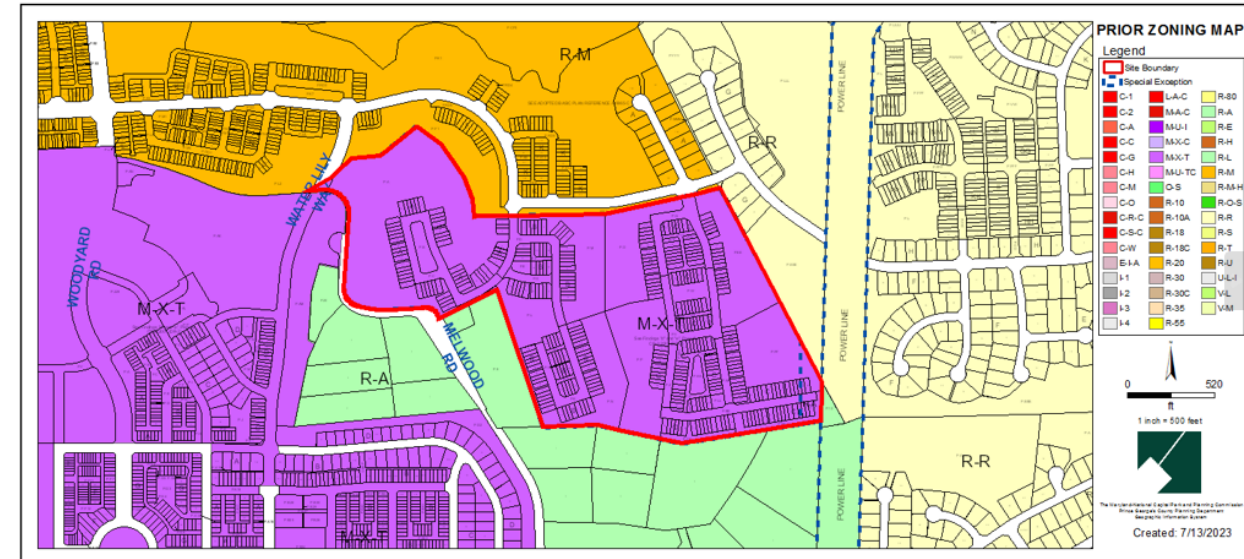
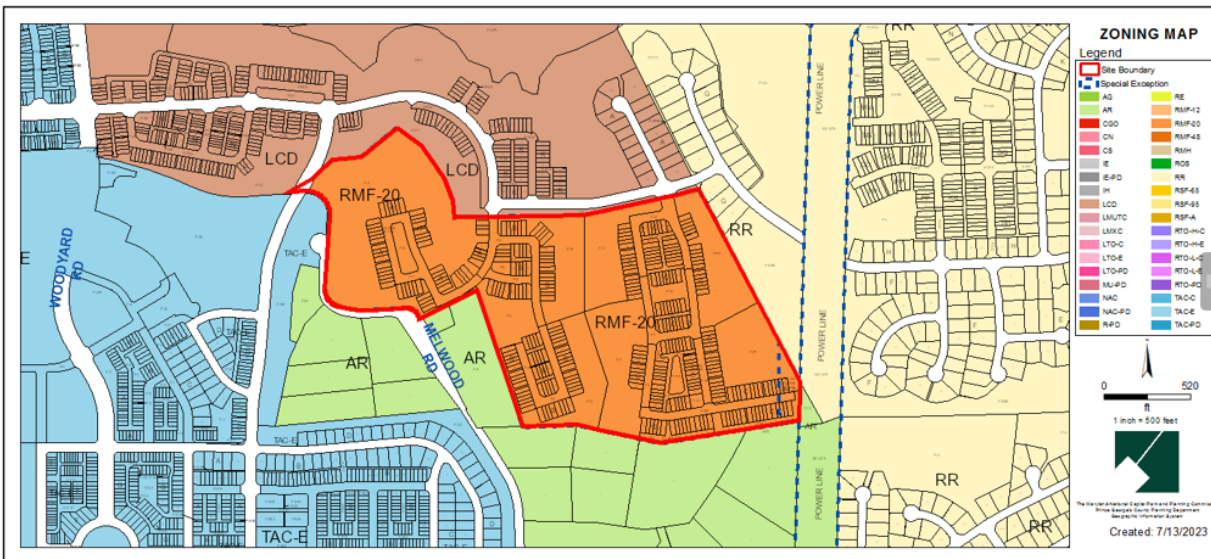
ZONING MAP

Current Zone: RMF-20

Prior Zone: M-X-T

CURRENT ZONING MAP

PRIOR ZONING MAP

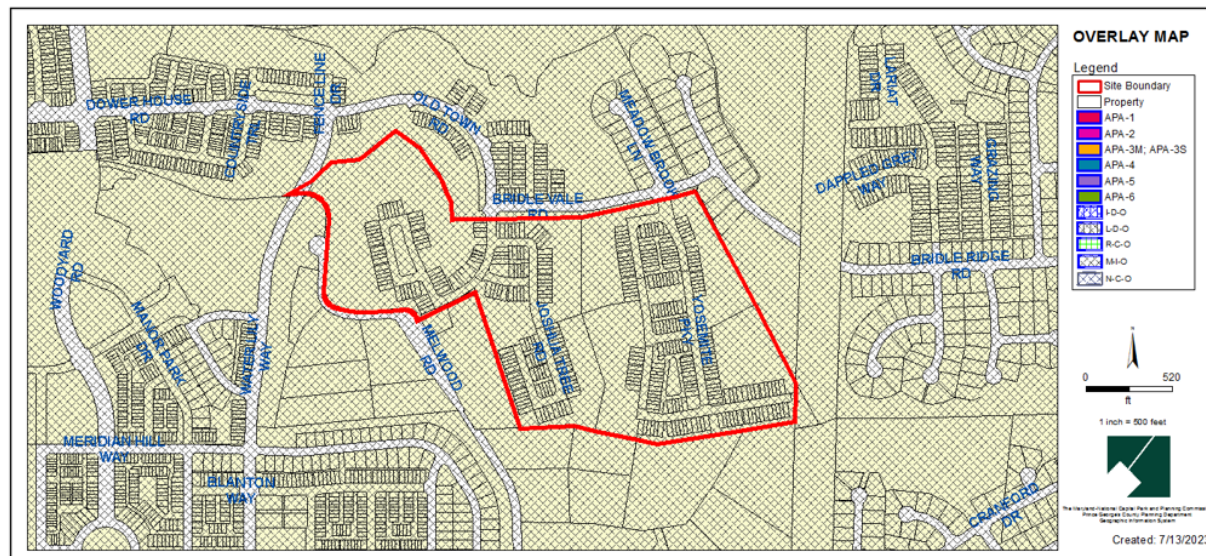


OVERLAY MAP

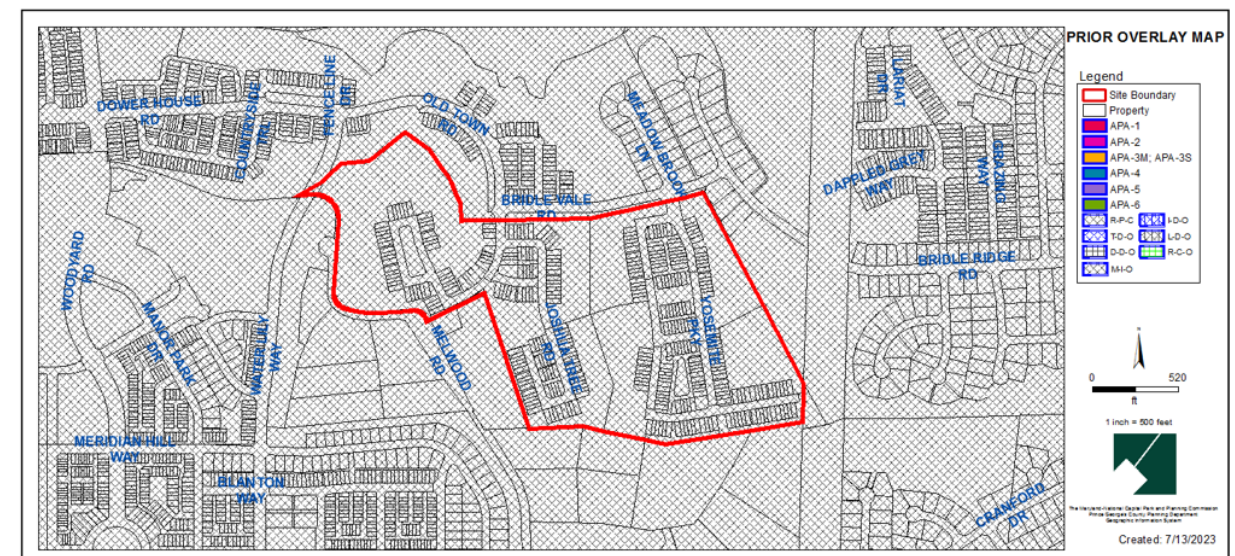
Current Zone: M-I-O

Prior Overlay: M-I-O

CURRENT OVERLAY MAP



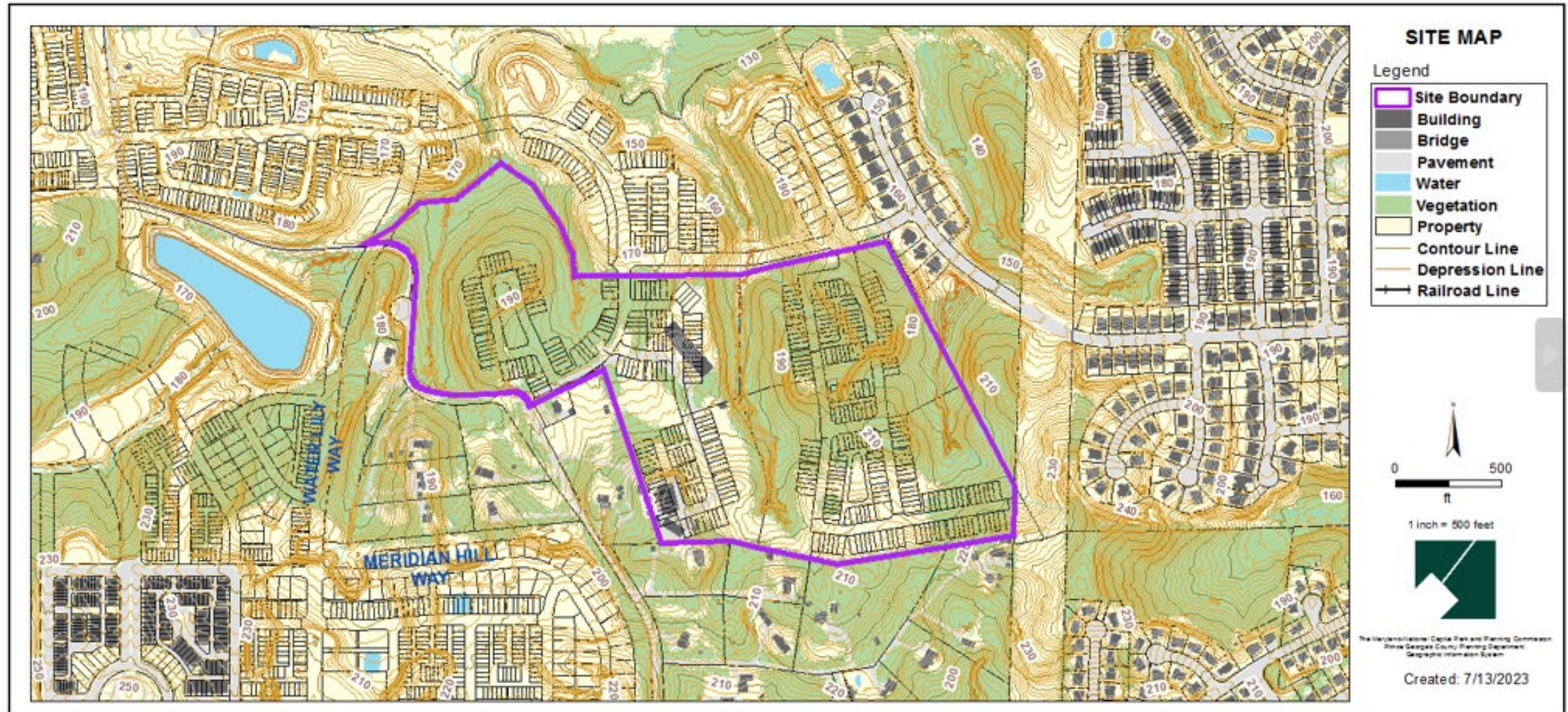
PRIOR OVERLAY MAP



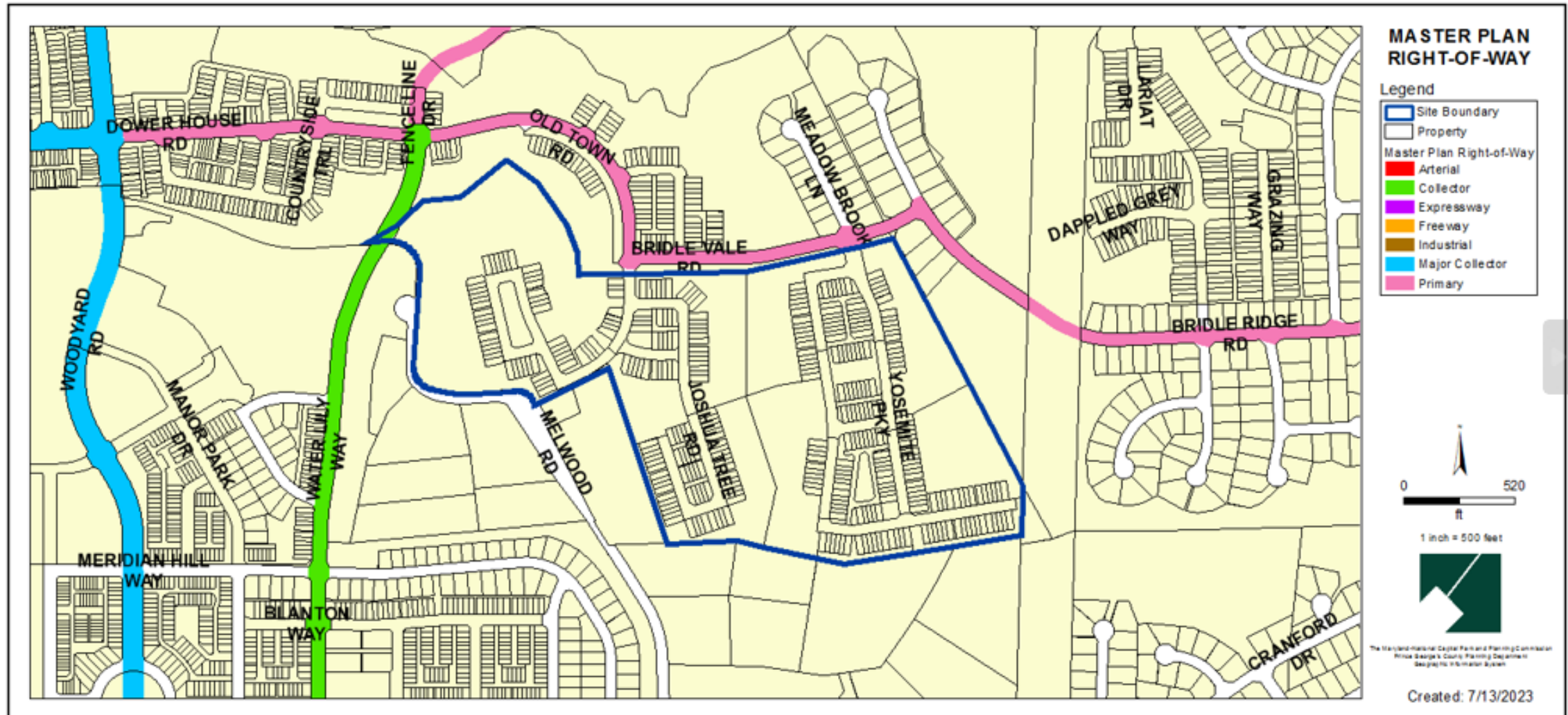
AERIAL MAP



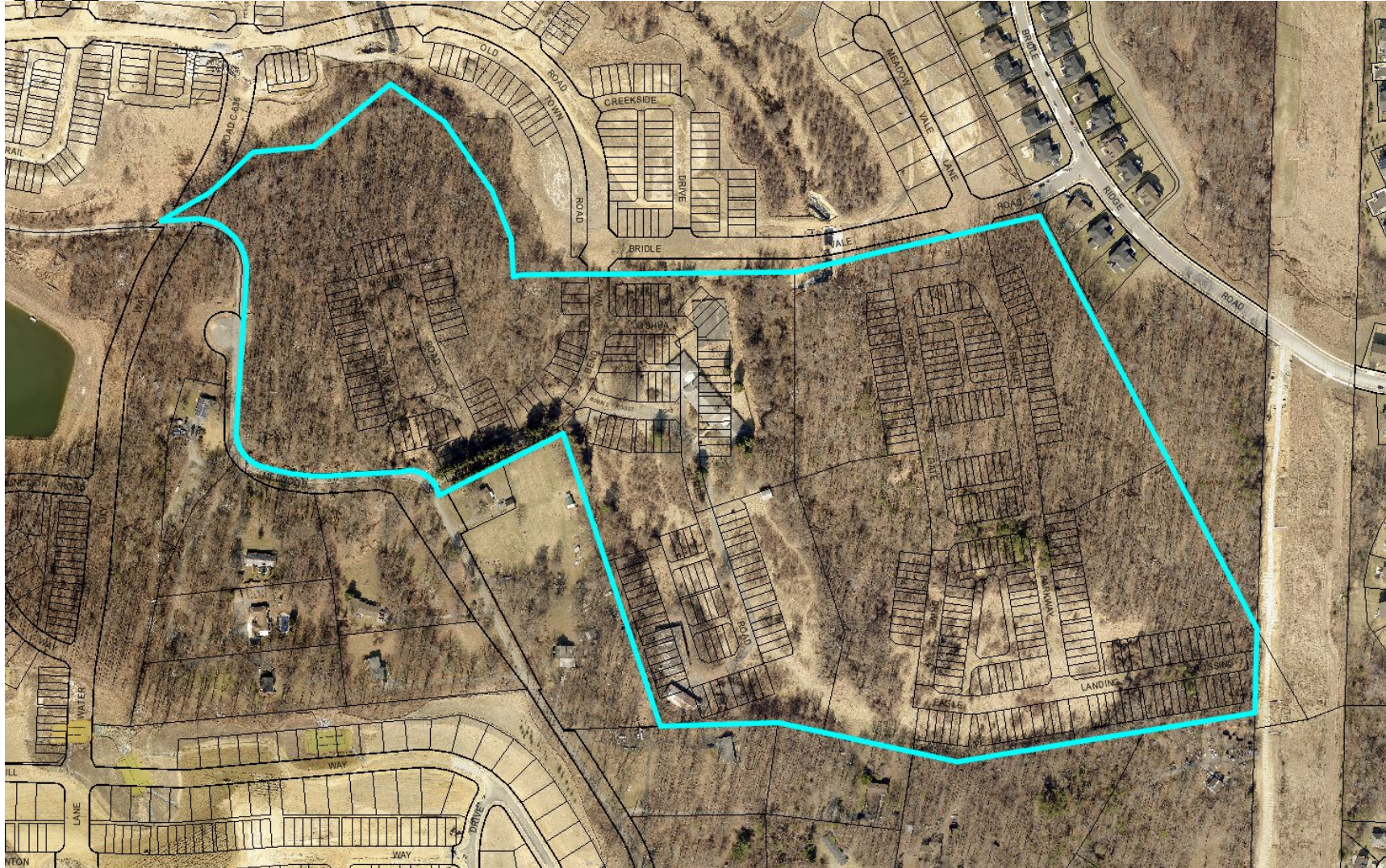
SITE MAP



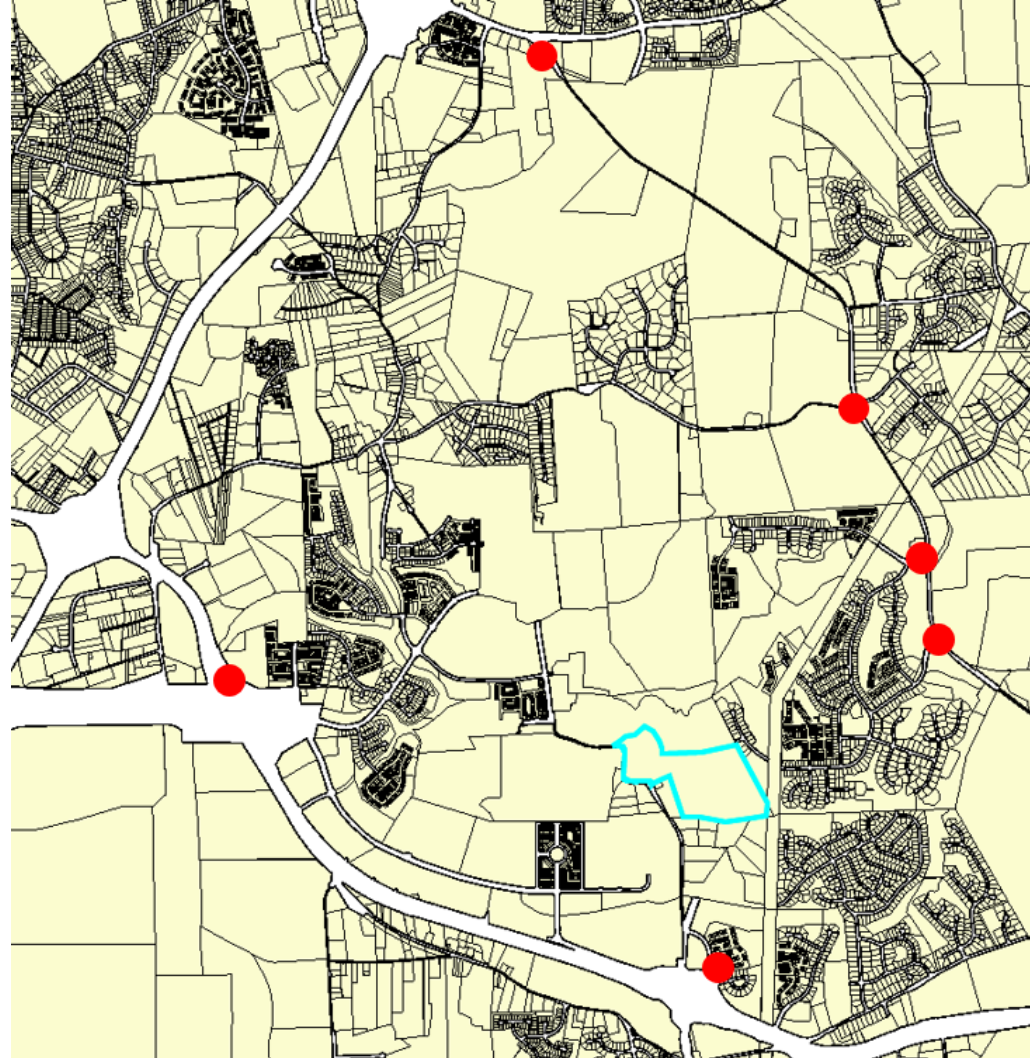
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CRITICAL INTERSECTIONS



PRELIMINARY PLAN OF SUBDIVISION, WEST



PRELIMINARY PLAN OF SUBDIVISION, EAST



PRELIMINARY PLAN SITE RENDERING



PEDESTRIAN TRAIL EXHIBIT



TYPE 1 TREE CONSERVATION PLAN, WEST



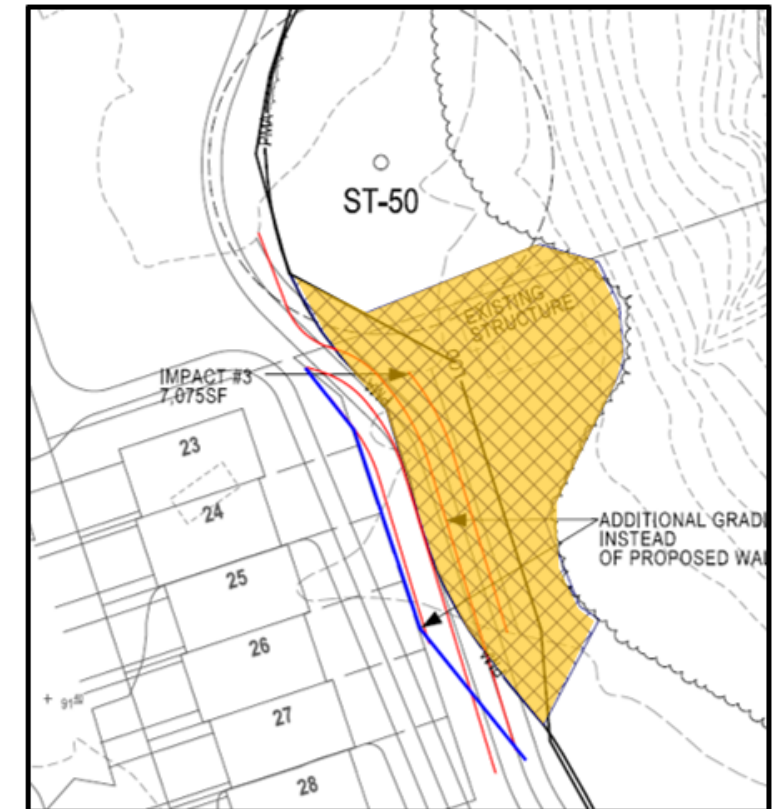
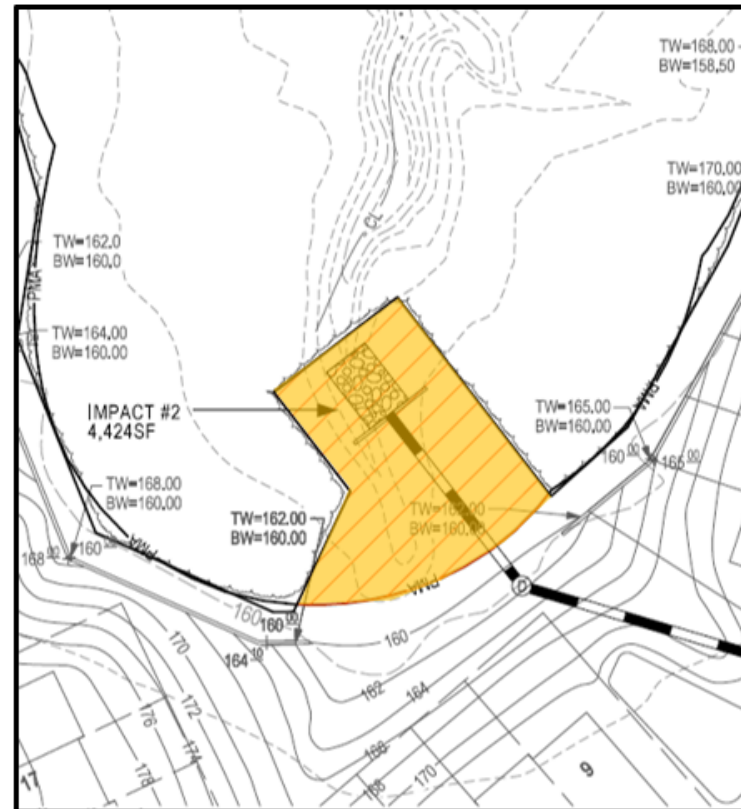
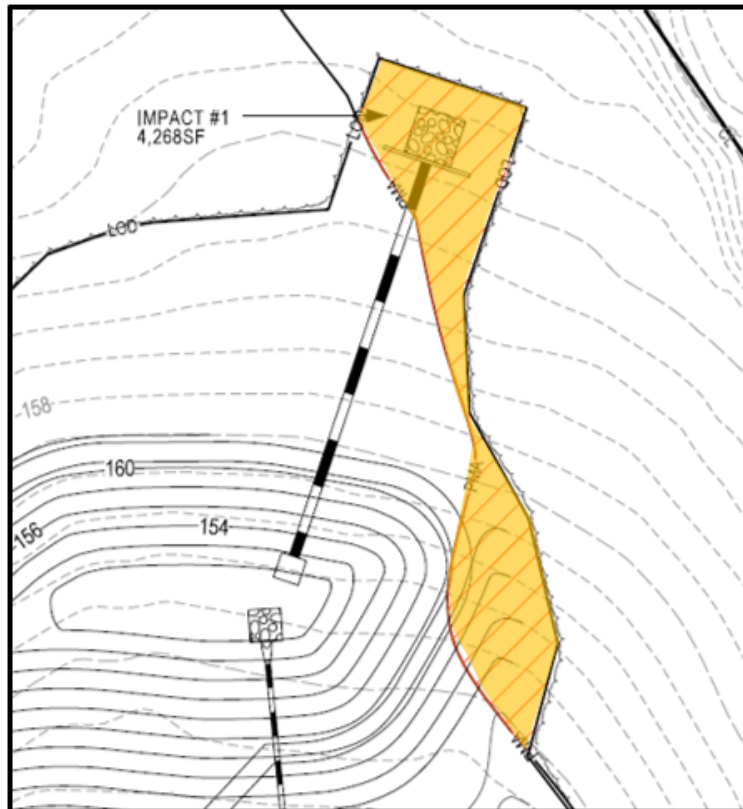
TYPE I TREE CONSERVATION PLAN, EAST



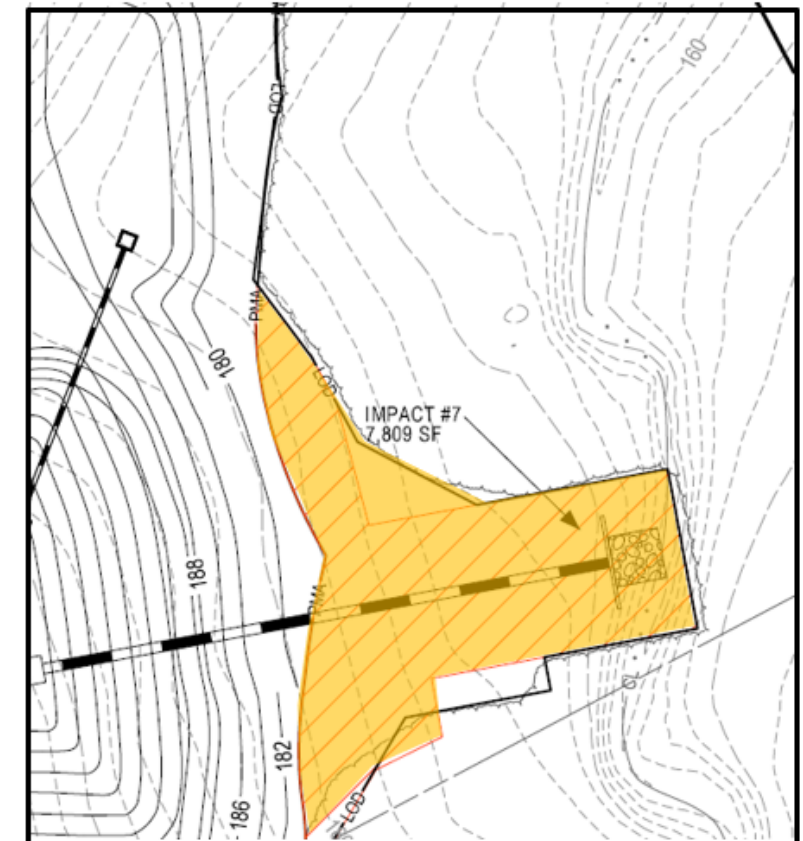
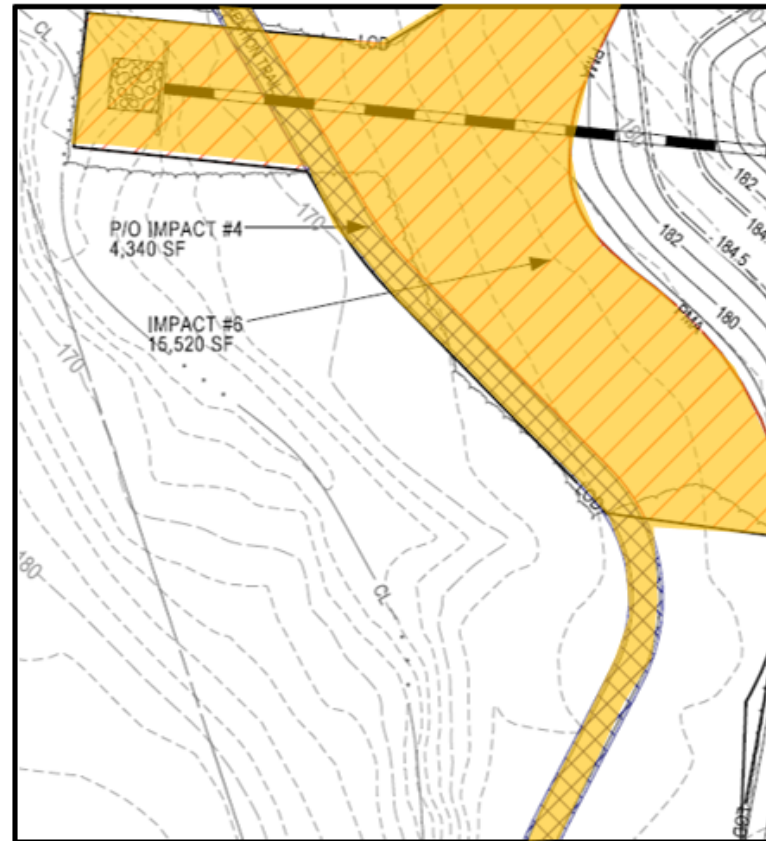
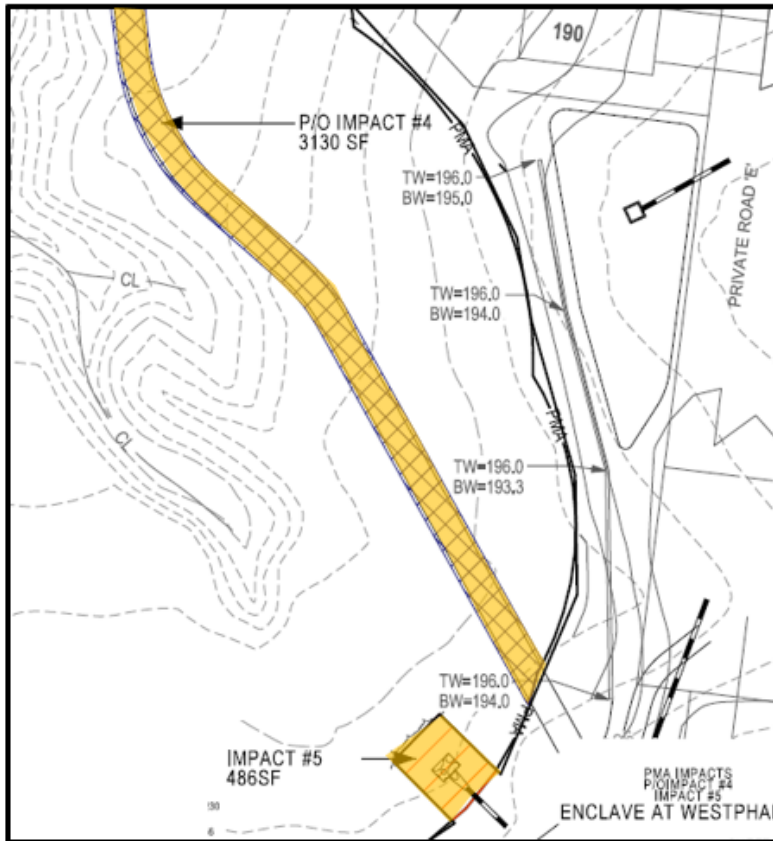
SPECIMEN TREE EXHIBIT



ENVIRONMENTAL IMPACT EXHIBIT



ENVIRONMENTAL IMPACT EXHIBIT



DISCUSSION

Major Issues:

- N/A

Required Mailings:

- Applicant: 6/27/2023
- Staff: 7/11/2023