# LIW IRONWORKS

Preliminary Plan of Subdivision

**Staff Recommendation**: APPROVAL with conditions

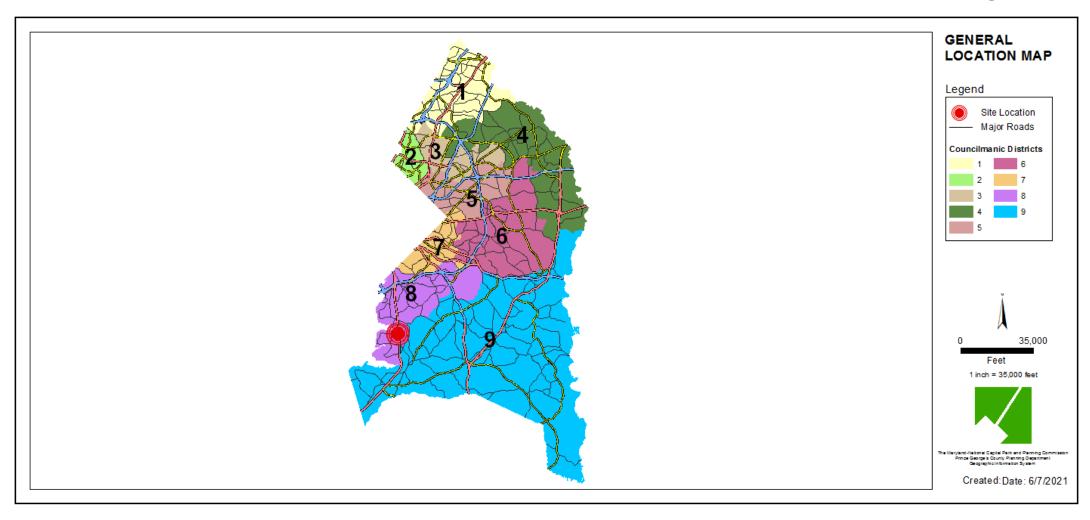


### **GENERAL LOCATION MAP**

Council District: 08

Planning Area: 80

Case: 4-20016



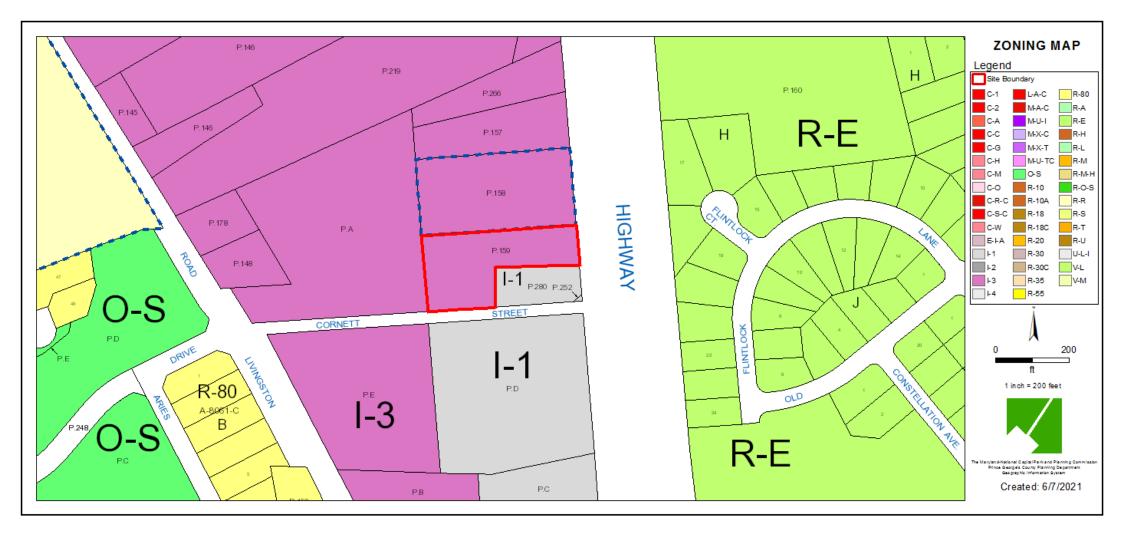
## SITE VICINITY MAP



Item: 6 11/4/2021 Slide 3 of 12

### **ZONING MAP**

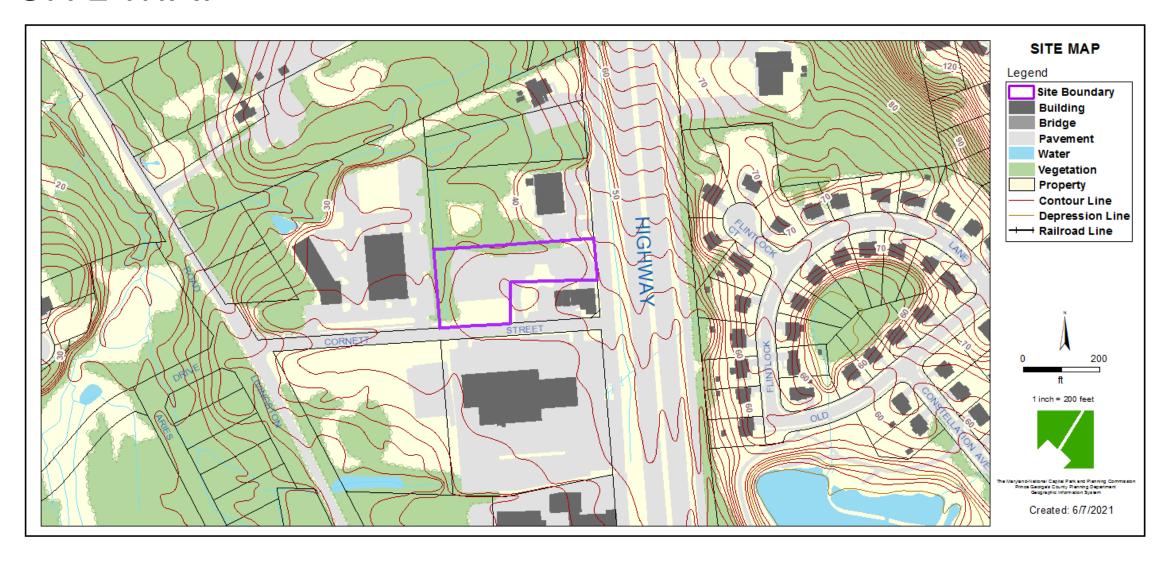
Property Zone: I-3



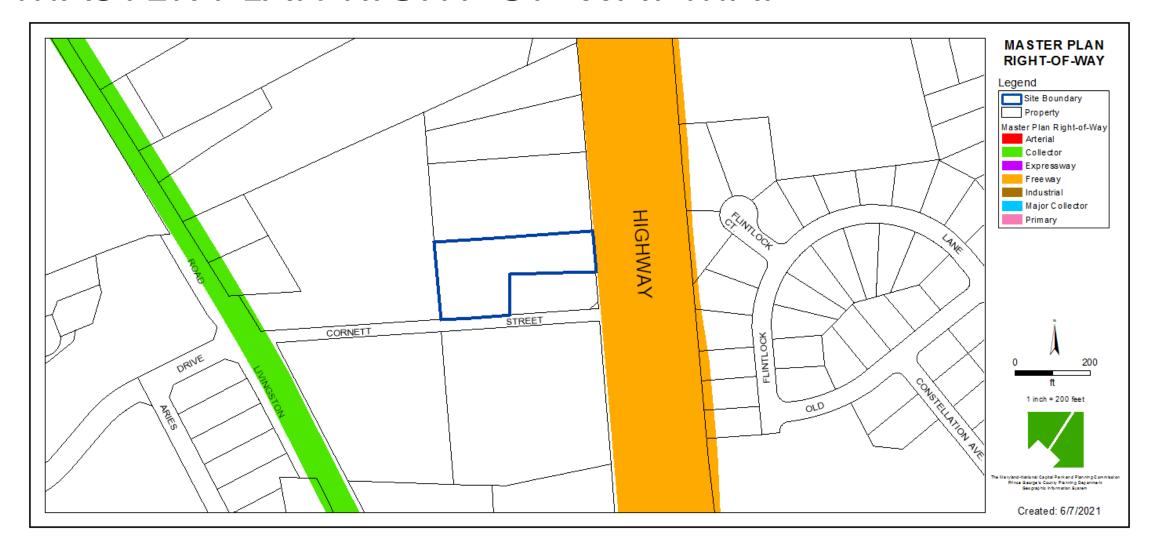
## **AERIAL MAP**



# SITE MAP



## MASTER PLAN RIGHT-OF-WAY MAP



Case: 4-20016

Item: 6 11/4/2021 Slide 7 of 12

# **CRITICAL INTERSECTIONS**



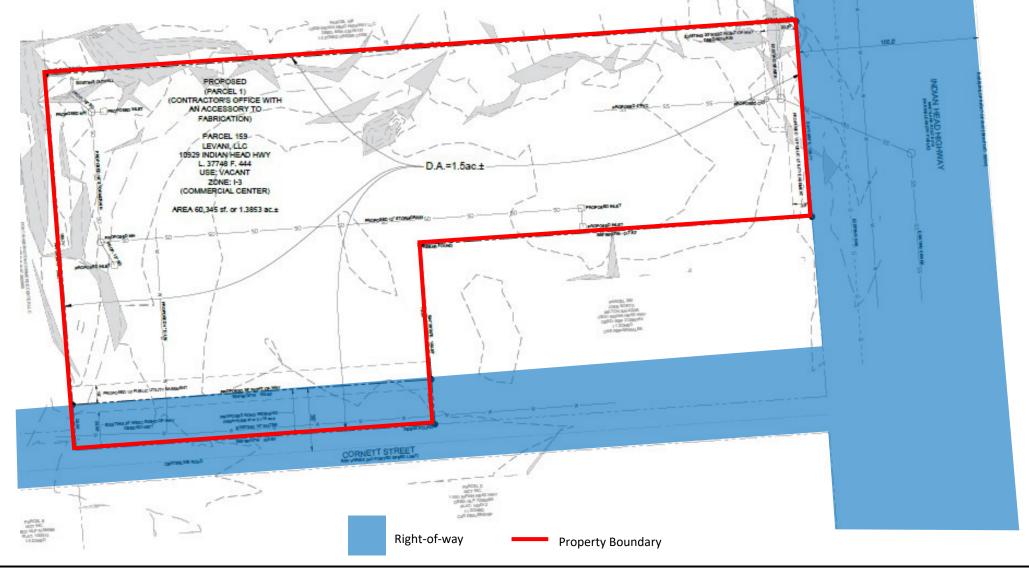
**Critical Intersections** 

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



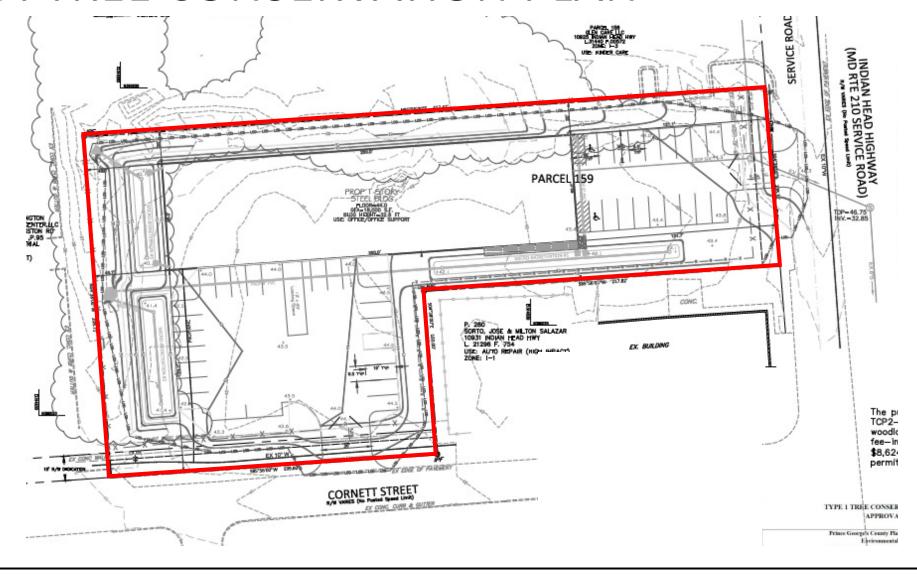
Item: 6 11/4/2021 Slide 9 of 12

## PRELIMINARY PLAN OF SUBDIVISION



Item: 6 11/4/2021 Slide 10 of 12

# TYPE I TREE CONSERVATION PLAN



Case: 4-20016

Item: 6 11/4/2021 Slide 11 of 12

## STAFF RECOMMENDATION

#### **APPROVAL** with 6 conditions

- PPS 4-20016
- TCP1-008-2020-01

### Major/Minor Issues:

N/A

### **Applicant Community Engagement:**

- Informational Mailing: June 8, 2021
- Acceptance Mailing: August 12, 2021

Case: 4-20016