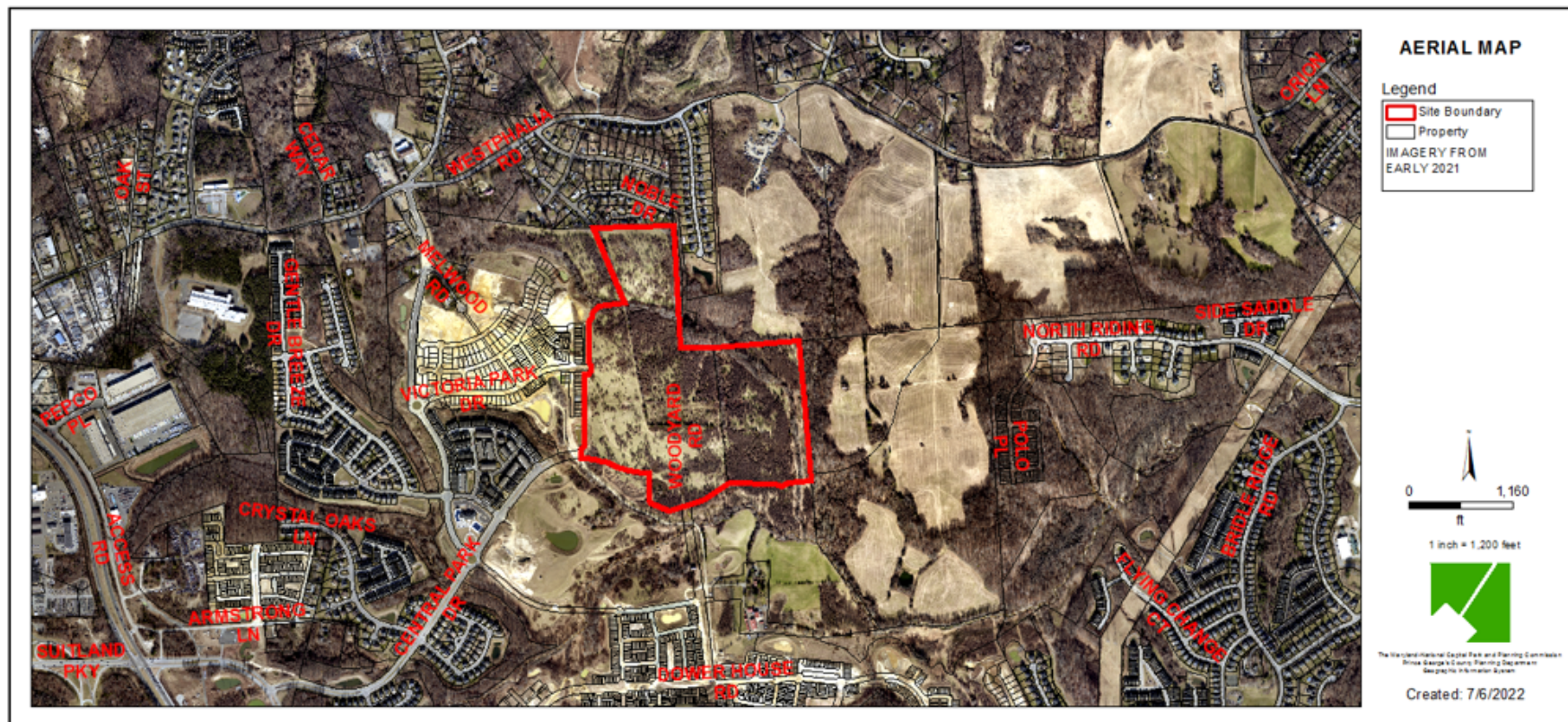


# PARKSIDE, SECTION 7

Preliminary Plan of Subdivision

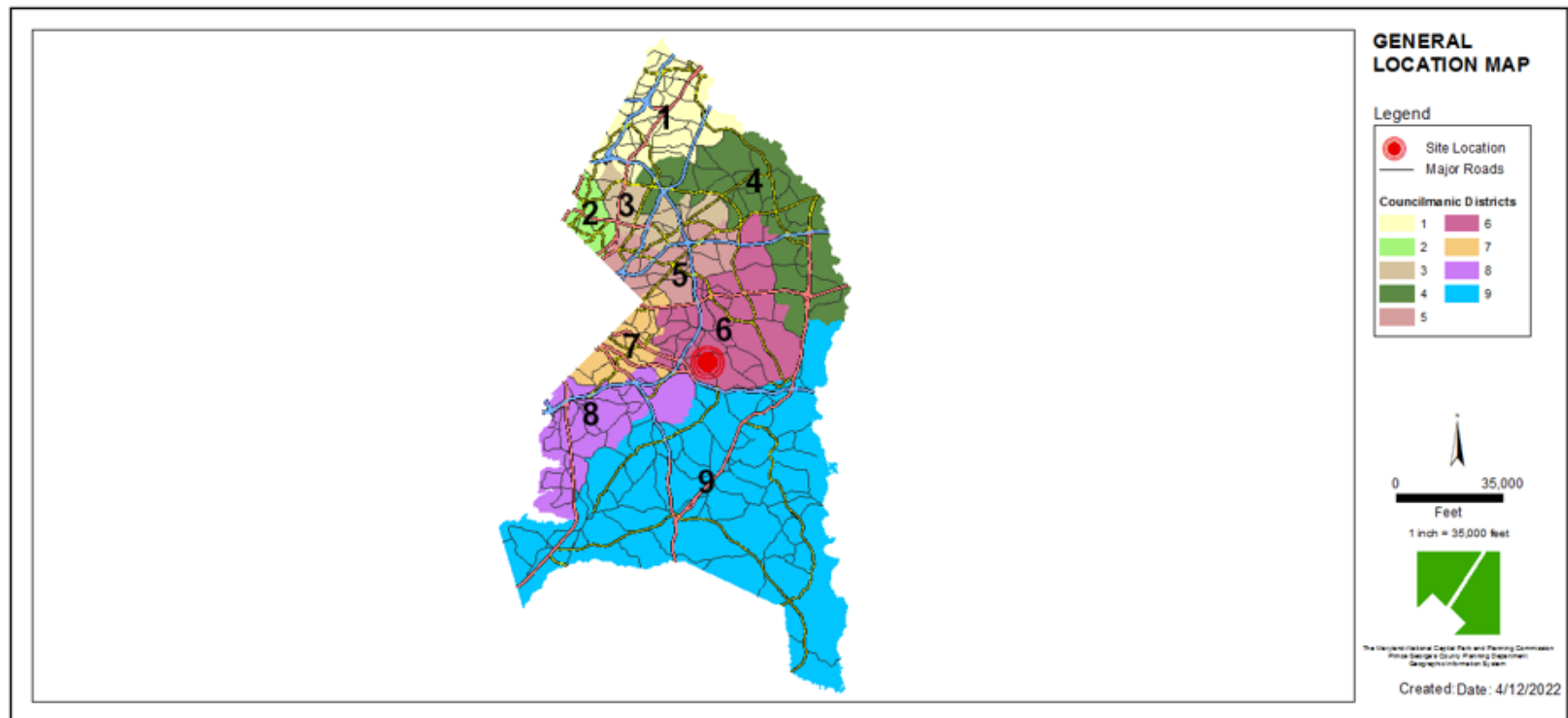
**Staff Recommendation:** APPROVAL with conditions



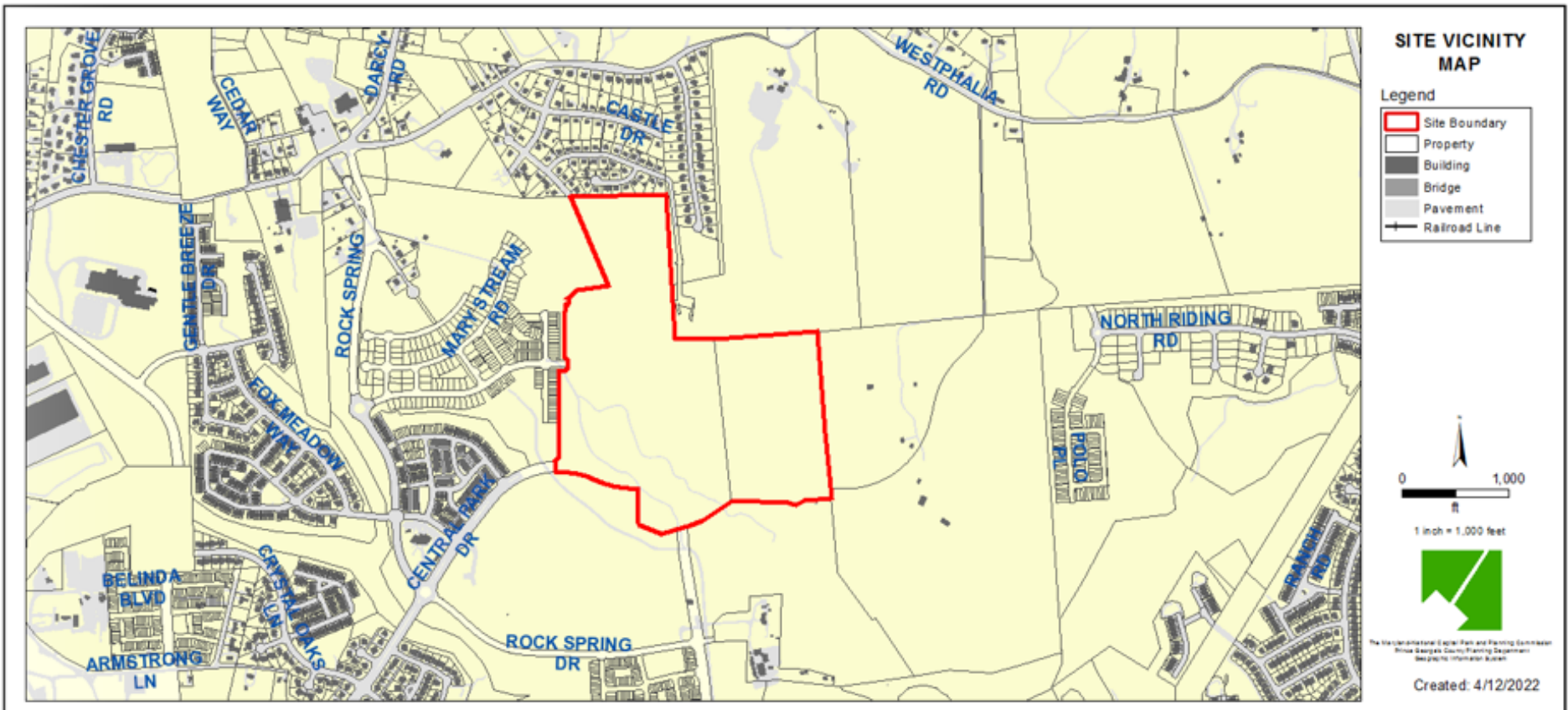
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



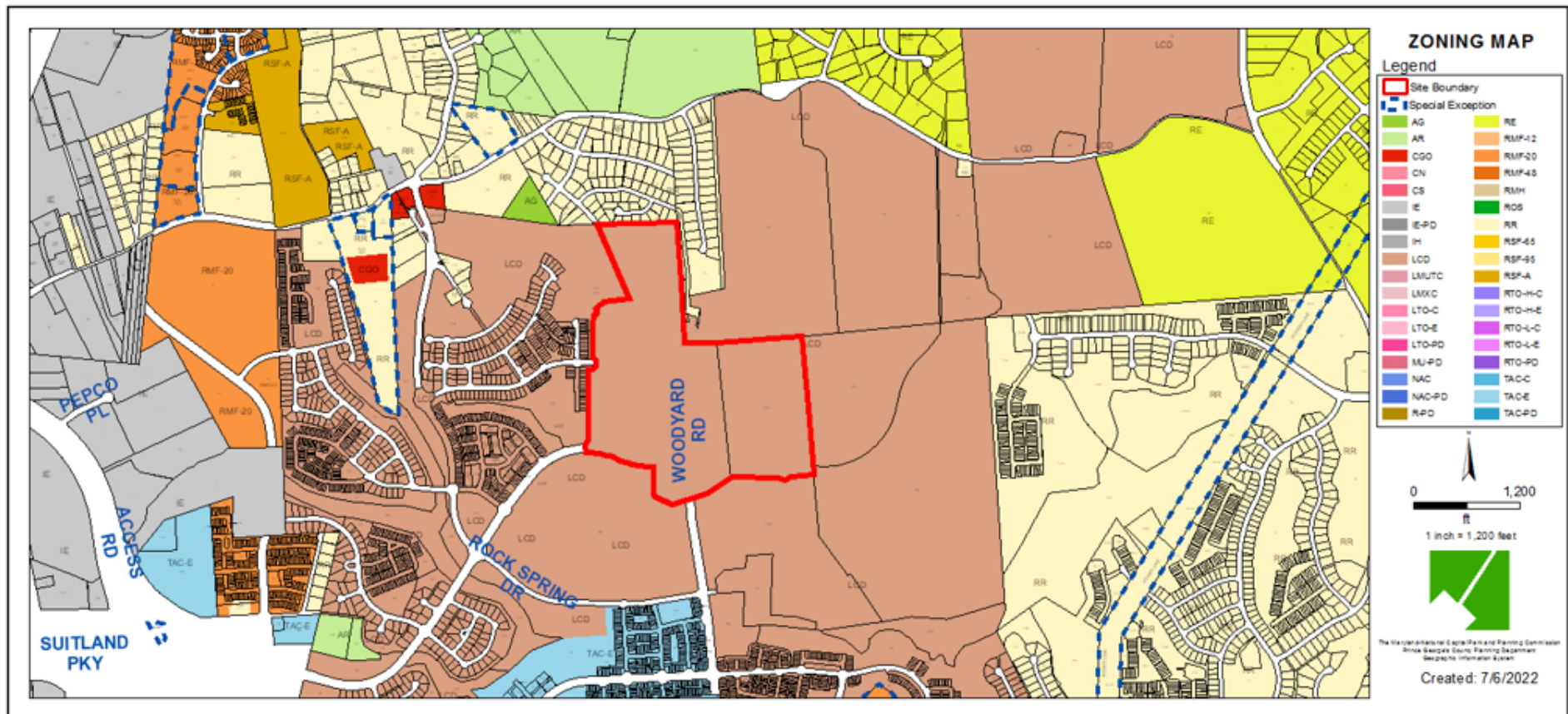
# SITE VICINITY MAP





# NEW ZONING MAP

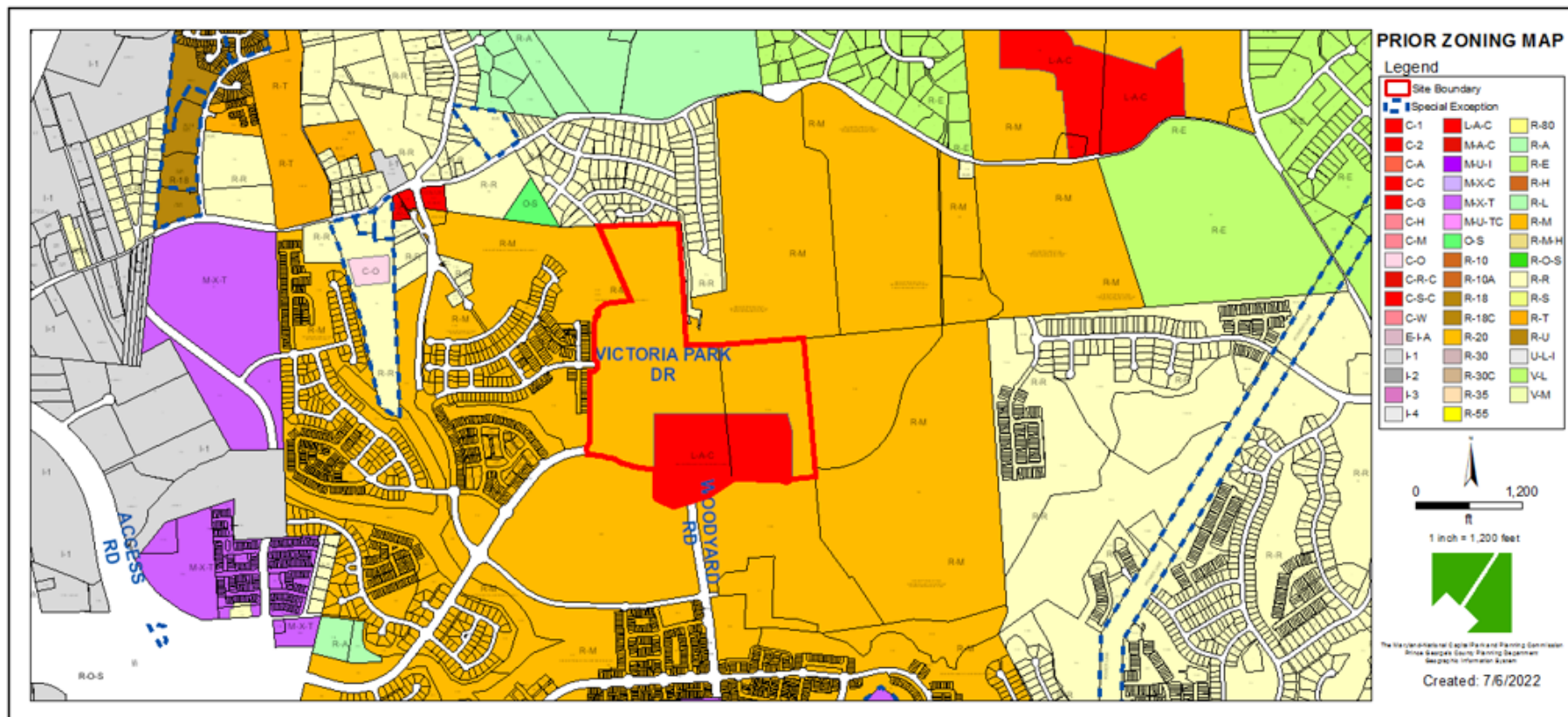
Property Zone: LCD



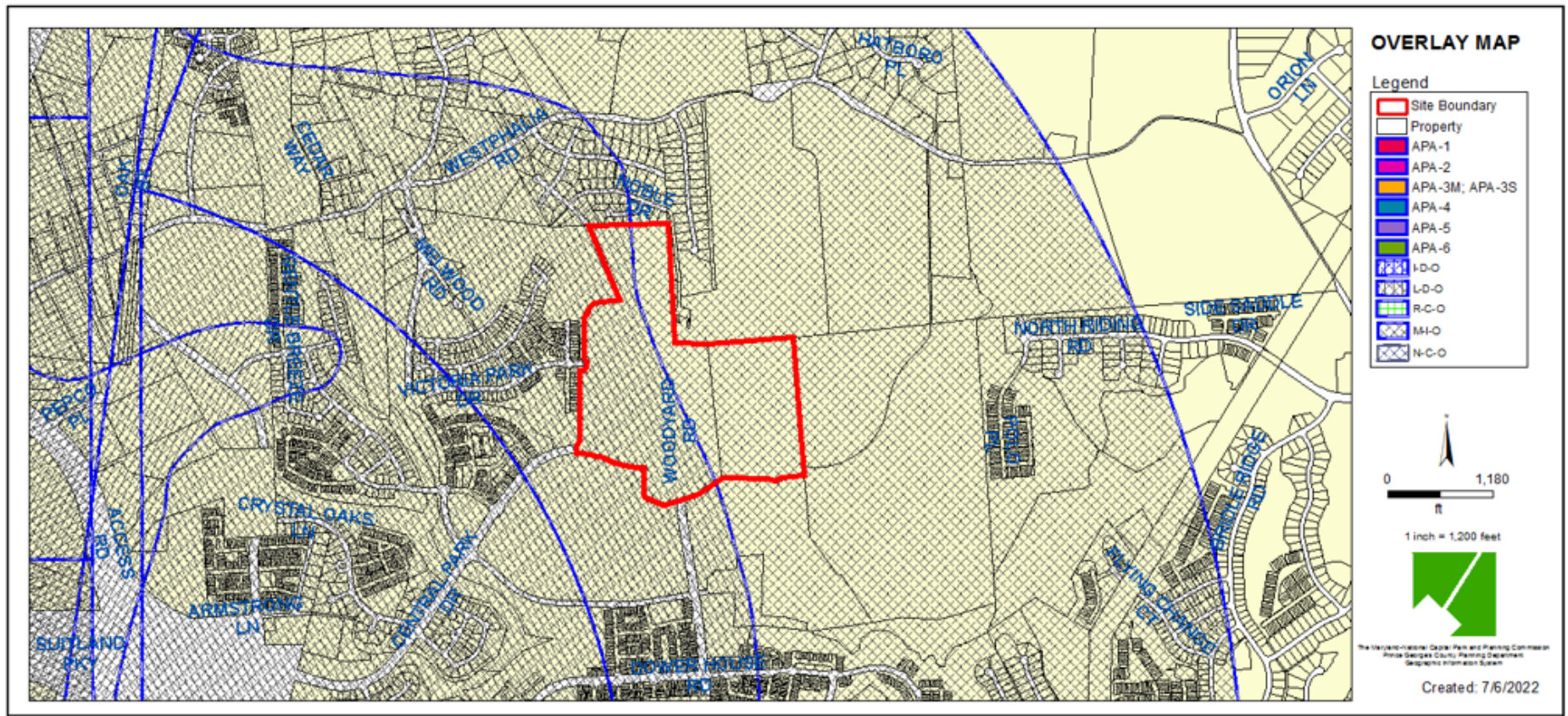


# PRIOR ZONING MAP

Property Zone: R-M/L-A-C

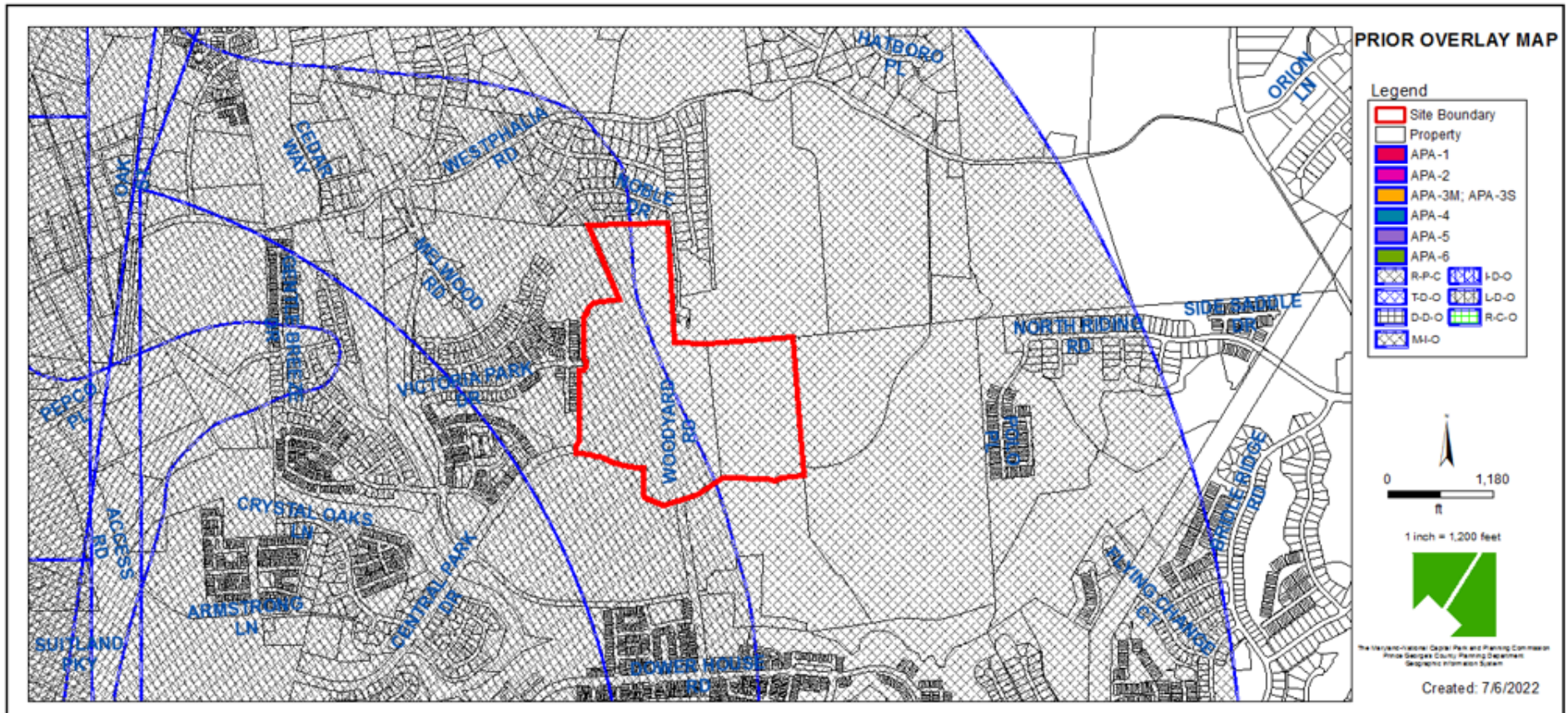


# OVERLAY MAP



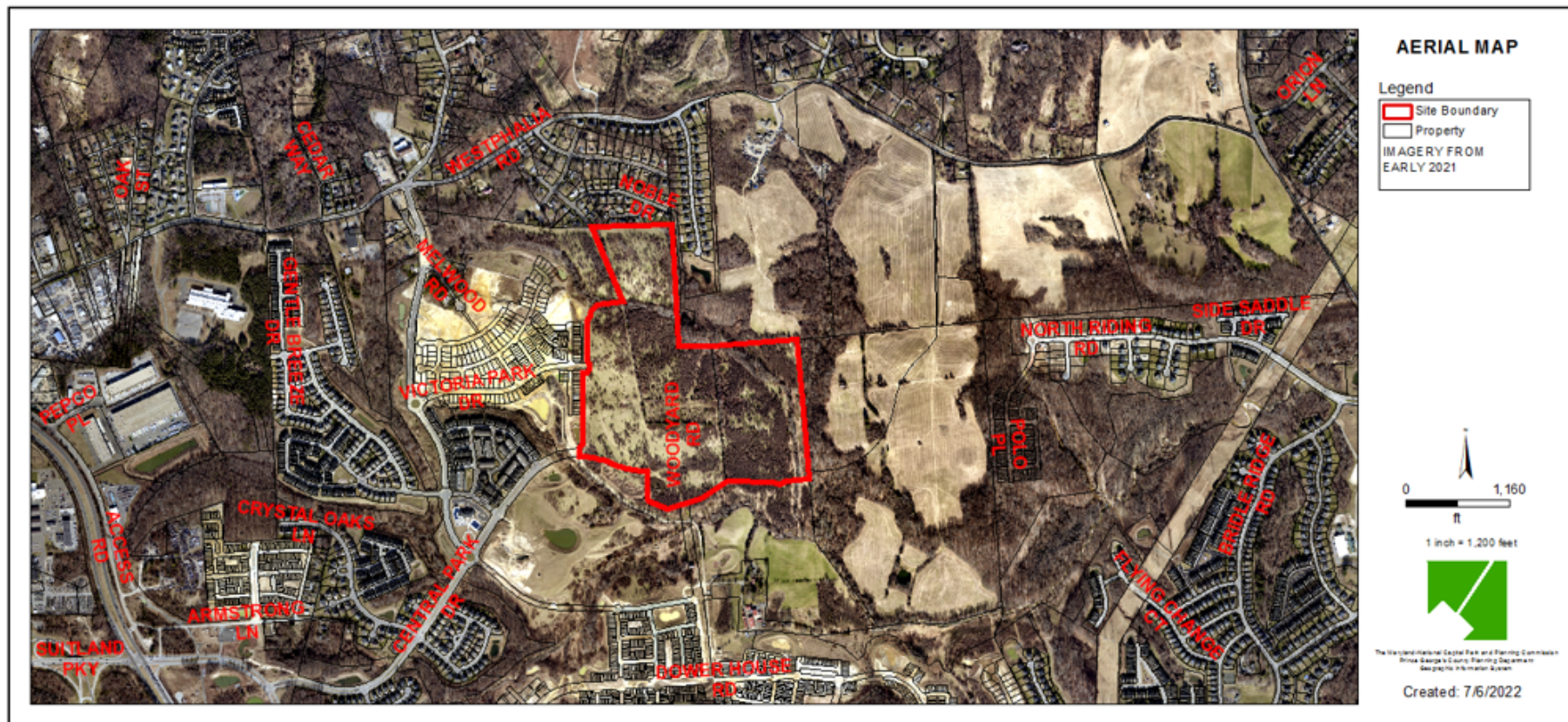


# PRIOR OVERLAY MAP





# AERIAL MAP



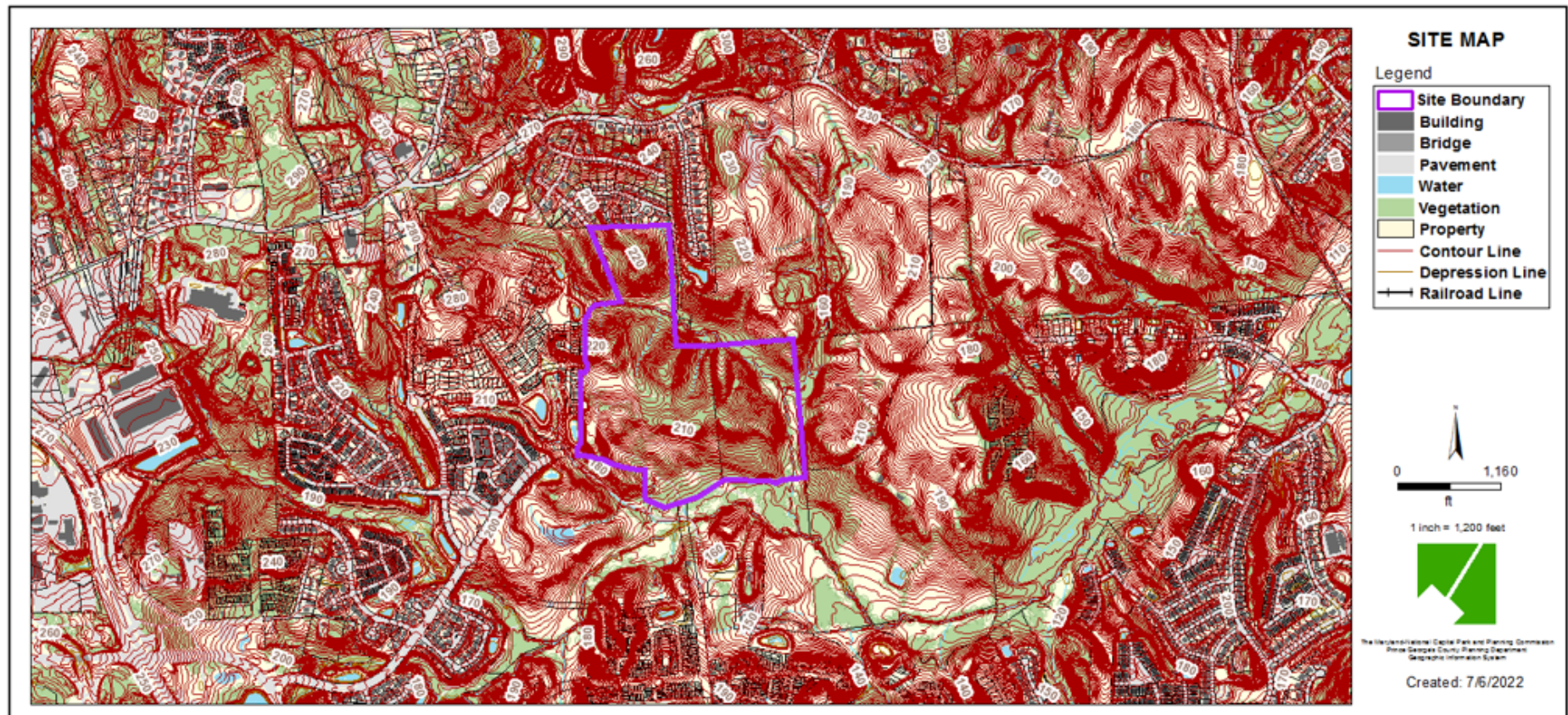


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



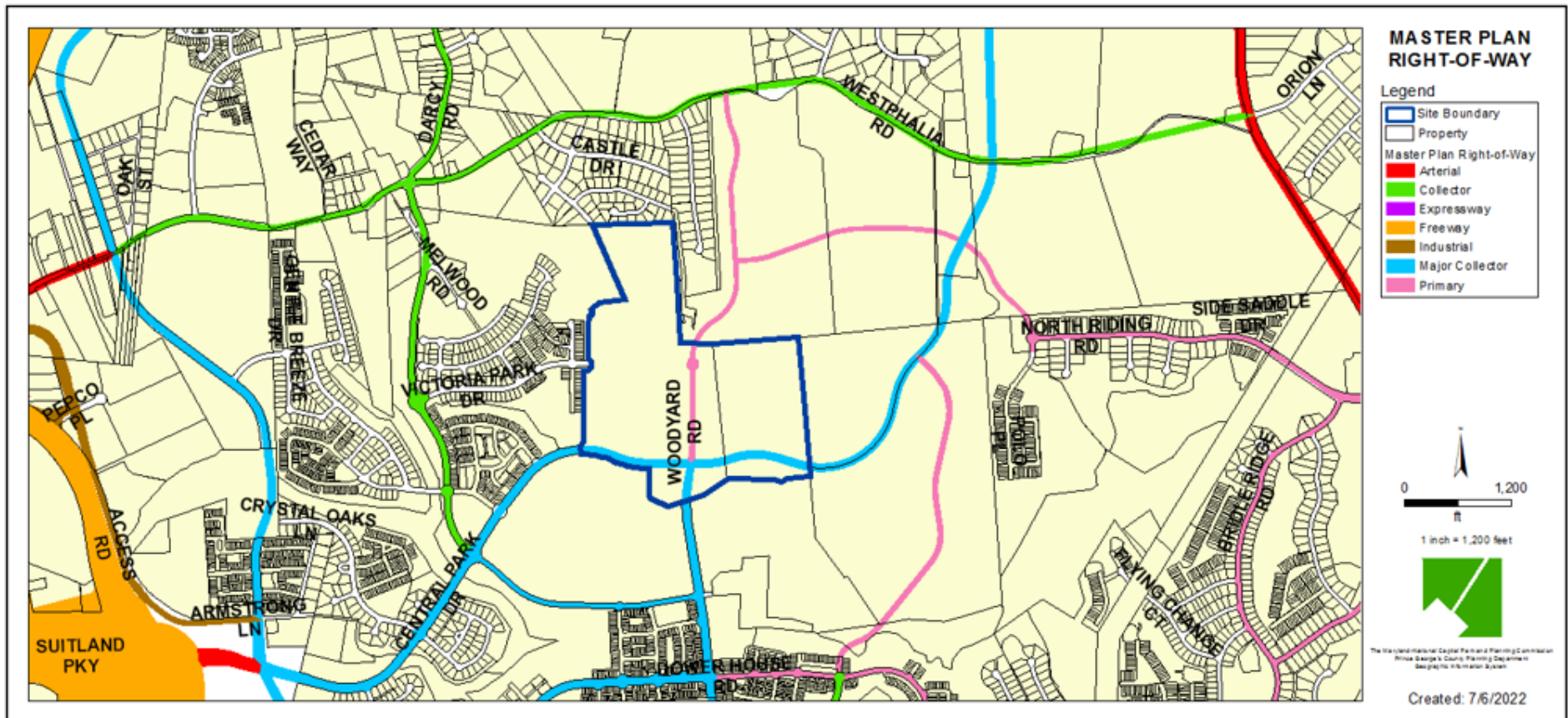


# SITE MAP

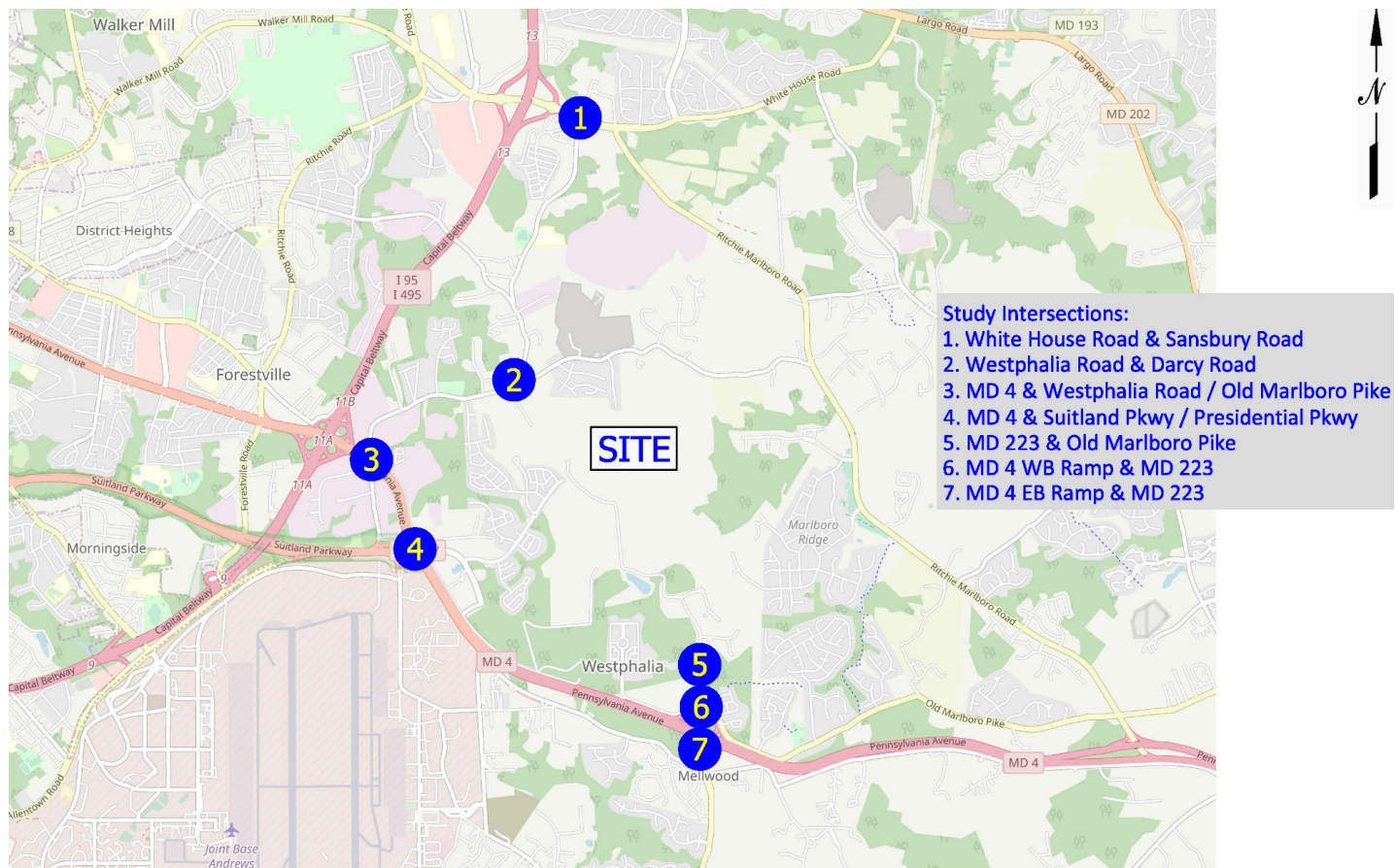




# MASTER PLAN RIGHT-OF-WAY MAP

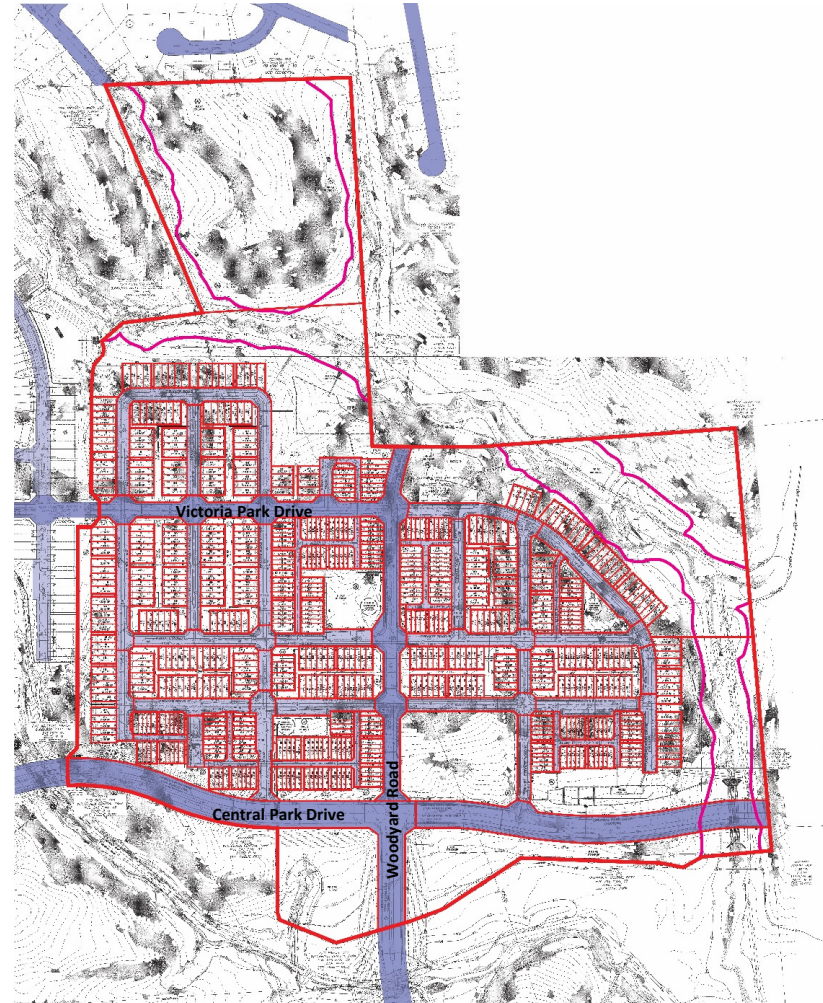






# CRITICAL INTERSECTIONS MAP





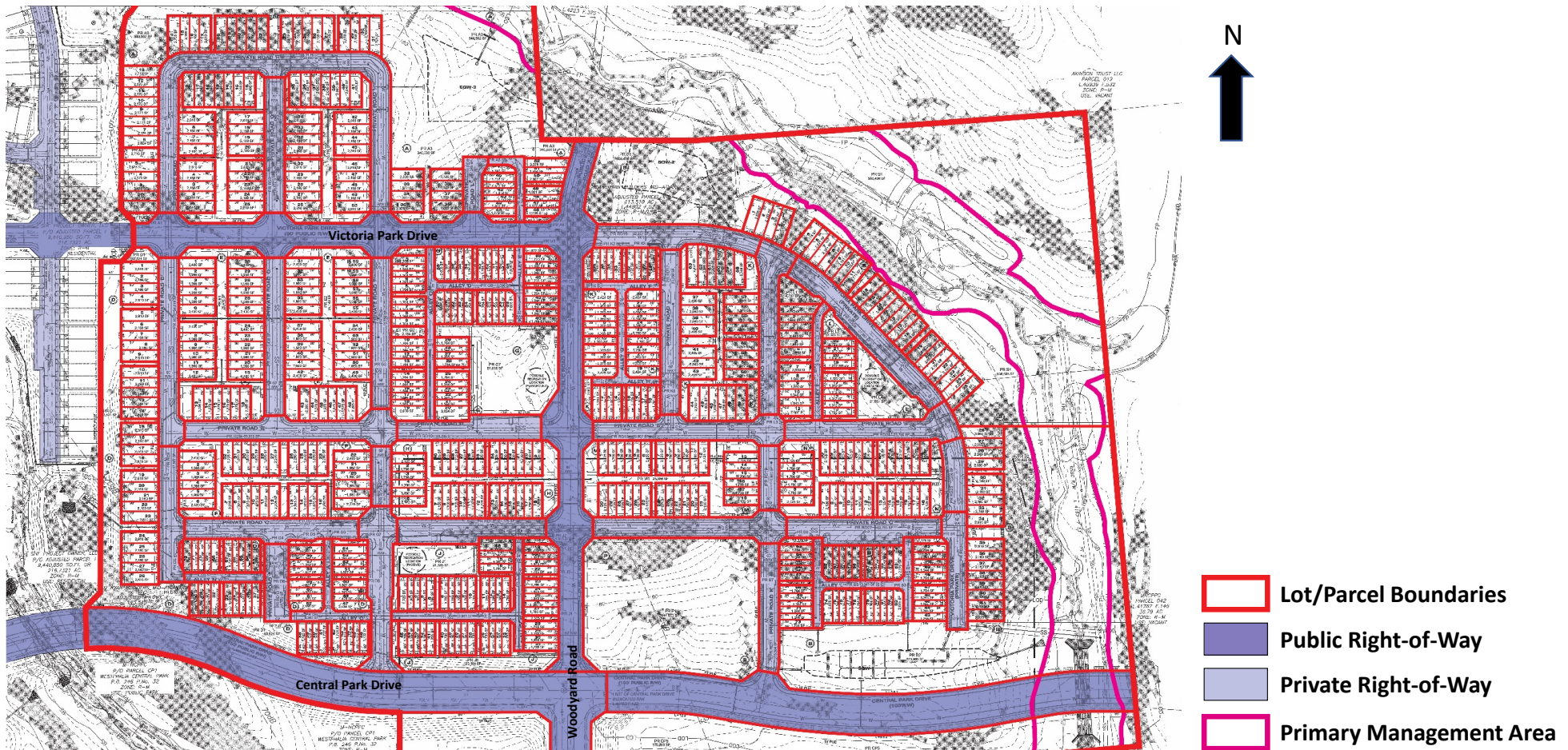
# OVERALL PRELIMINARY PLAN OF SUBDIVISION



-  Lot/Parcel Boundaries
-  Public Right-of-Way
-  Private Right-of-Way
-  Primary Management Area

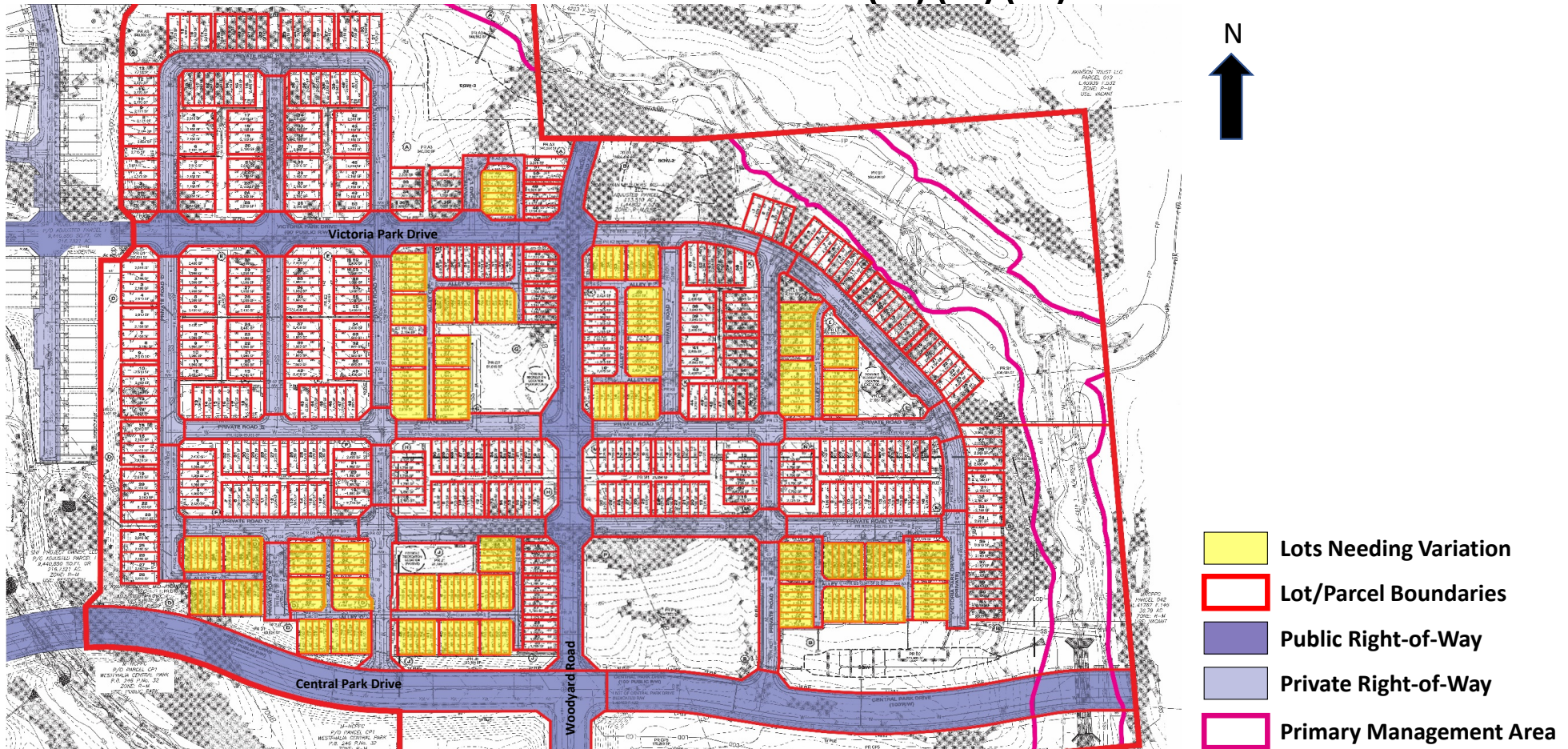


# PRELIMINARY PLAN OF SUBDIVISION- DEVELOPMENT AREA



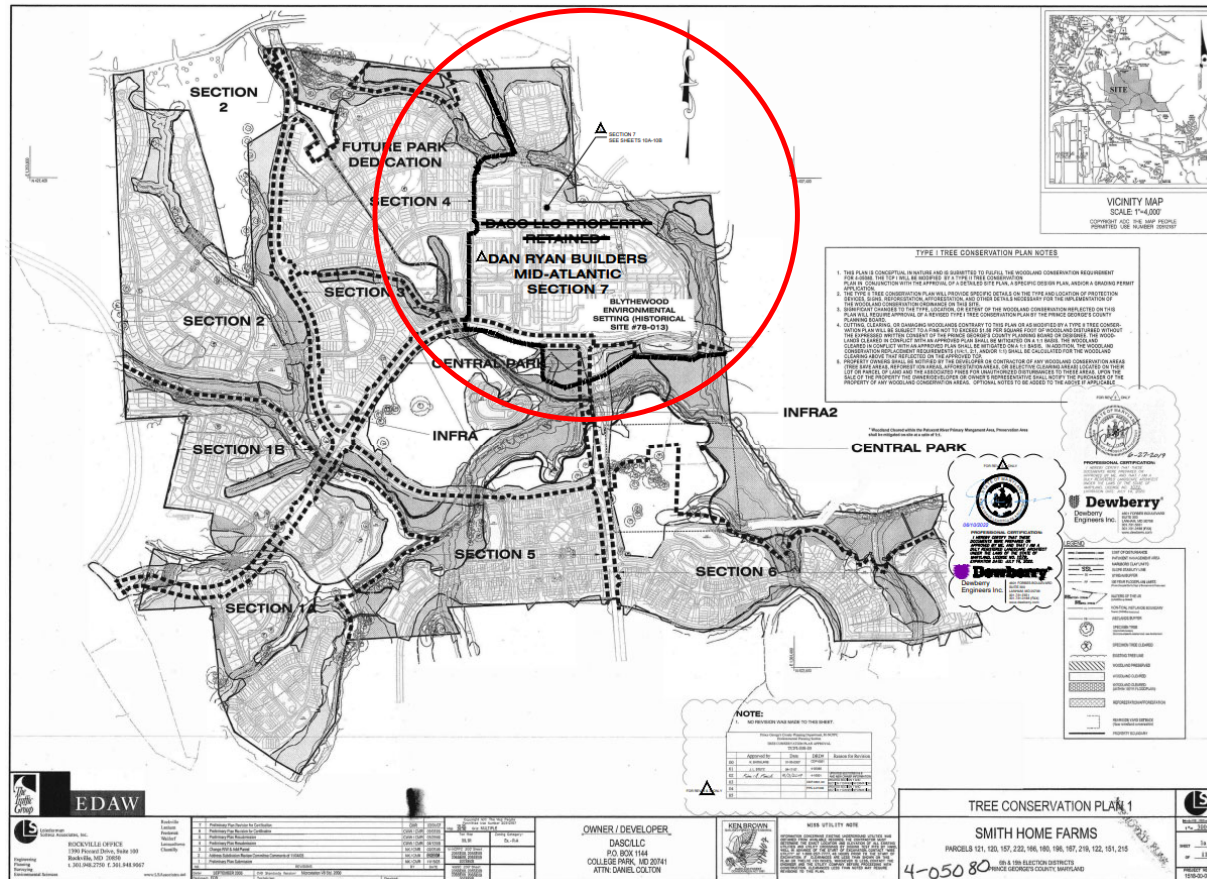


# VARIATION FROM SECTION 24-128(b)(7)(A)



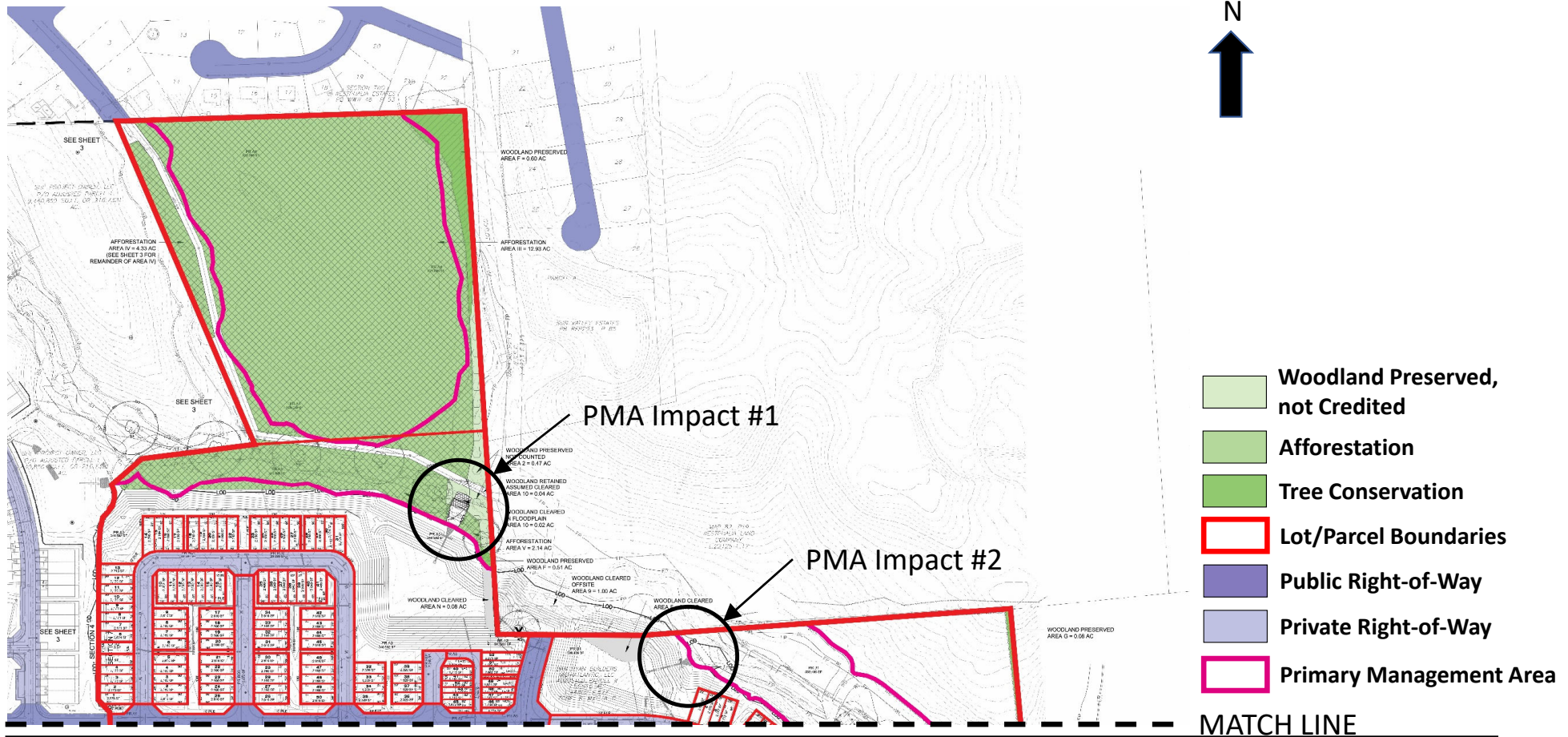


# OVERALL TYPE I TREE CONSERVATION PLAN

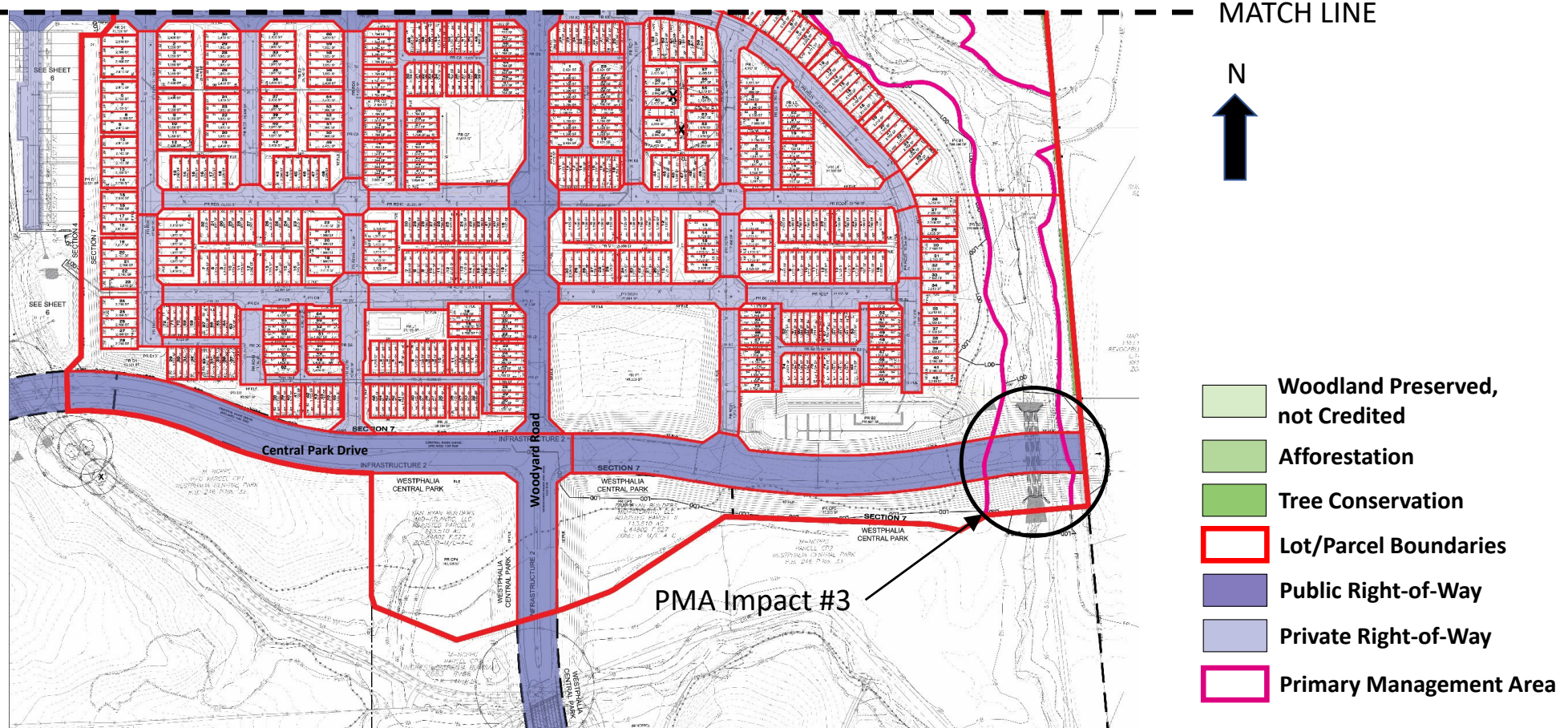




N  
↑



# TYPE I TREE CONSERVATION PLAN- SOUTH





# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary Plan of Subdivision 4-21029
- Type 1 Tree Conservation Plan TCP1-038-05-04
- Variation from Section 24-128(b)(7)(A)

## **Major Issues:**

- None

## **Applicant Community Engagement:**

- Informational Mailing: 7/29/21
- Acceptance Mailing: 5/13/22