

WESTPHALIA TOWN CENTER – PHASE 5

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-014-08-04

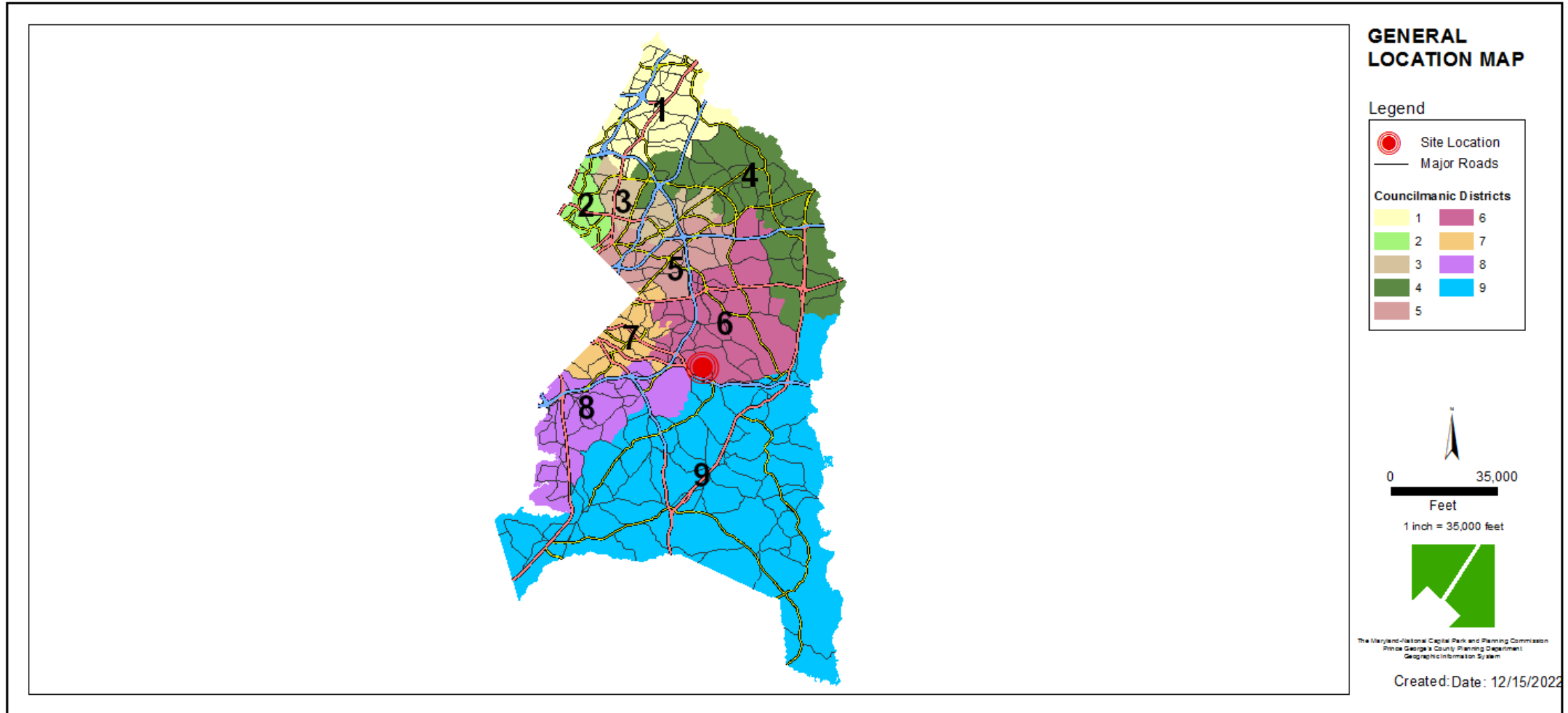
Staff Recommendation: APPROVAL with Conditions



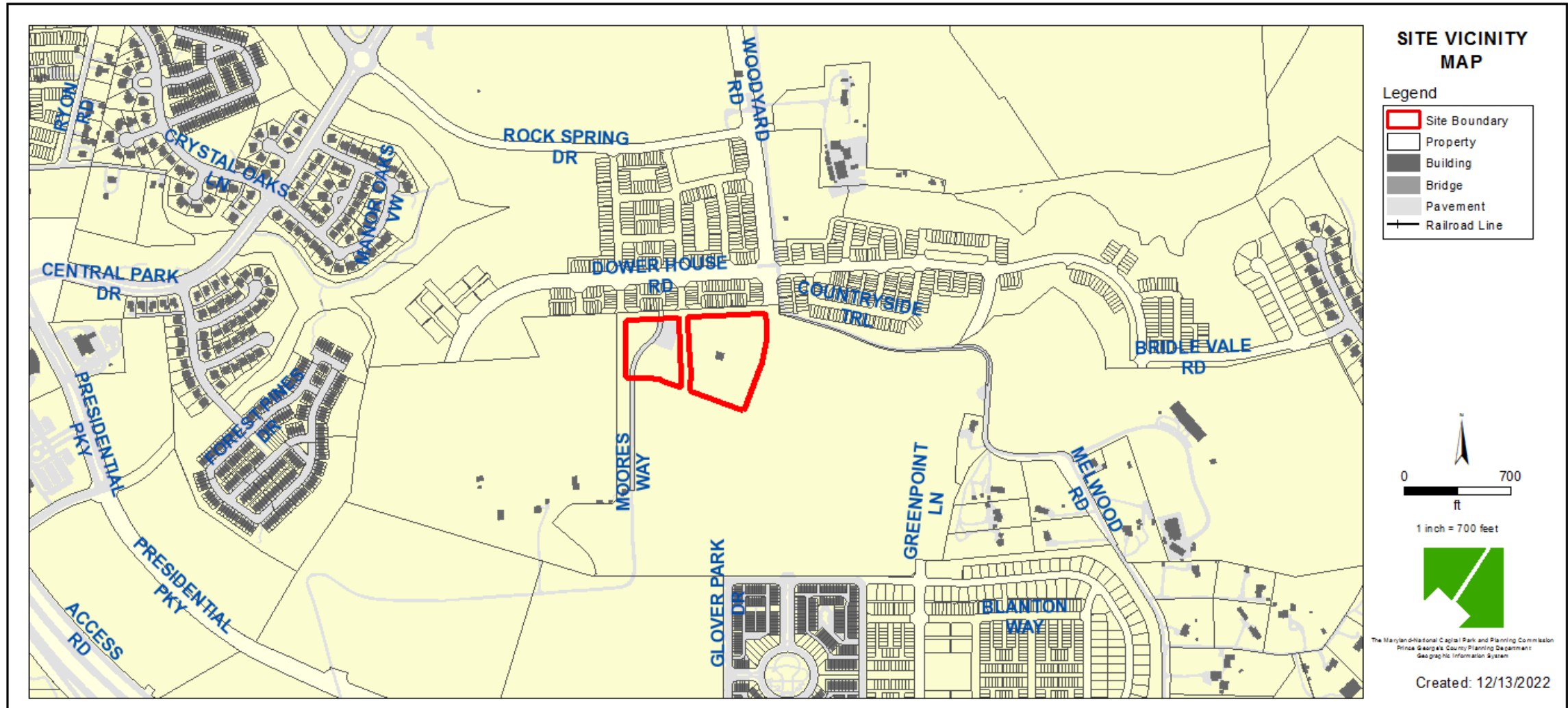
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



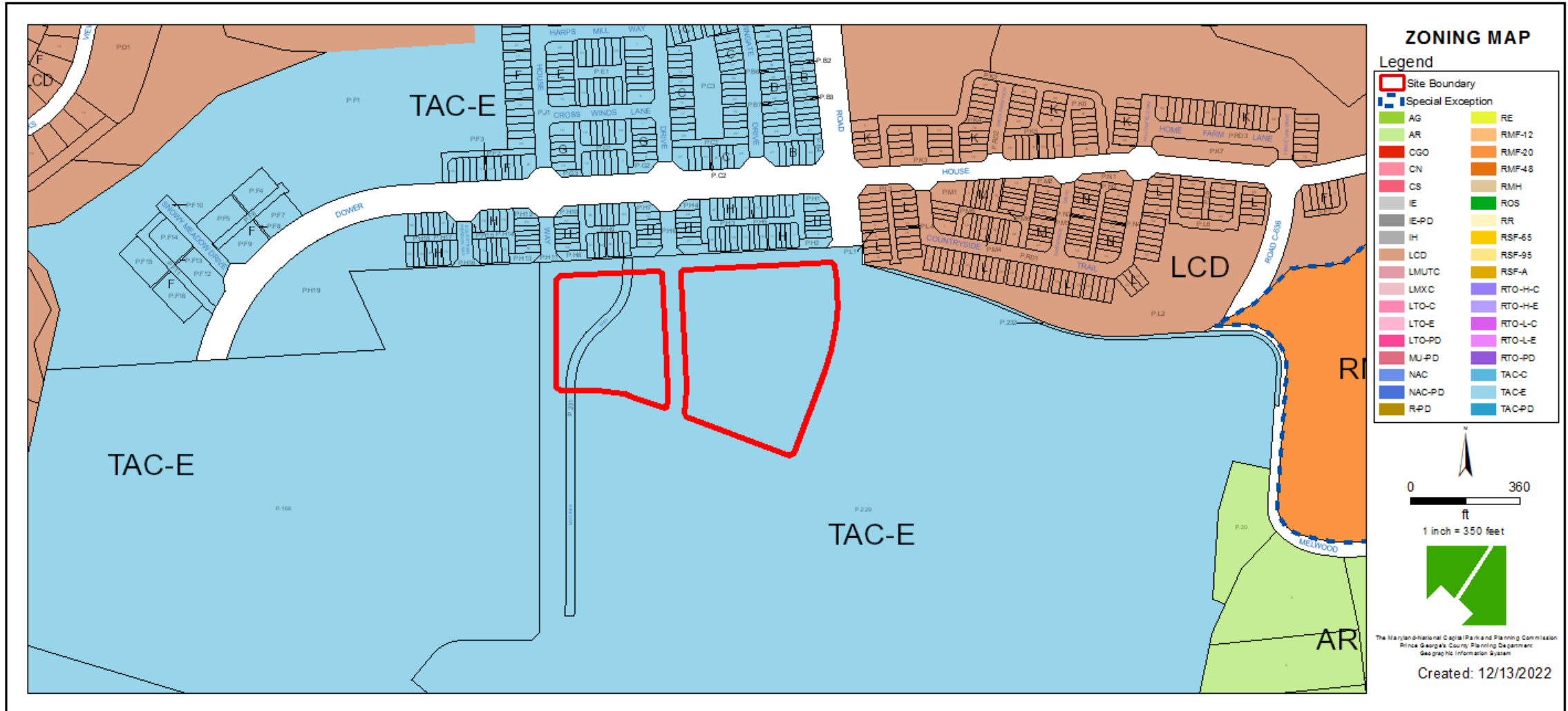
SITE VICINITY MAP



ZONING MAP

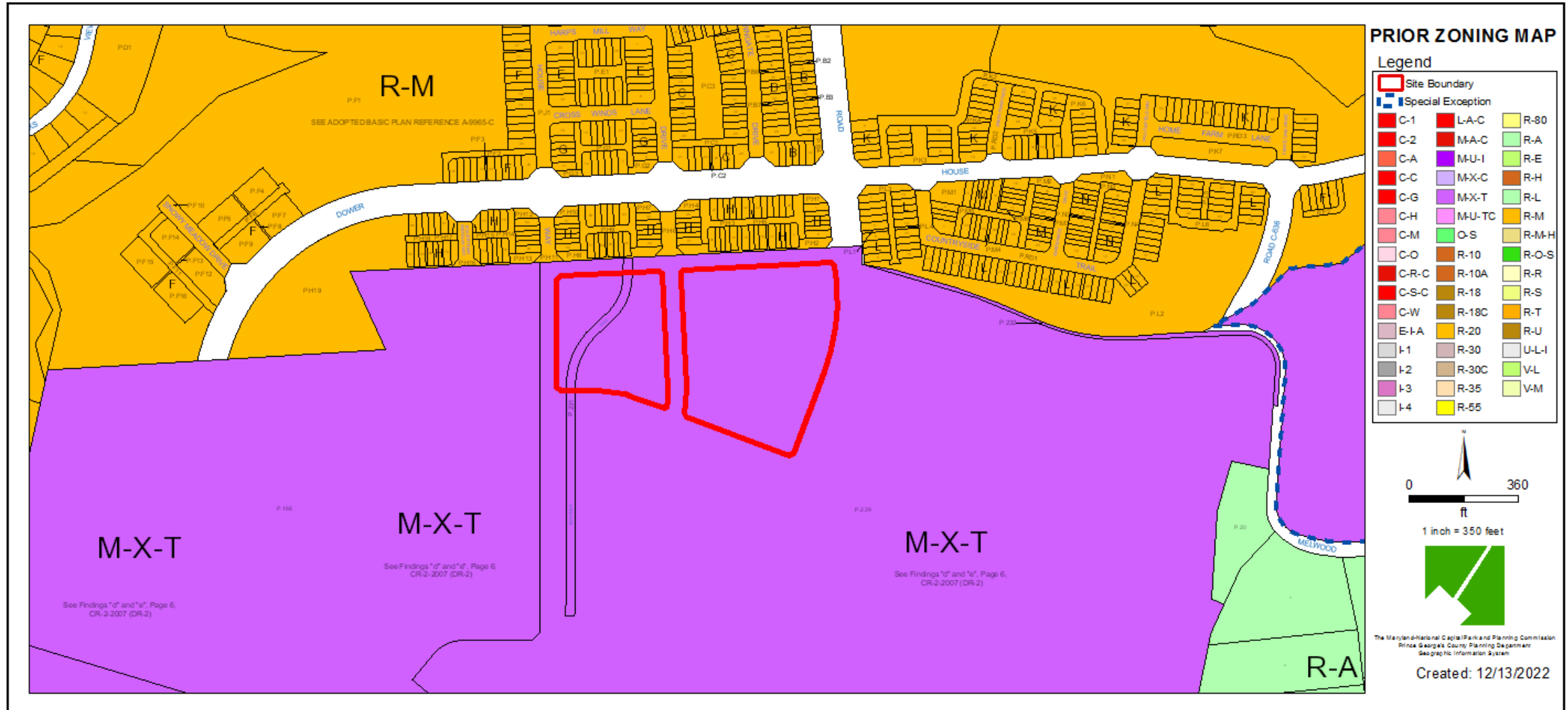
(CIDENT)

Property Zone: TAC-E

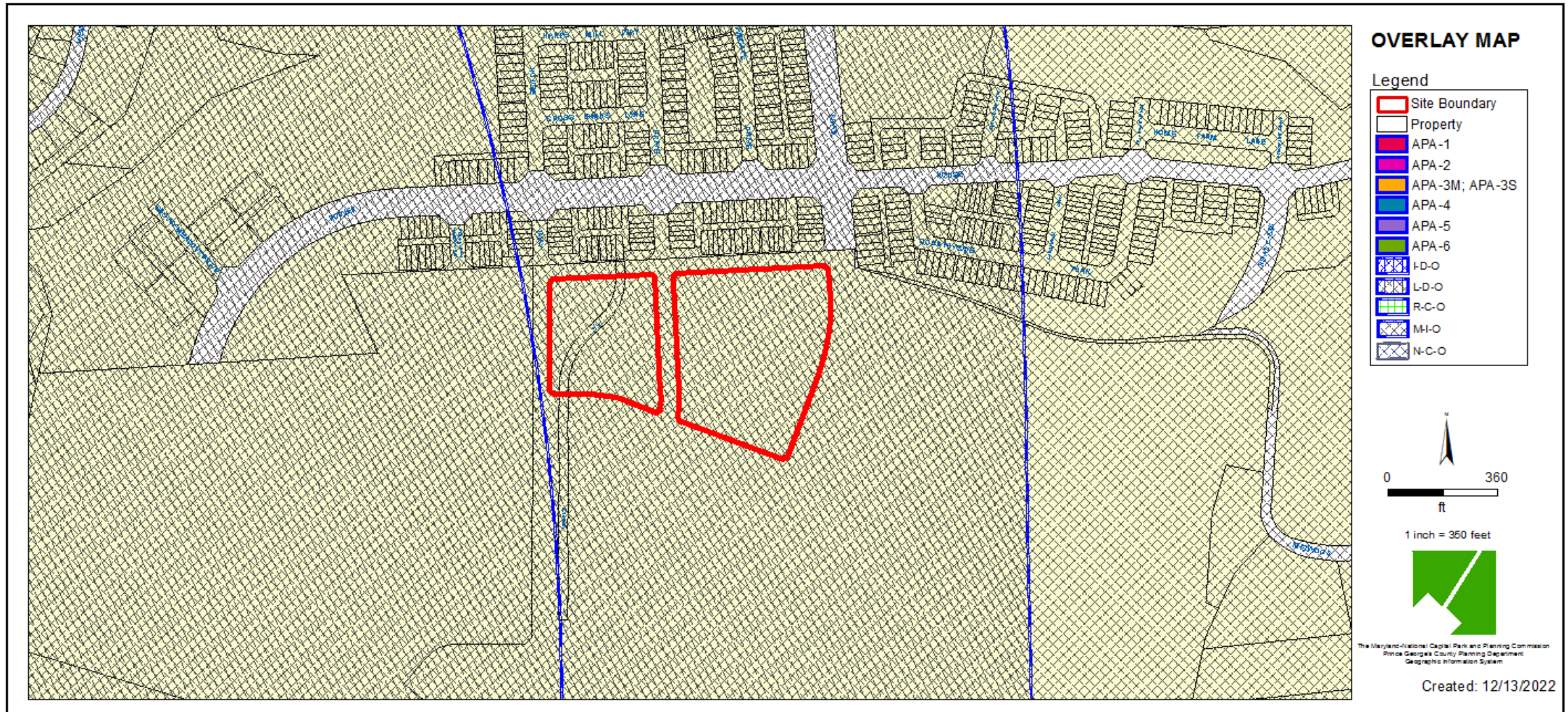


ZONING MAP (PRIOR)

Property Zone: M-X-T



OVERLAY MAP (CURRENT)



OVERLAY MAP (PRIOR)



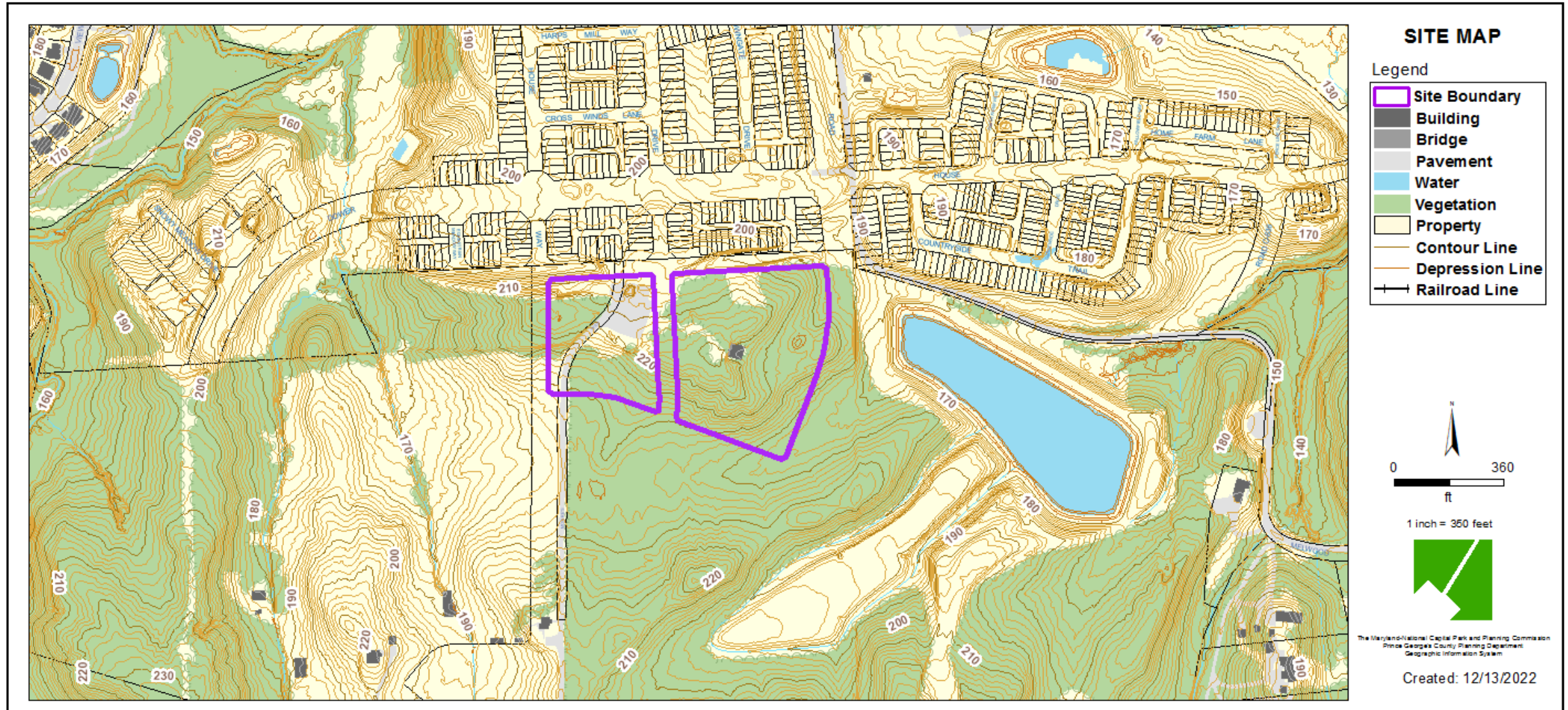
AERIAL MAP



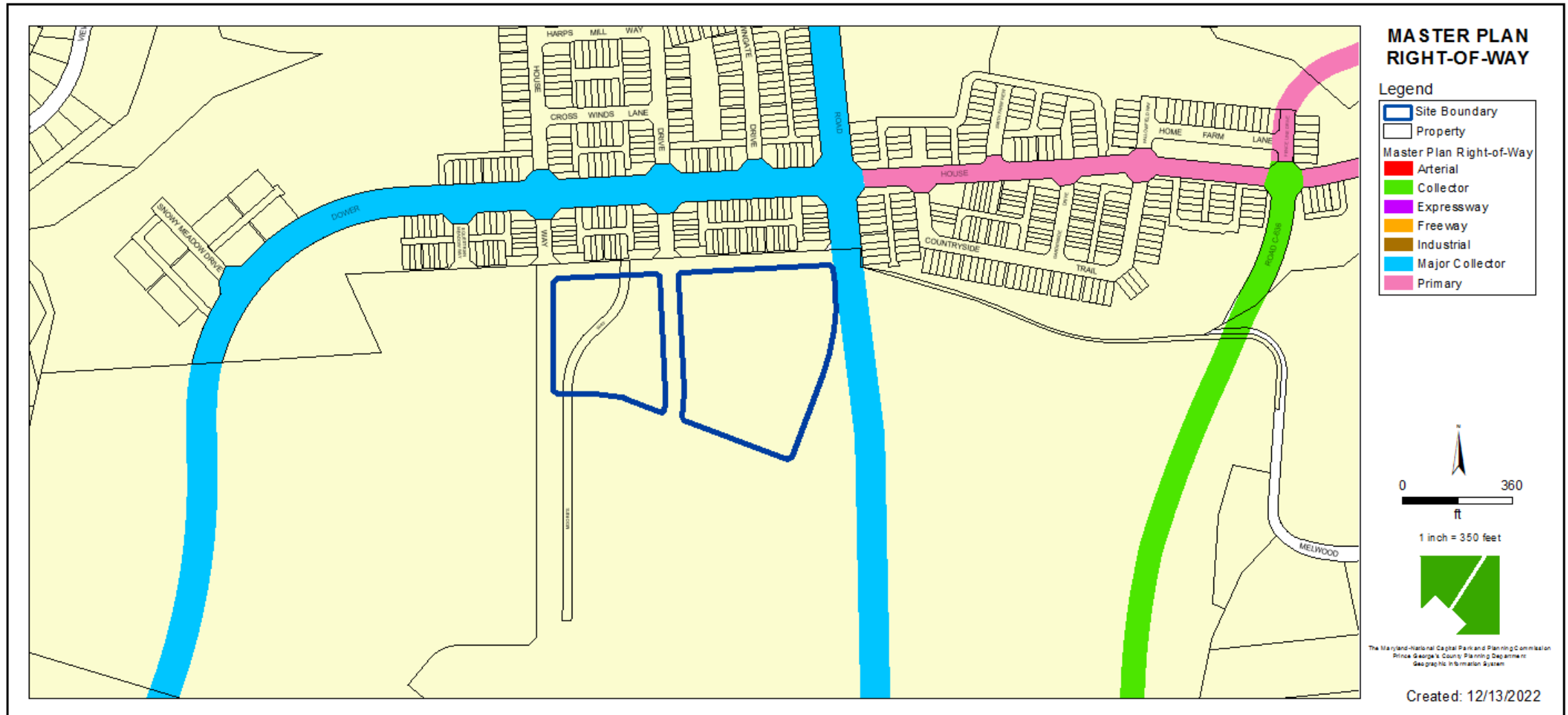
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



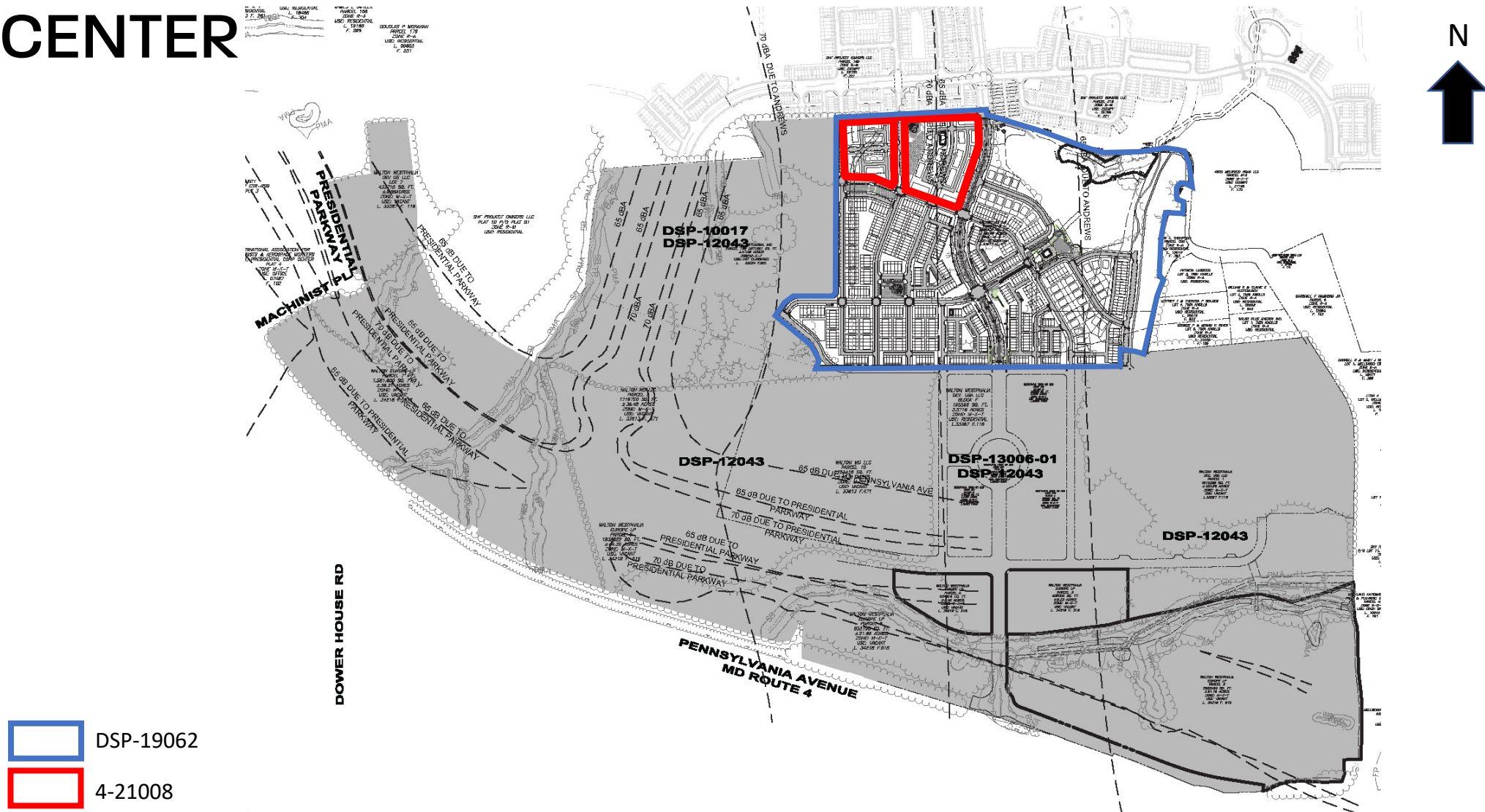
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



LOCATION WITHIN DSP-19062 AND WESTPHALIA CENTER



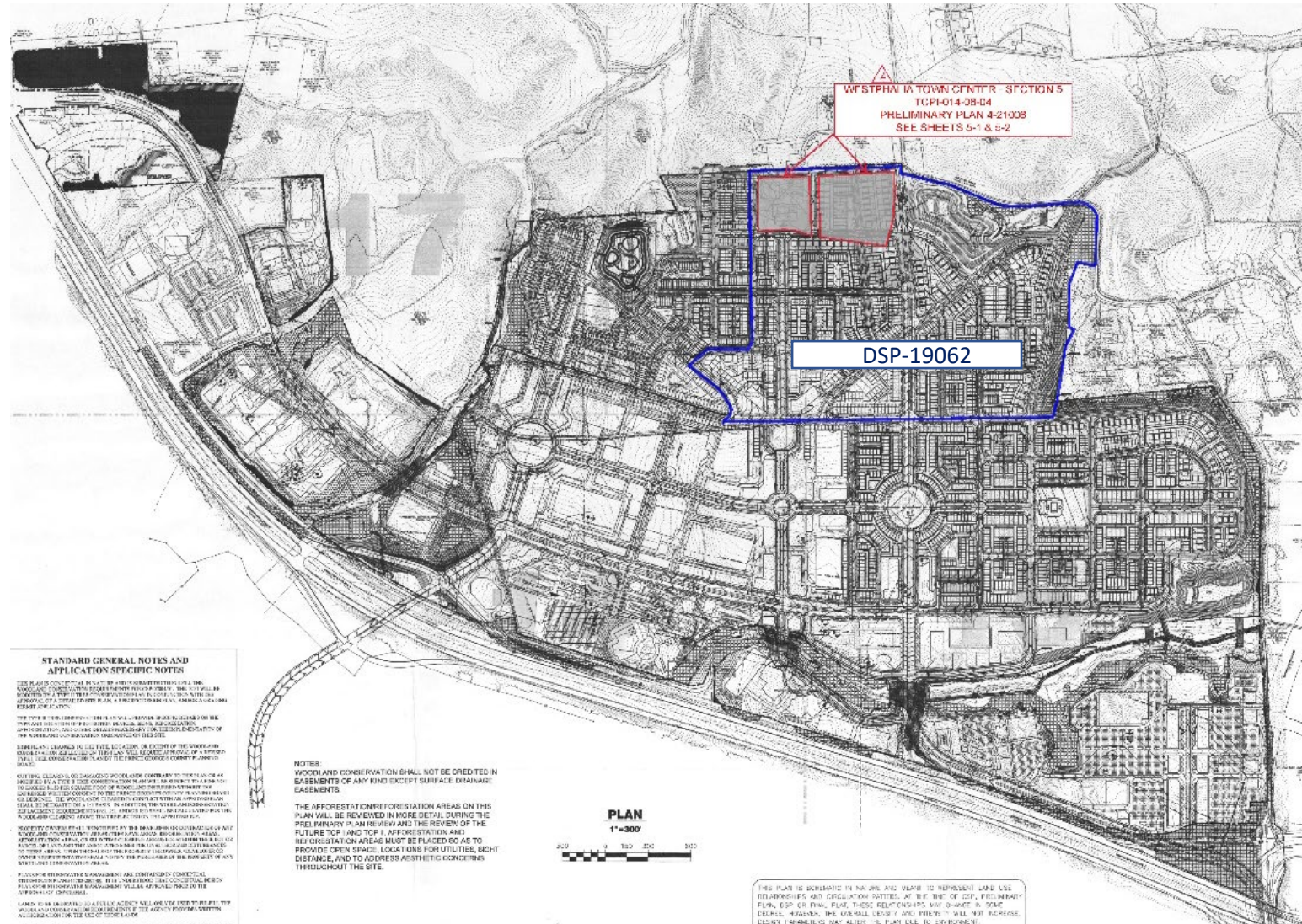
PRELIMINARY PLAN OF SUBDIVISION



VARIATION FROM 24-128(B)(7)(A) (WITH TRUCK TURNING MOVEMENTS)



OVERALL TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with 21 conditions

- 4-21008
- TCP1-014-08-04
- Variation from Section 24-128(b)(7)(A)

Major Issues:

- N/A

Applicant Required Mailings:

- 4/30/2021
- 11/02/2022