

## PRESERVE AT PISCATAWAY – BAILEY'S VILLAGE

Preliminary Plan of Subdivision

TCP1-009-94-05

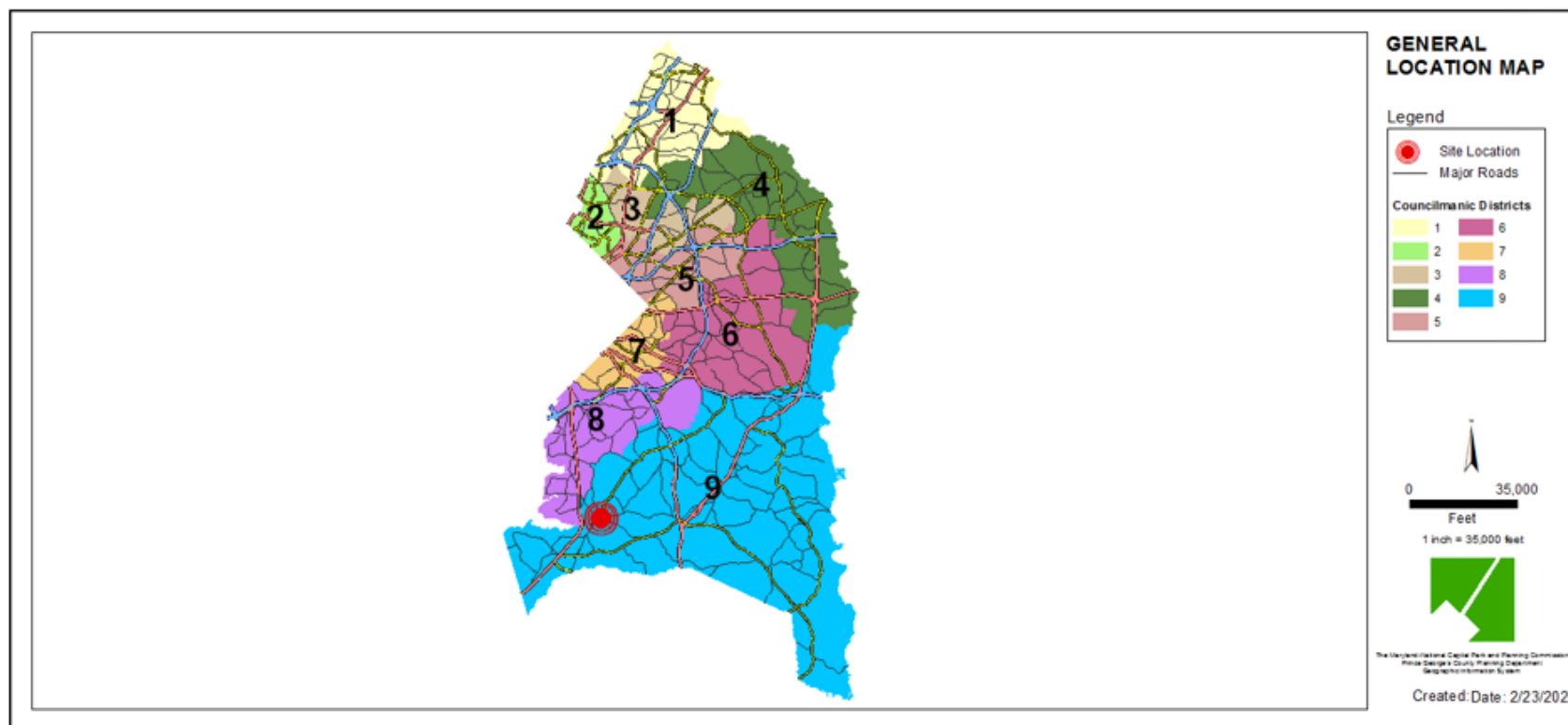
**Staff Recommendation:** CONTINUANCE to April 28, 2022



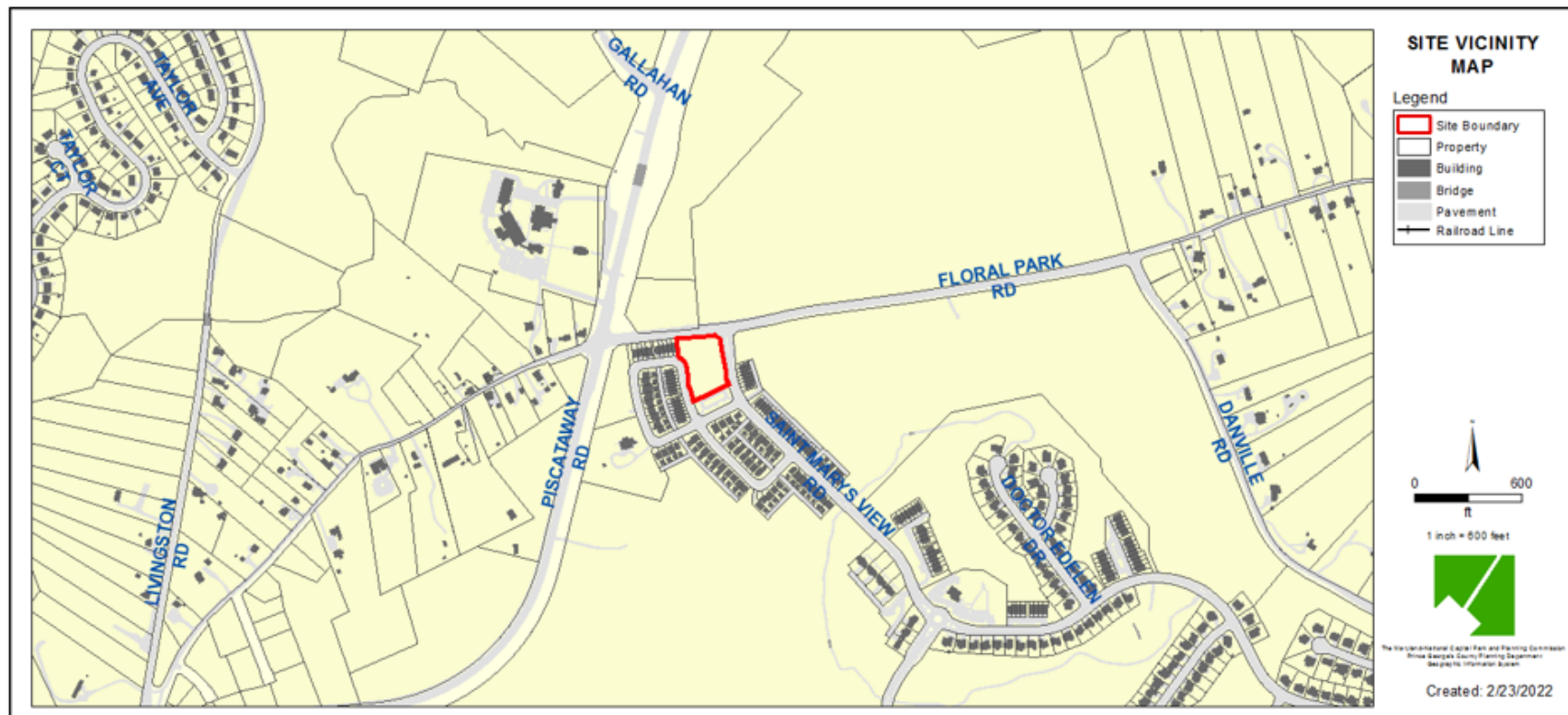
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 84

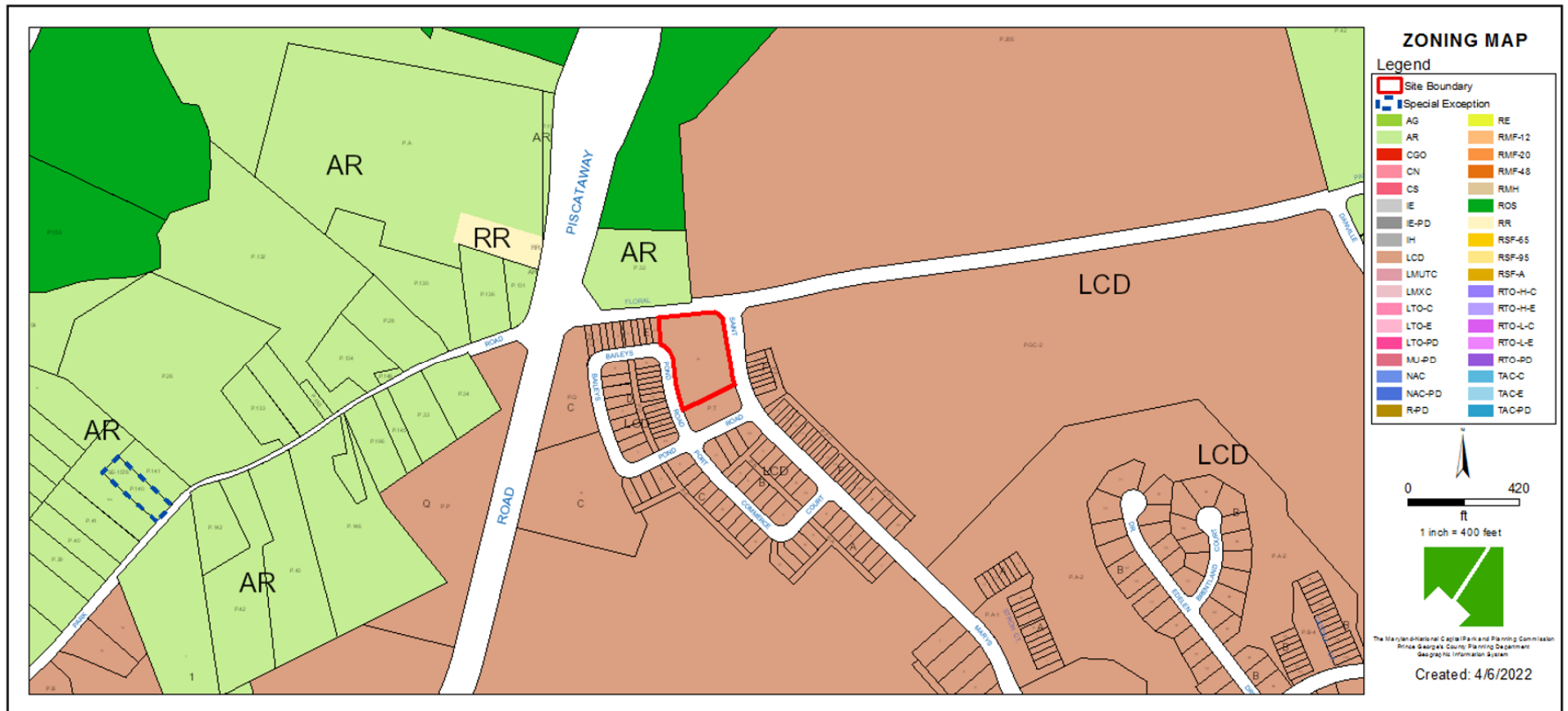


# SITE VICINITY MAP



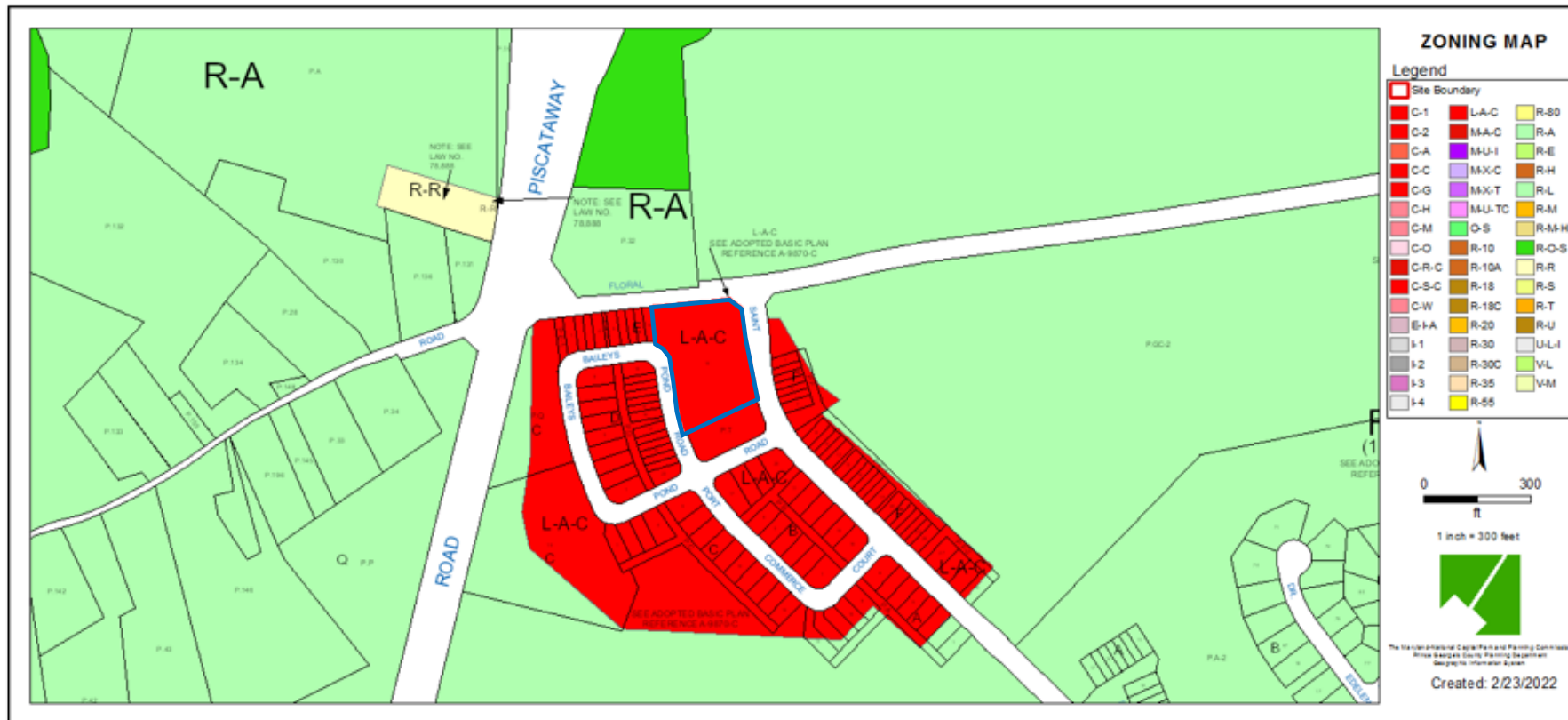
# NEW ZONING MAP

Property Zone: LCD



# PRIOR ZONING MAP

Property Zone: L-A-C



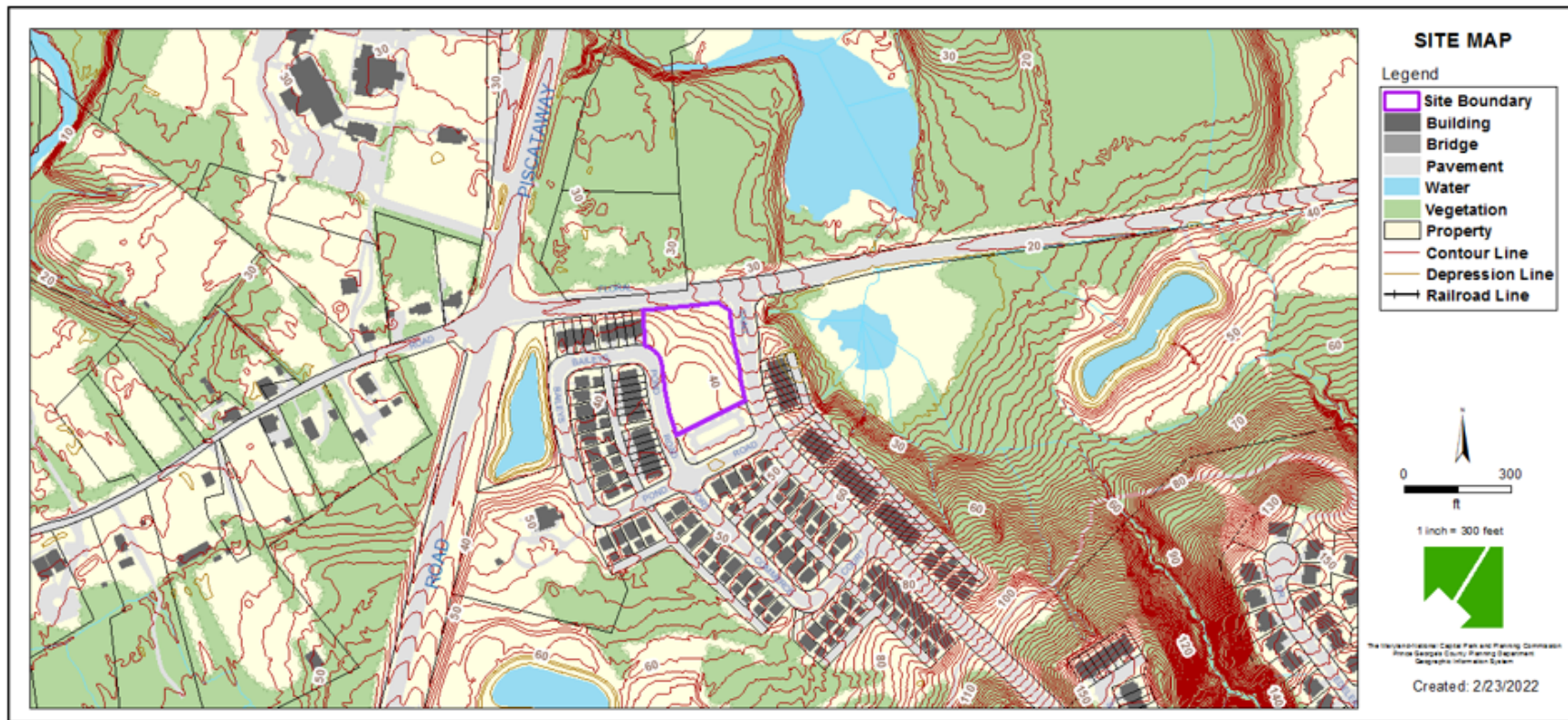
# AERIAL MAP



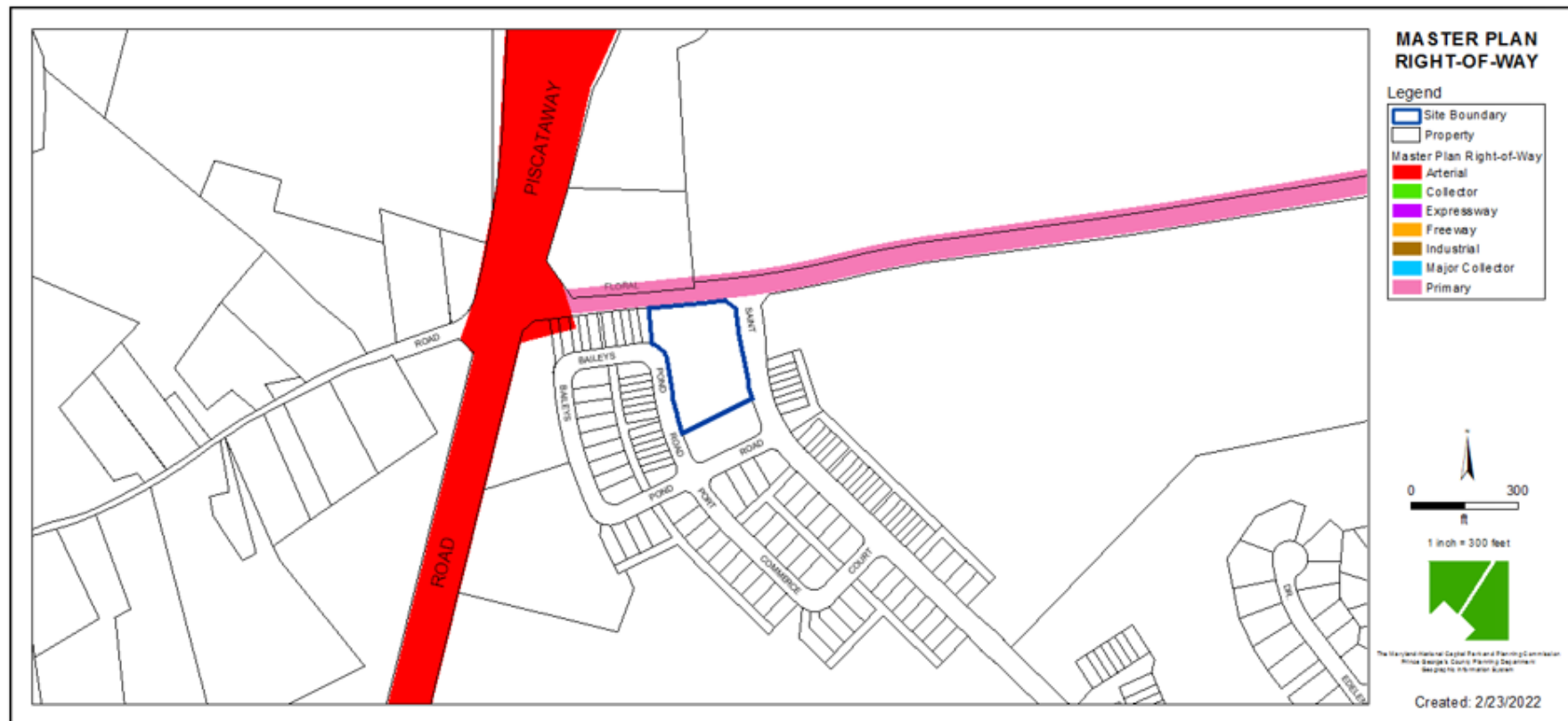
## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



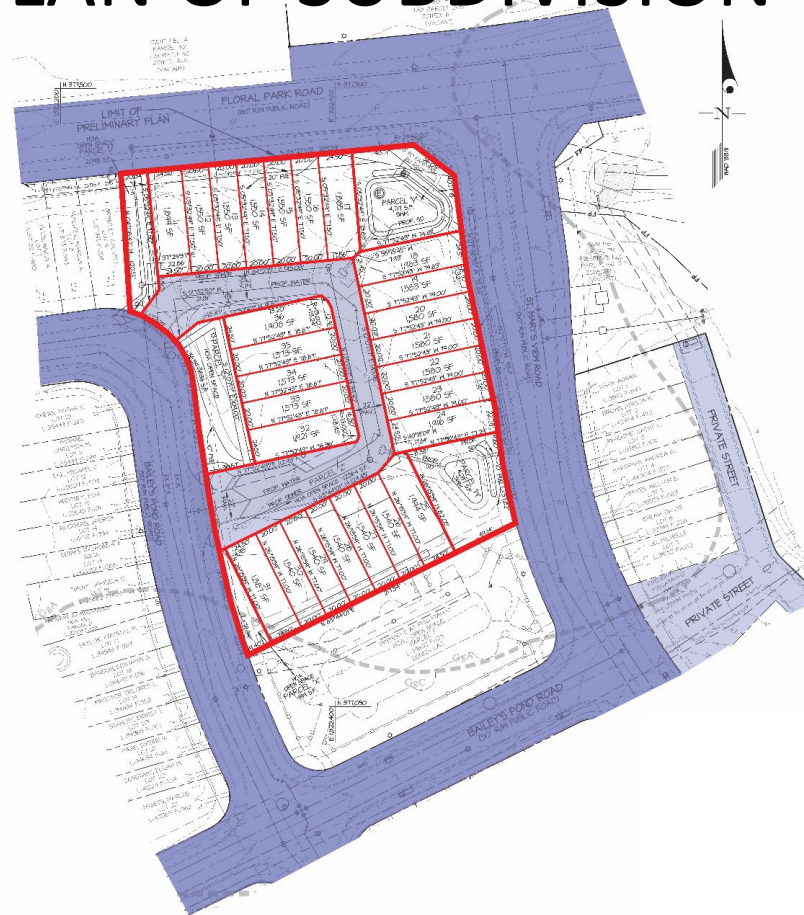
# SITE MAP



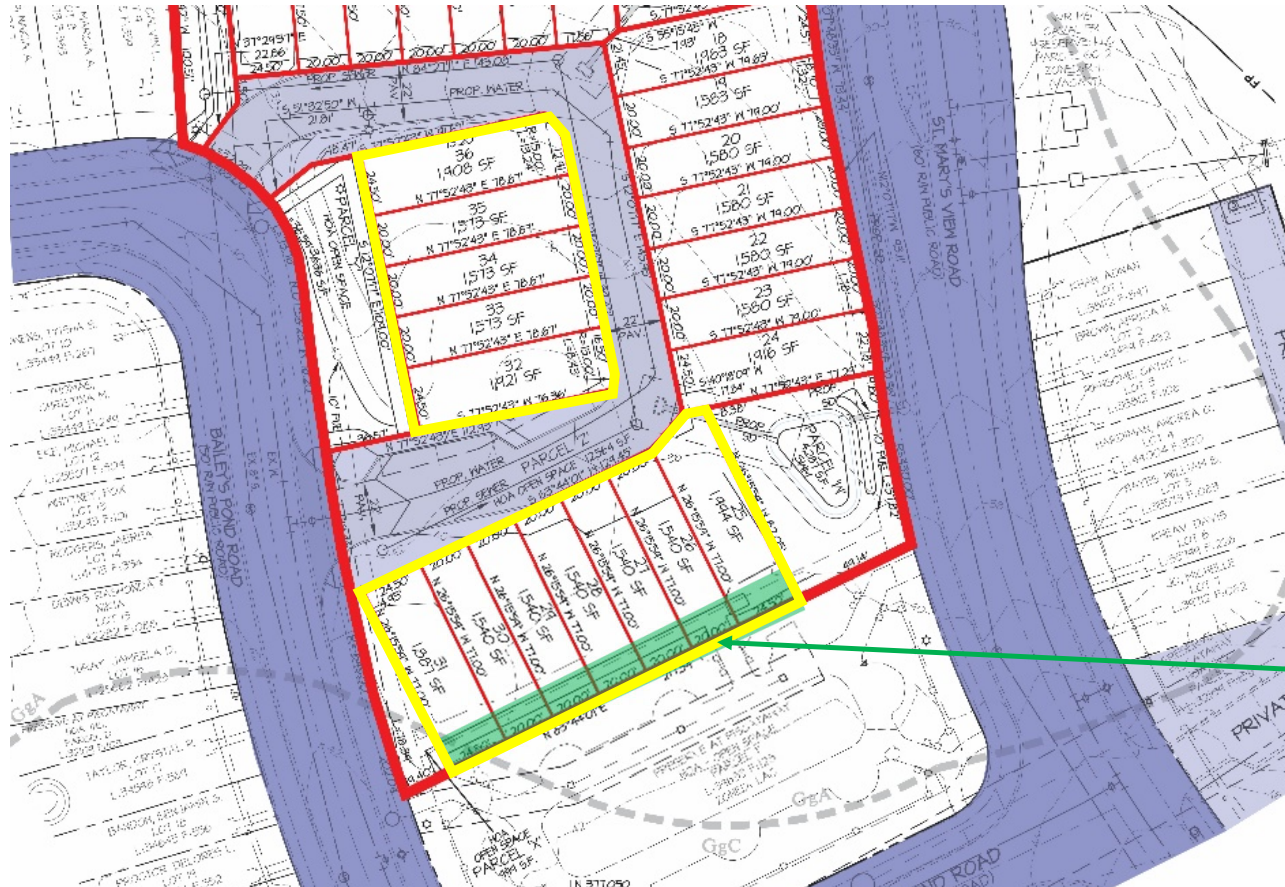
# MASTER PLAN RIGHT-OF-WAY MAP



# 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



# VIEWSHED STUDY



## PHOTO #1



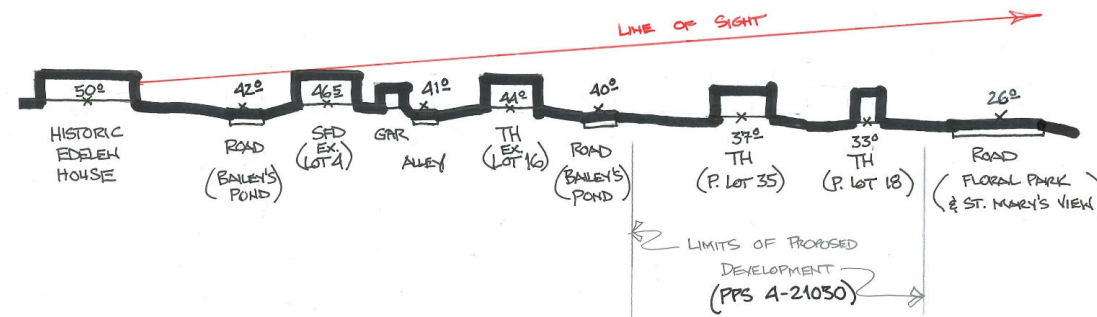
## PHOTO #2



## 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