

PRESERVE AT PISCATAWAY – BAILEY'S VILLAGE

Preliminary Plan of Subdivision

TCP1-009-94-05

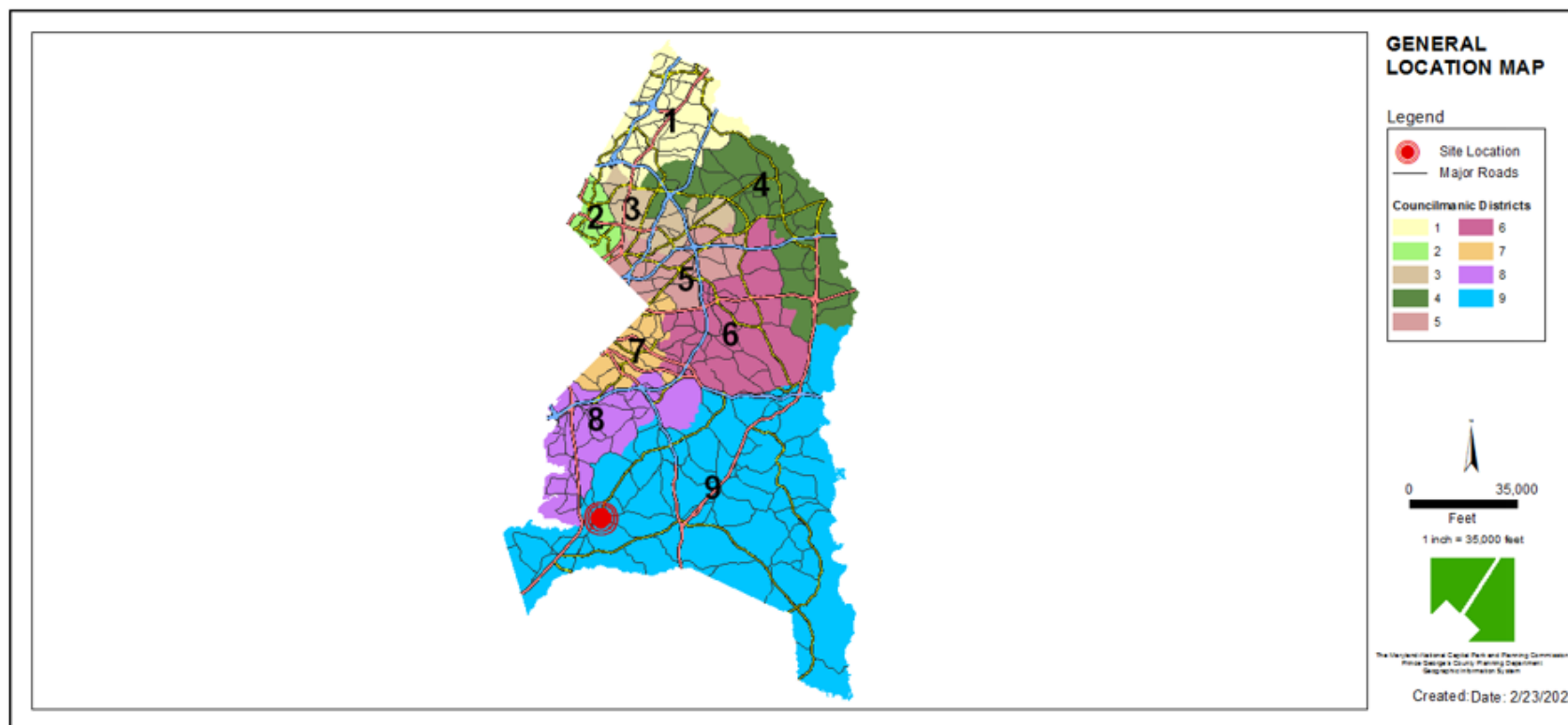
Staff Recommendation: CONTINUANCE to April 28, 2022



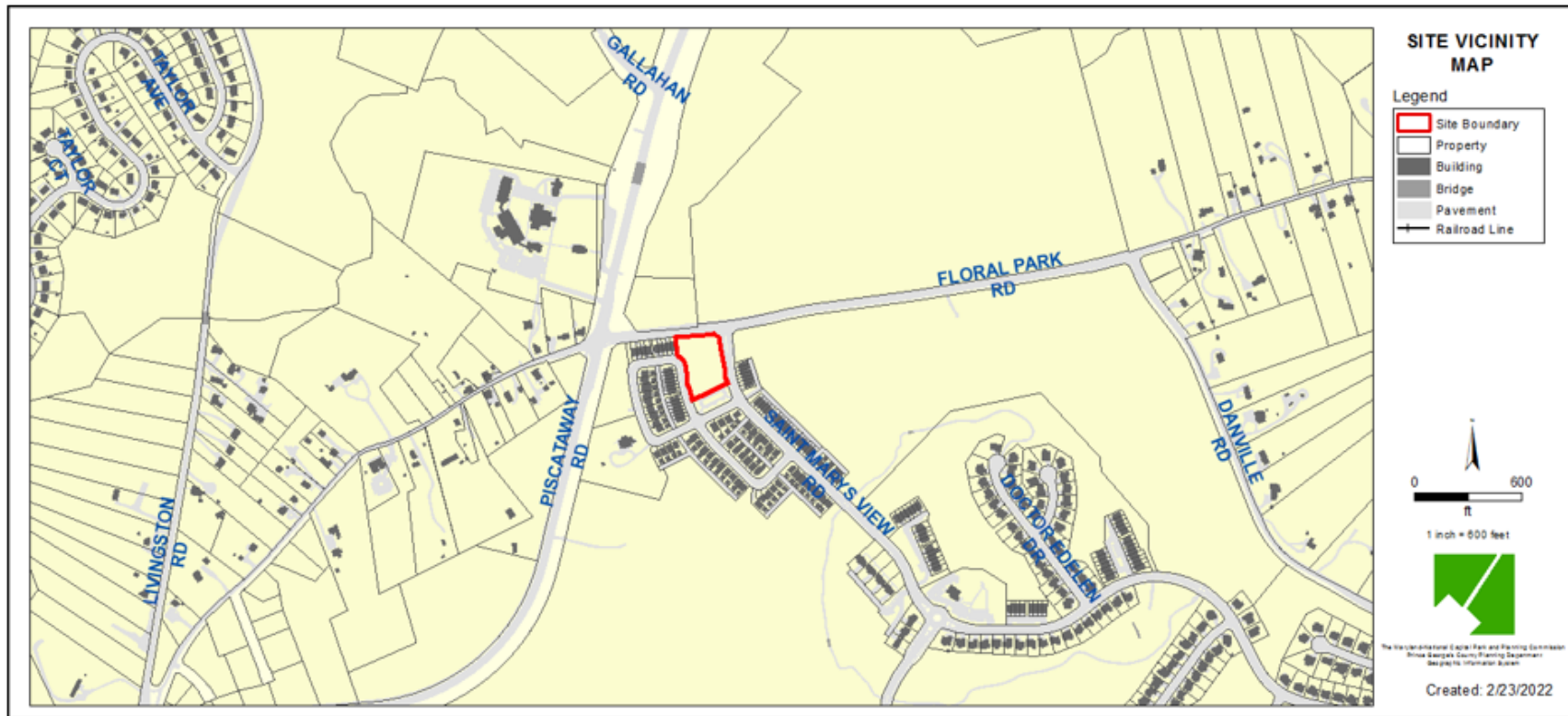
GENERAL LOCATION MAP

Council District: 09

Planning Area: 84

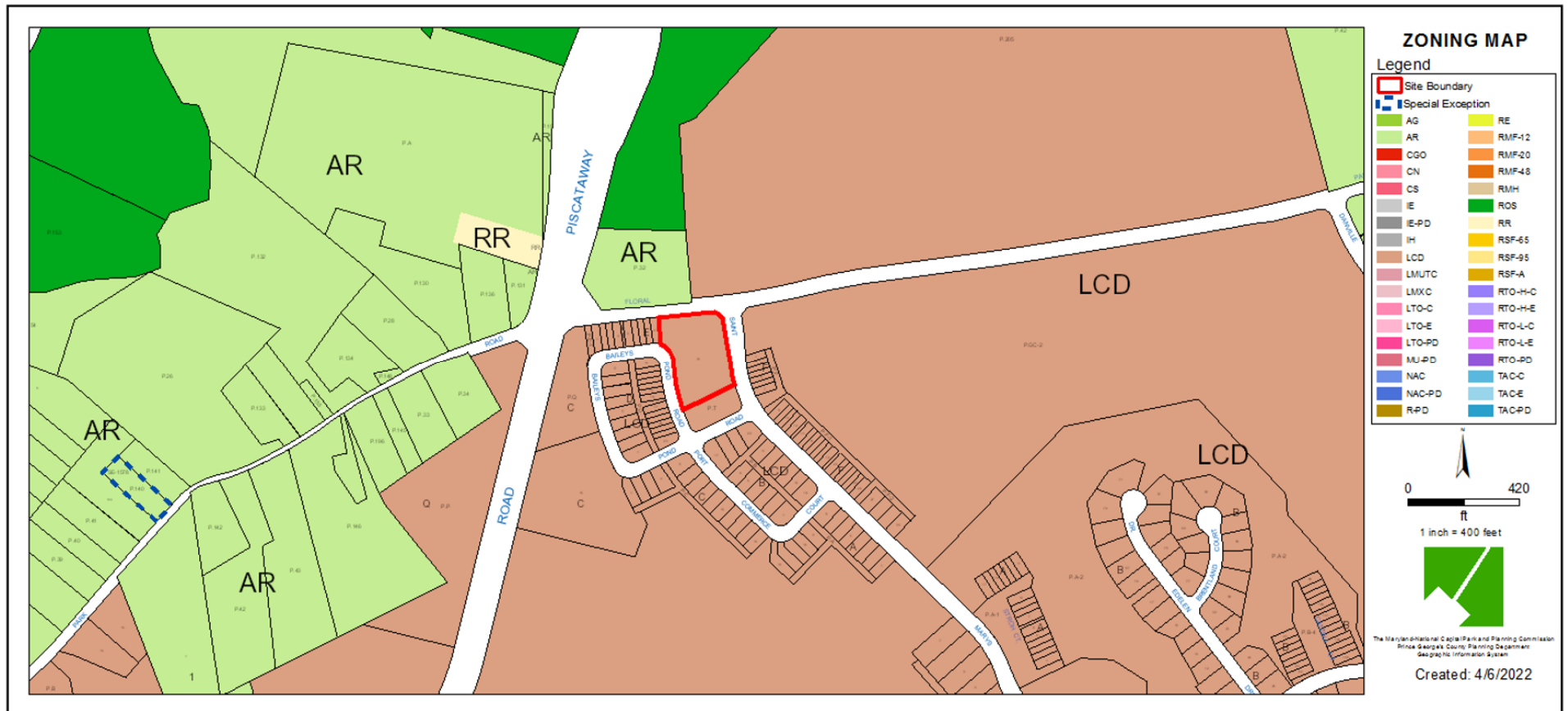


SITE VICINITY MAP



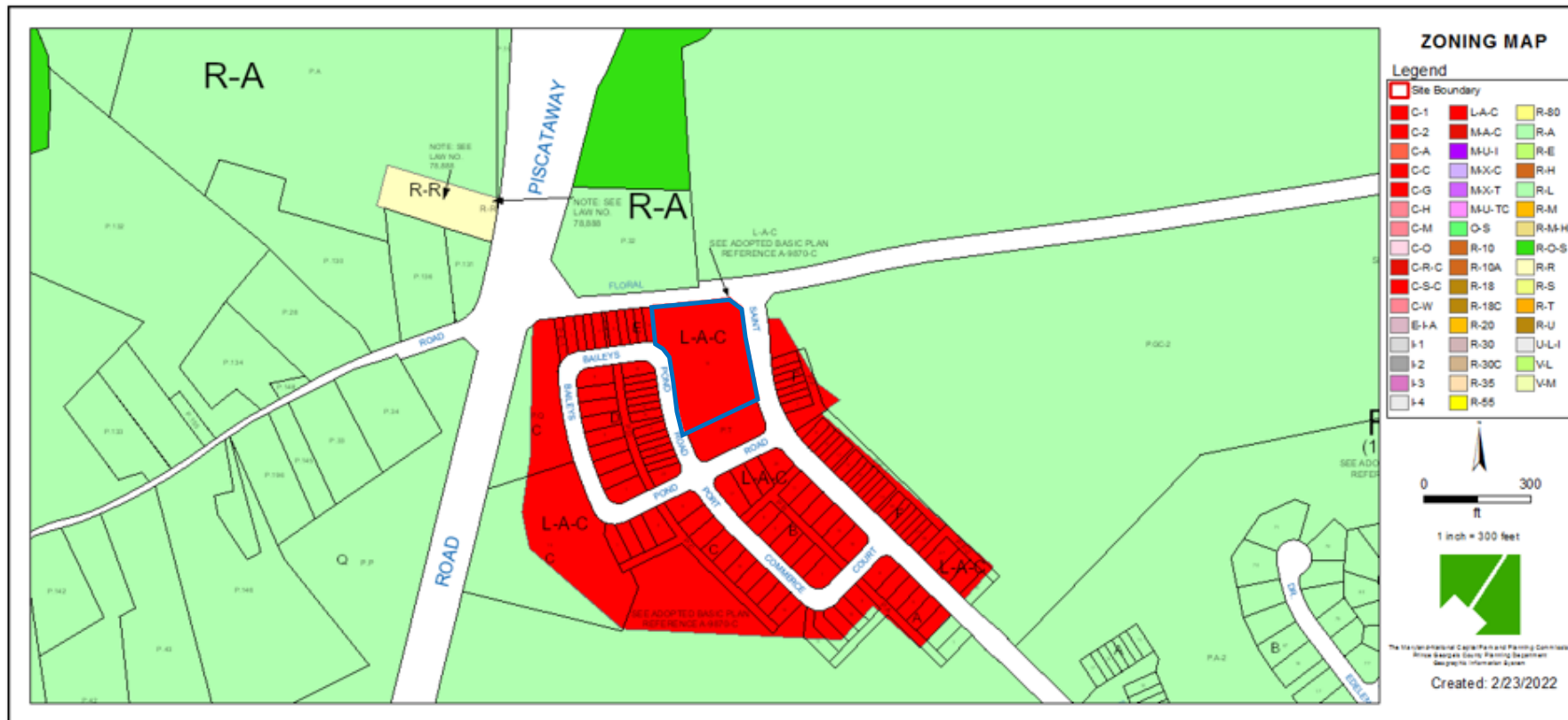
NEW ZONING MAP

Property Zone: LCD



PRIOR ZONING MAP

Property Zone: L-A-C



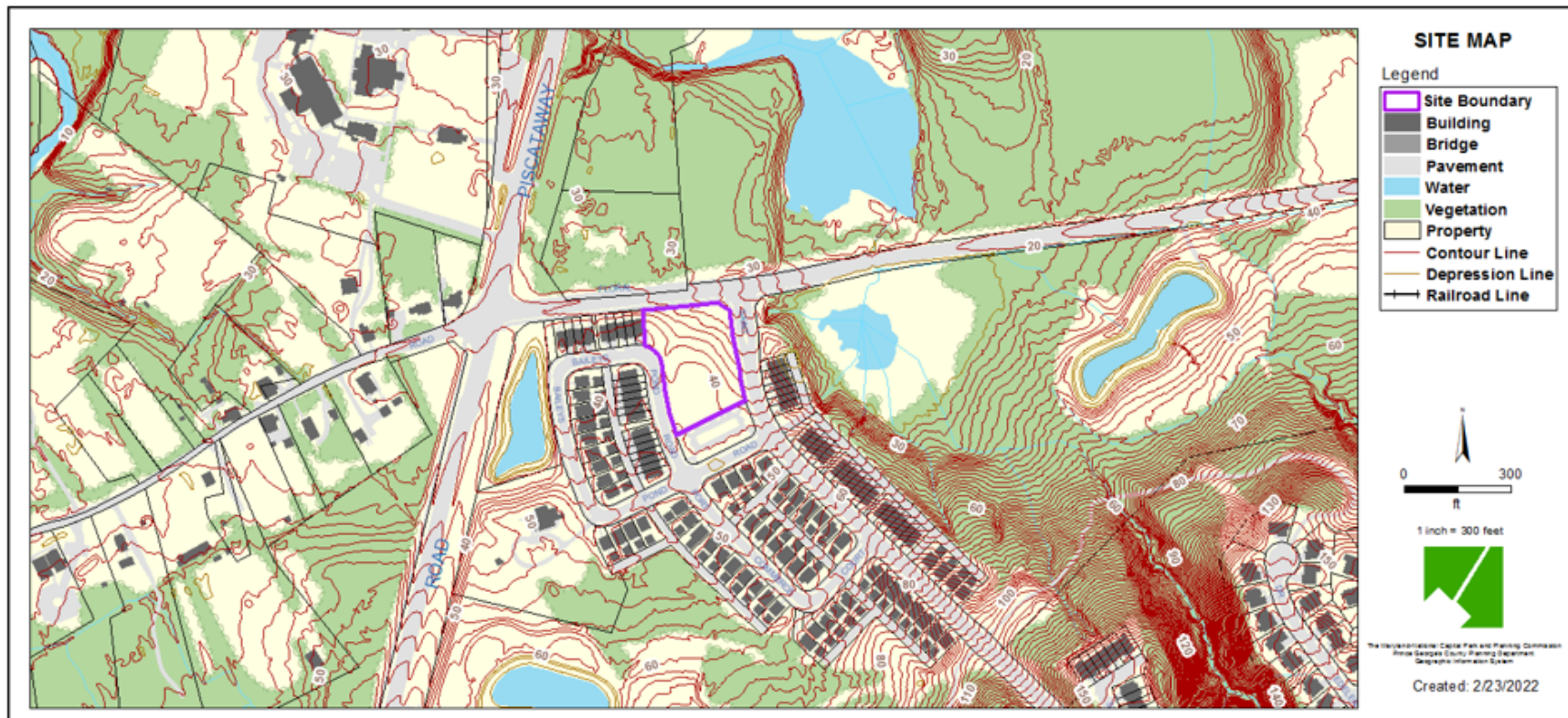
AERIAL MAP



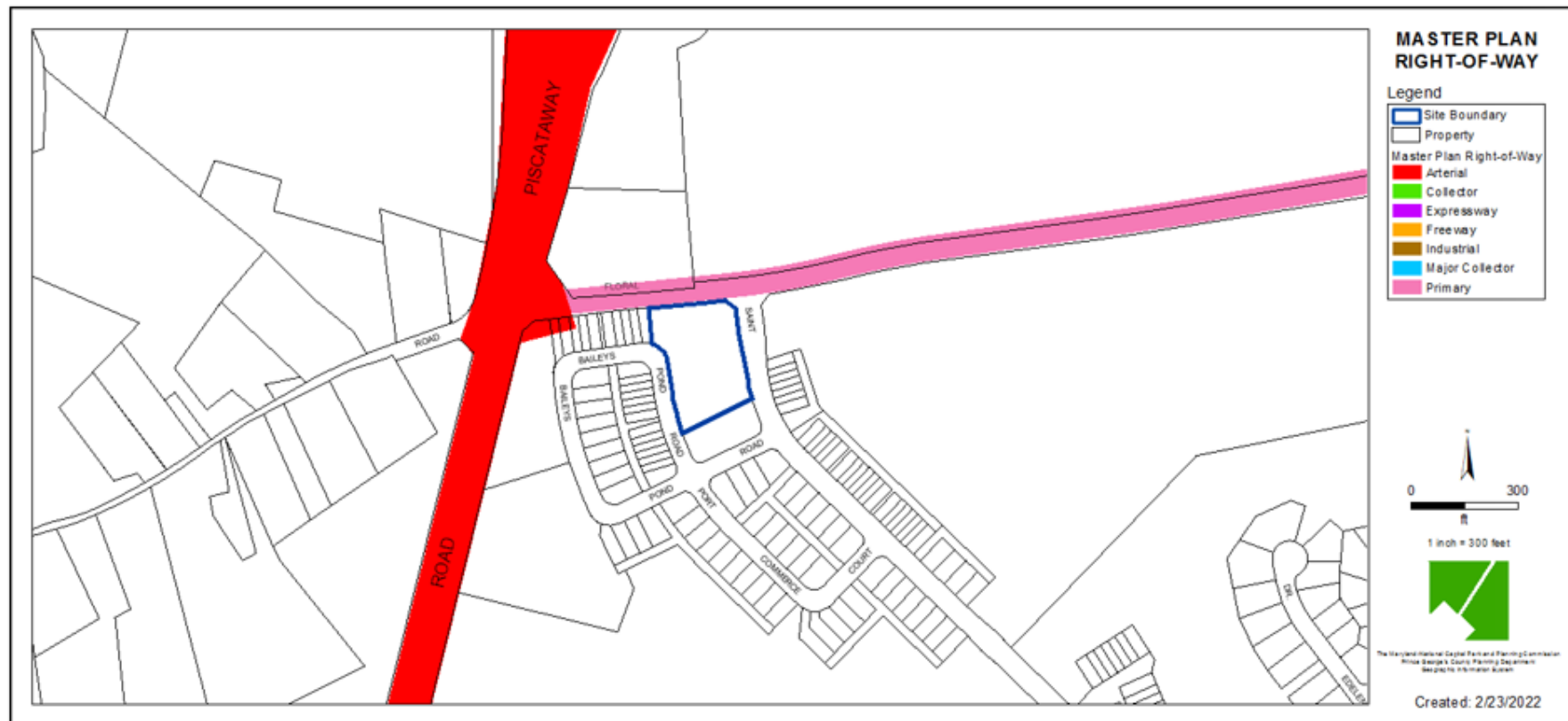
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



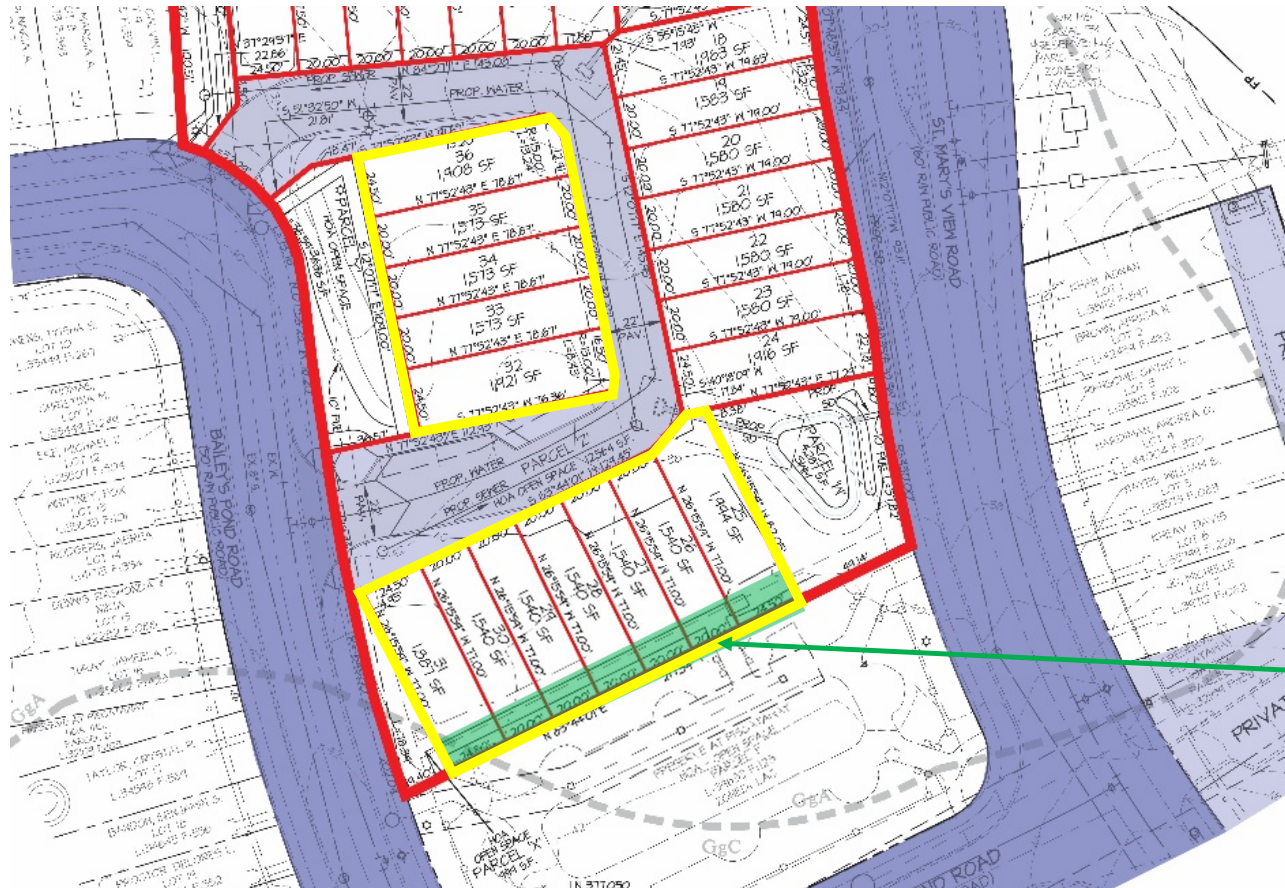
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION

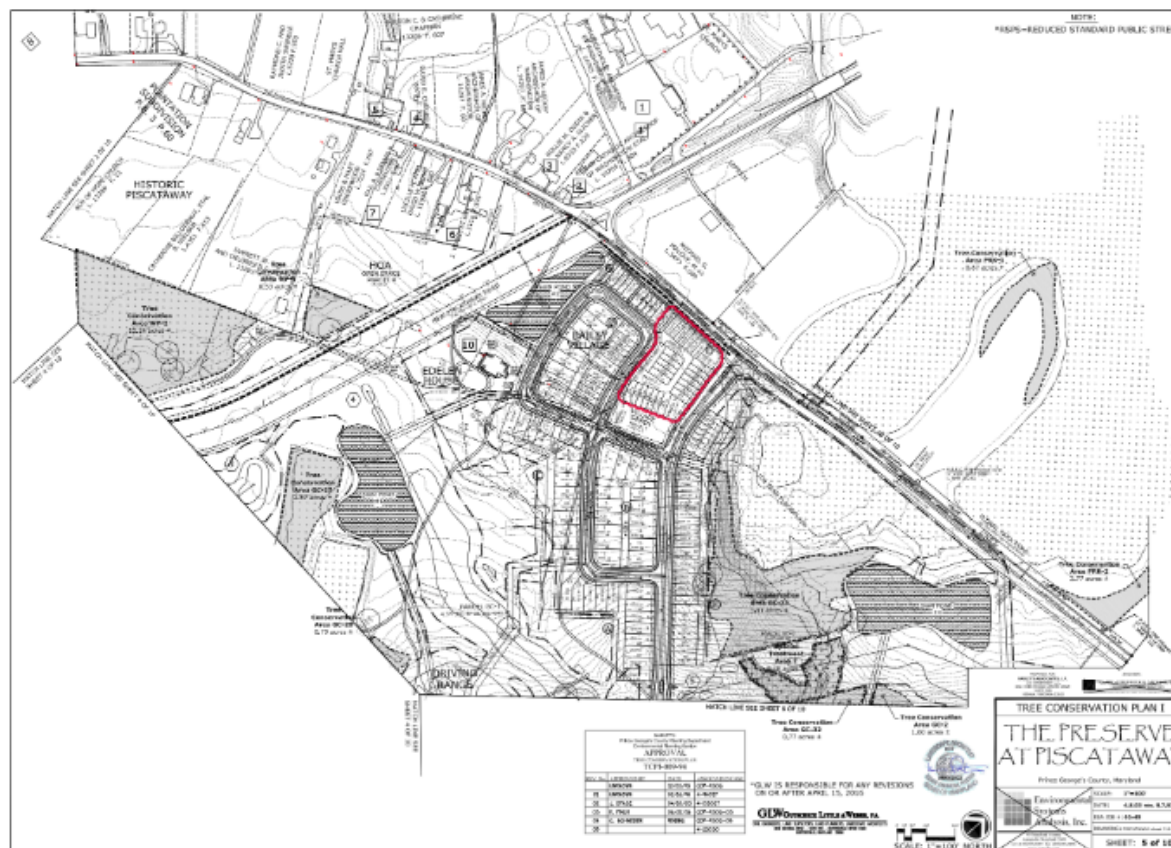


VARIATION FROM SECTION 24-128(B)(7)(A)



Easement should be provided for common sidewalk in front of lots 25-31

TYPE I TREE CONSERVATION PLAN



VIEWSHED STUDY



PHOTO #1



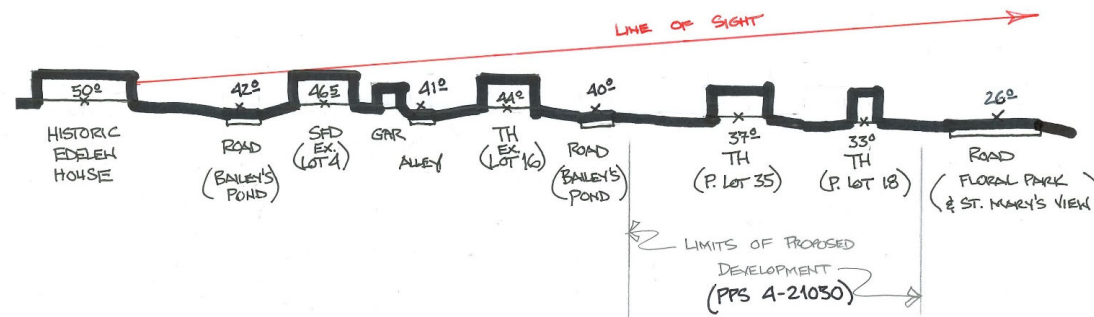
PHOTO #2



PHOTO #3



ELEVATION STUDY



STREET FRONTAGE TREATMENT- EXISTING ADJACENT



STREET FRONTAGE TREATMENT- PROPOSED CONCEPT



STAFF RECOMMENDATION

CONTINUANCE to April 28, 2022

Major Issues:

- District Council's order of disapproval expected to become effective on April 25, 2022
- Staff may not recommend approval of PPS depending on Council's final decision

Applicant Community Engagement:

- Informational Mailing 7/28/2021
- Acceptance Mailing 2/16/2022