

PRESERVE AT PISCATAWAY – BAILEY'S VILLAGE

Preliminary Plan of Subdivision

TCP1-009-94-05

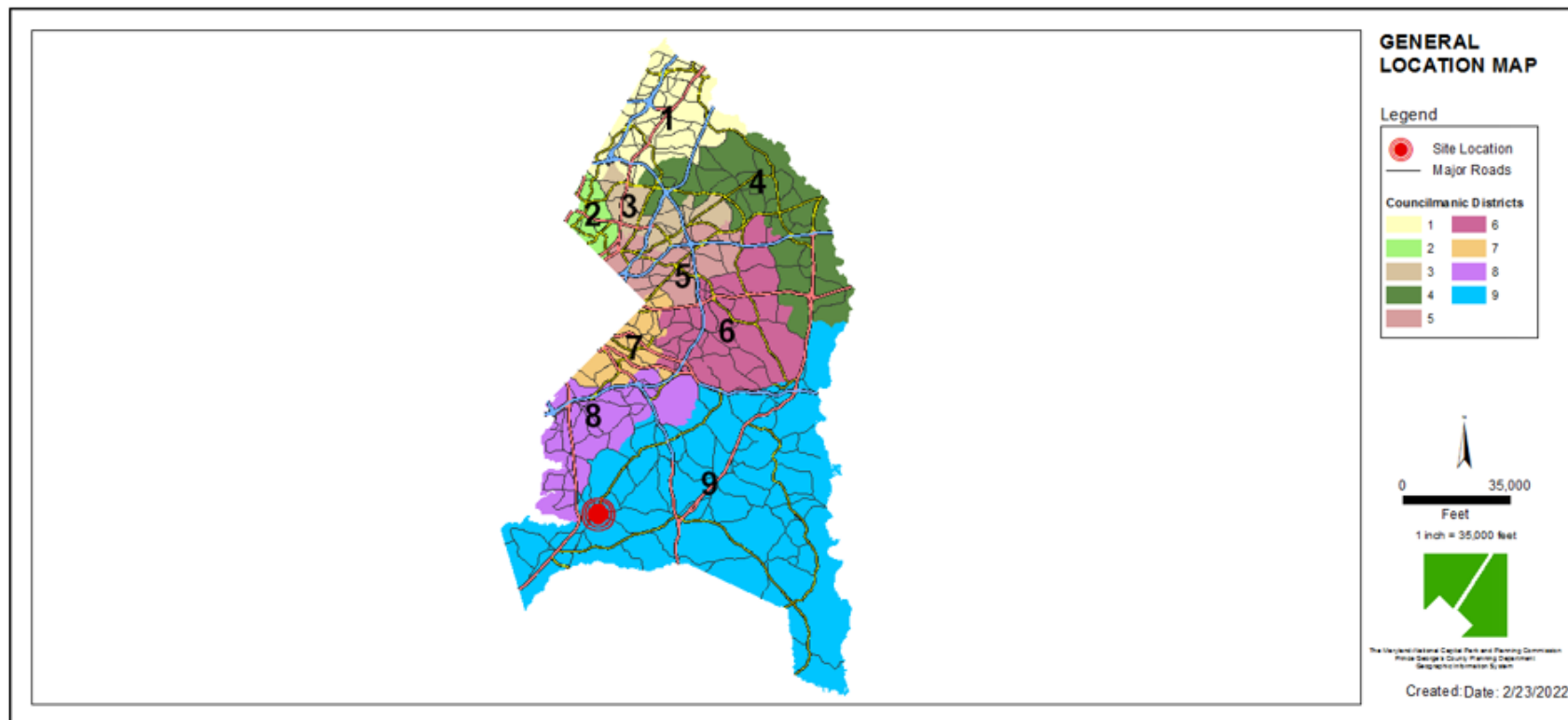
Staff Recommendation: DISAPPROVAL



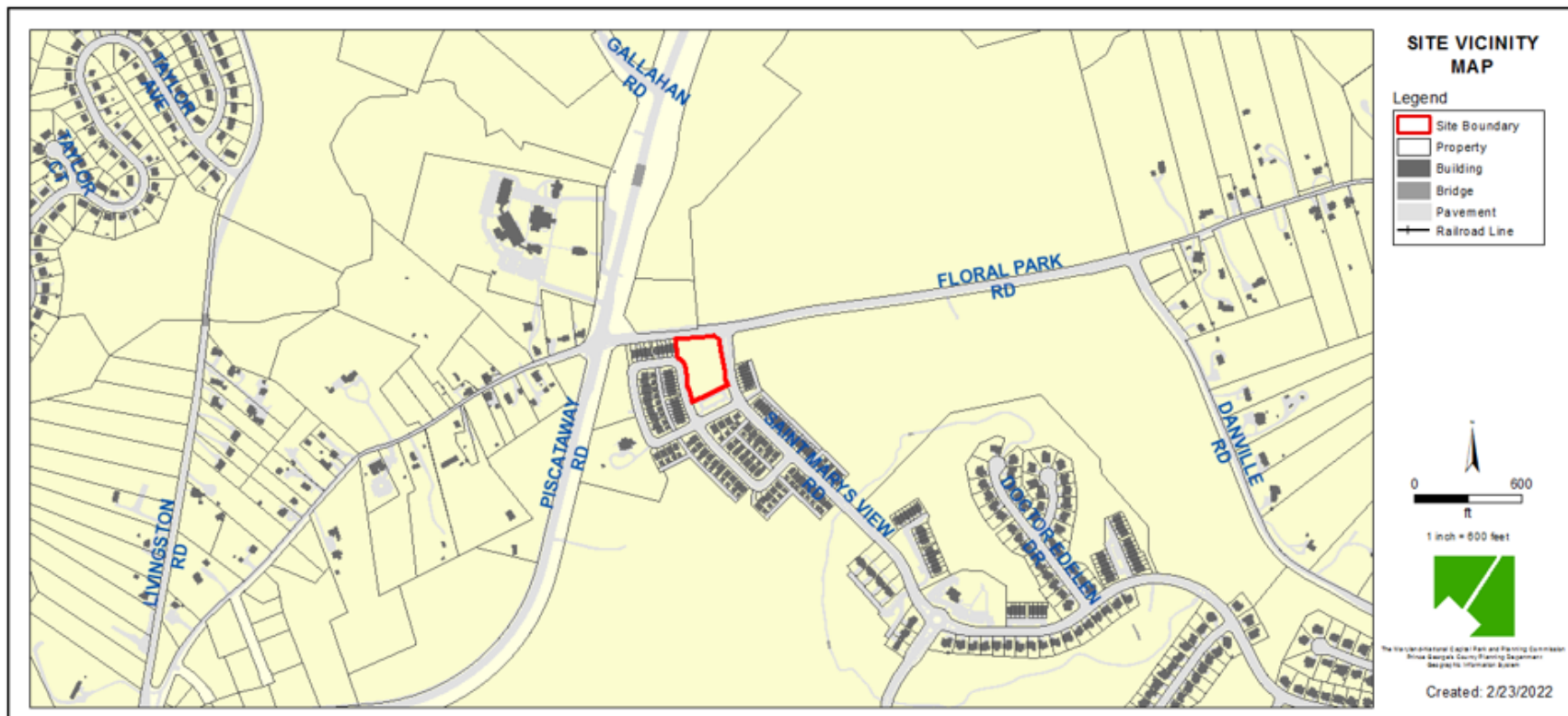
GENERAL LOCATION MAP

Council District: 09

Planning Area: 84

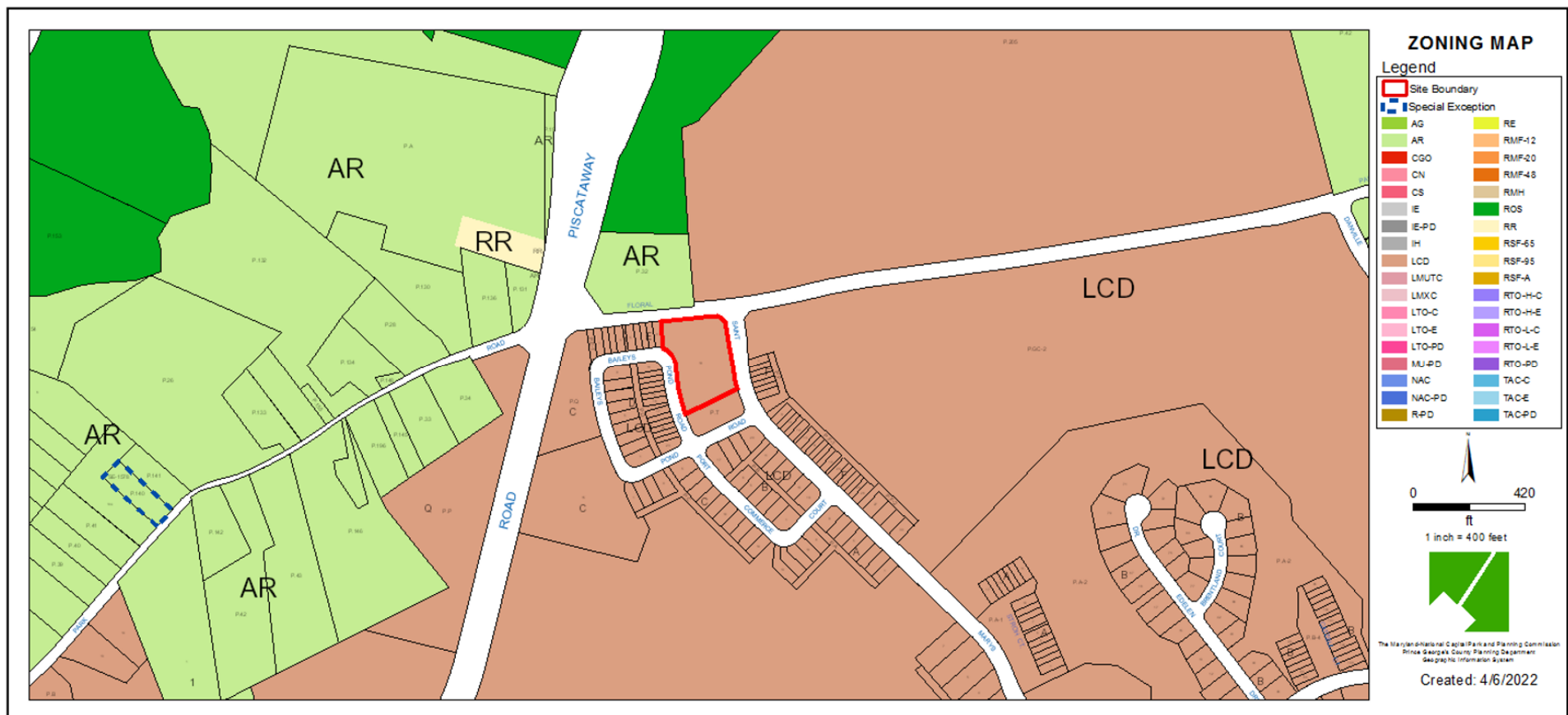


SITE VICINITY MAP



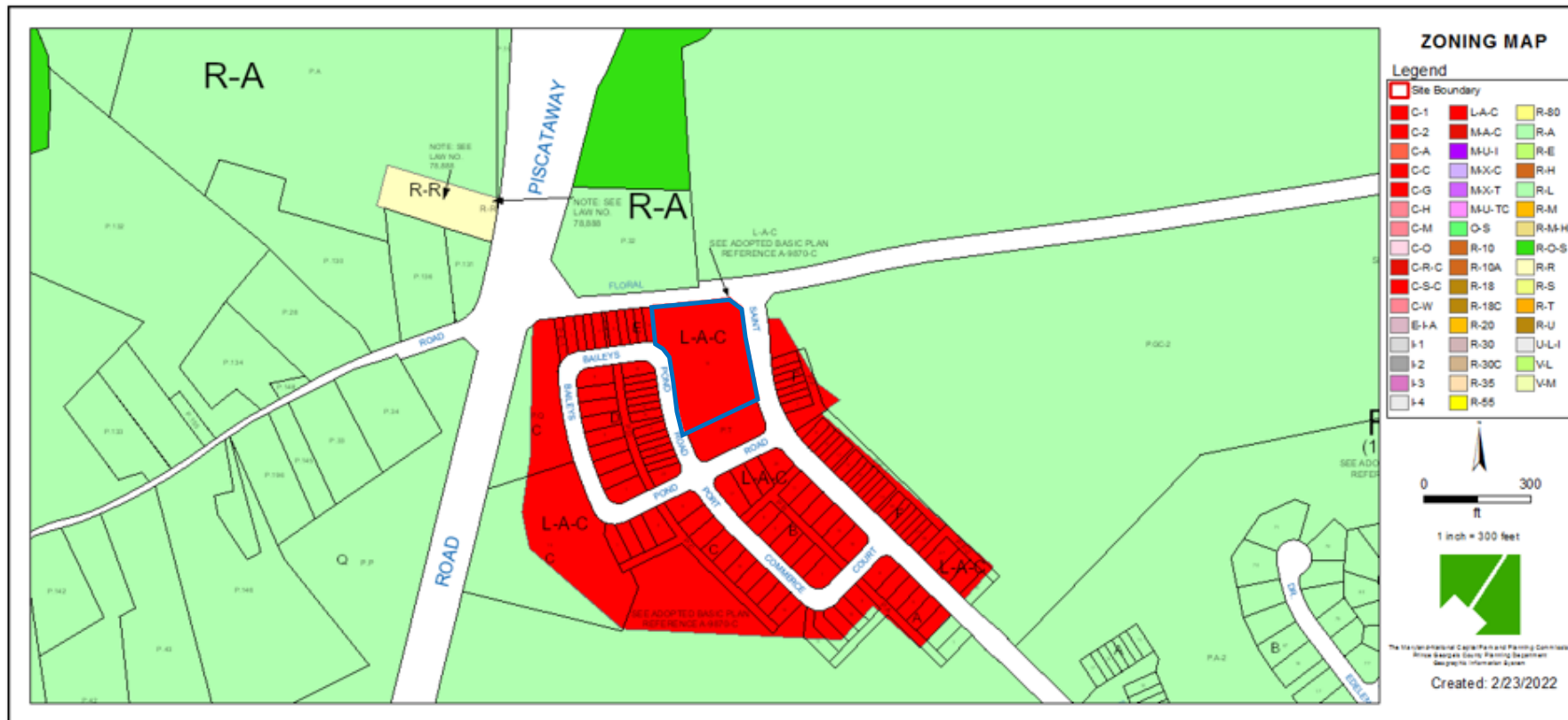
ZONING MAP

Property Zone: LCD



PRIOR ZONING MAP

Property Zone: L-A-C



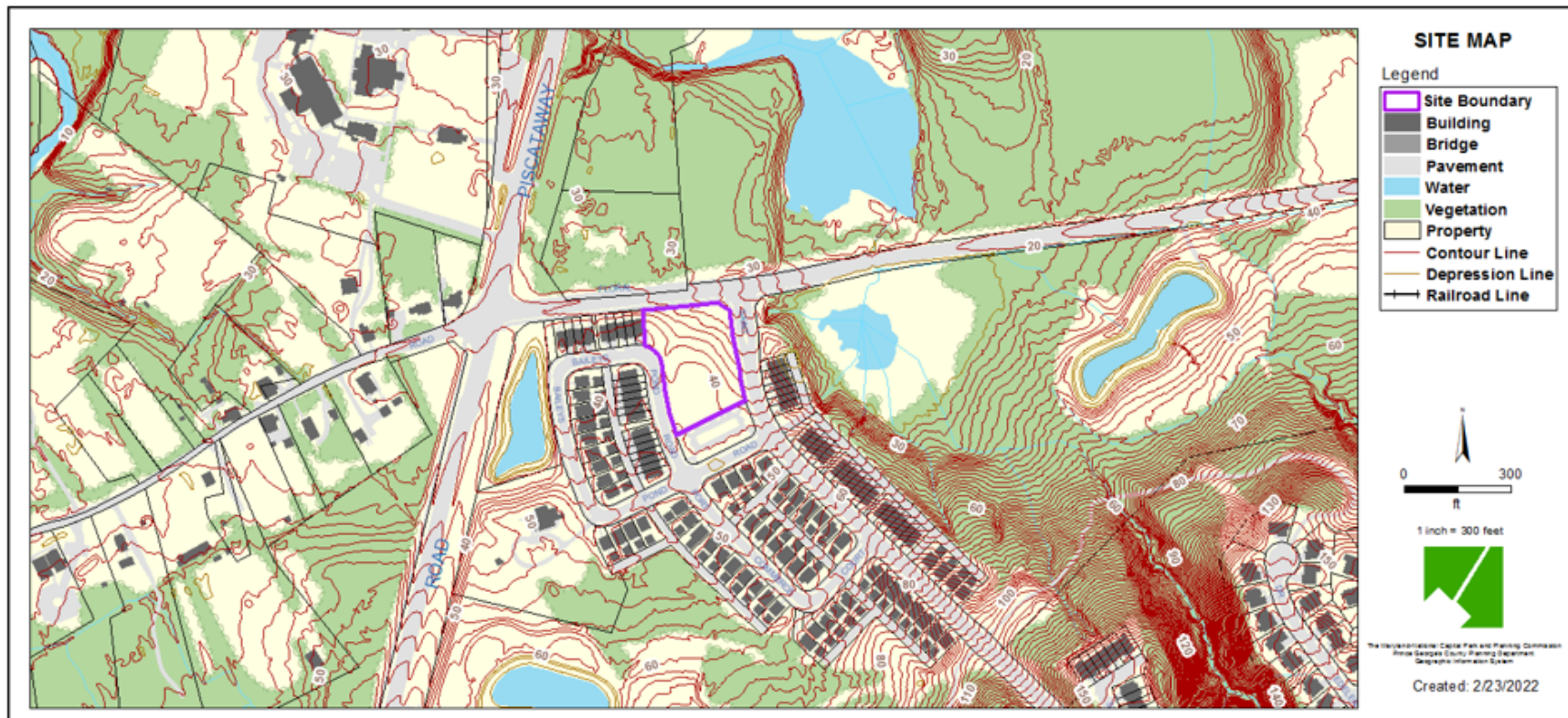
AERIAL MAP



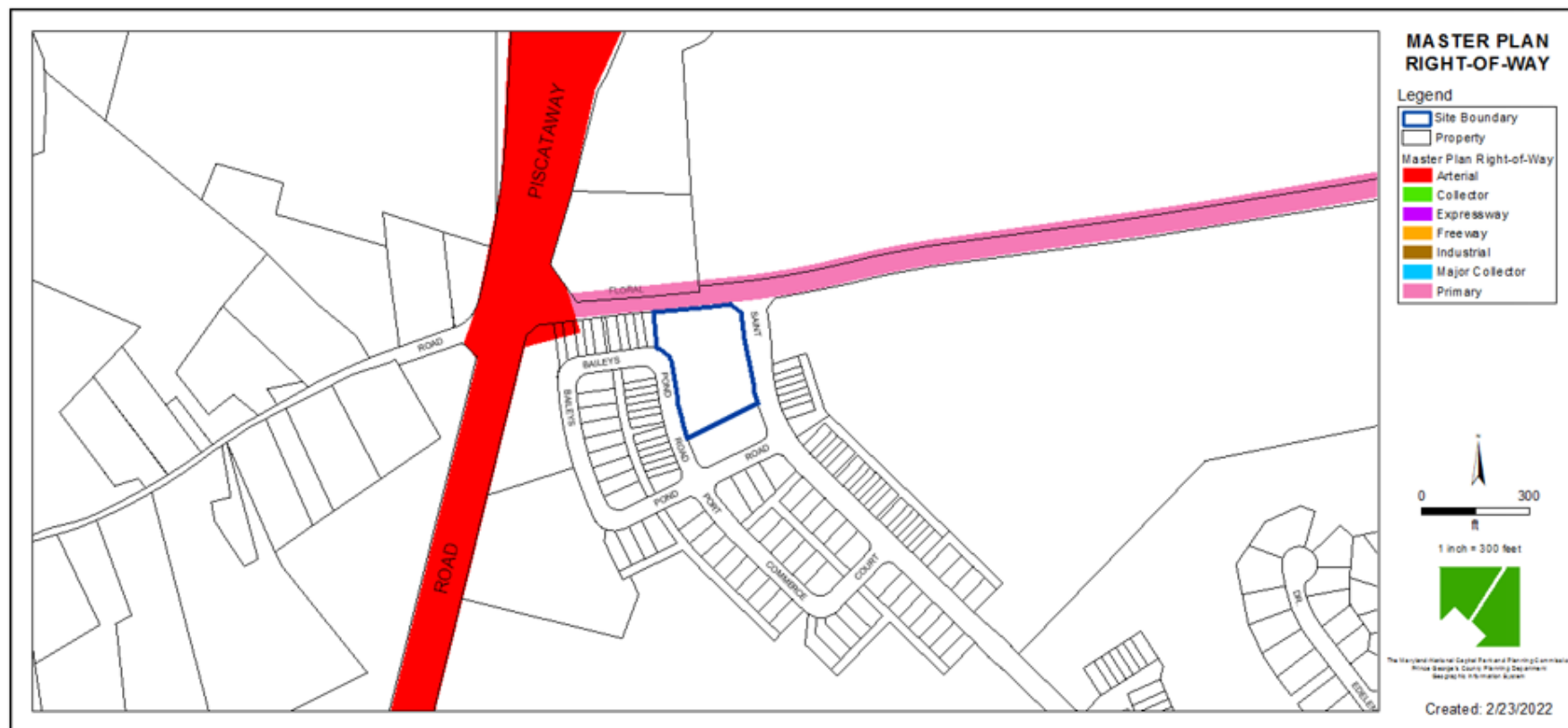
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



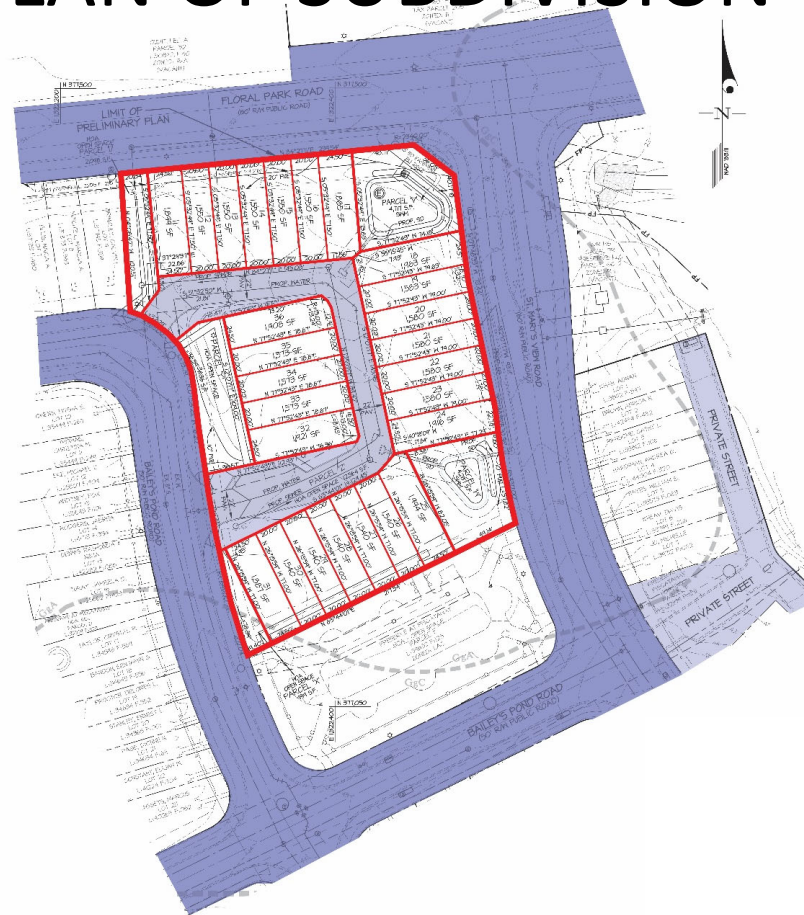
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

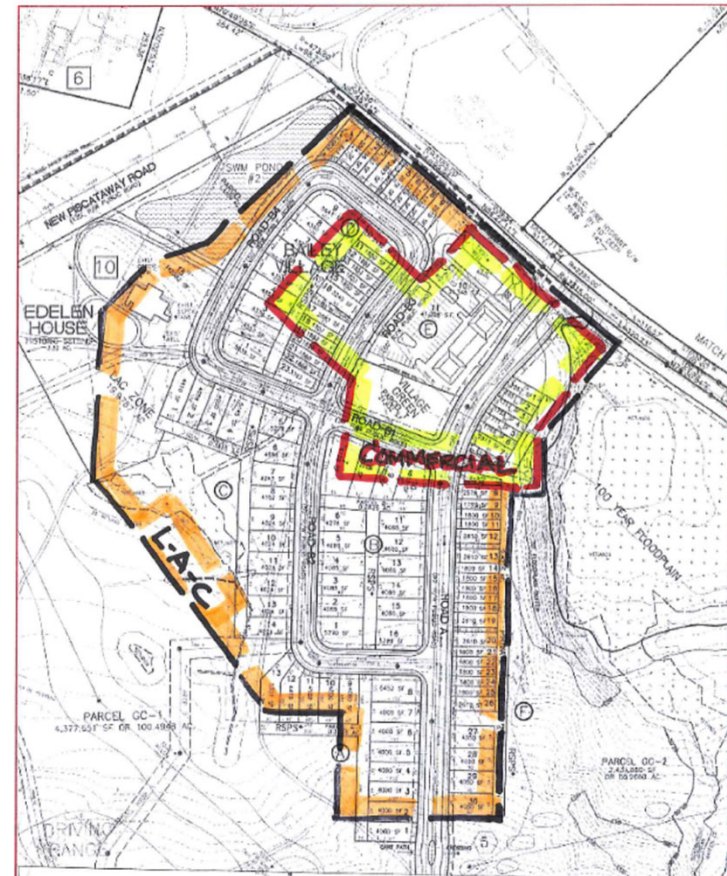
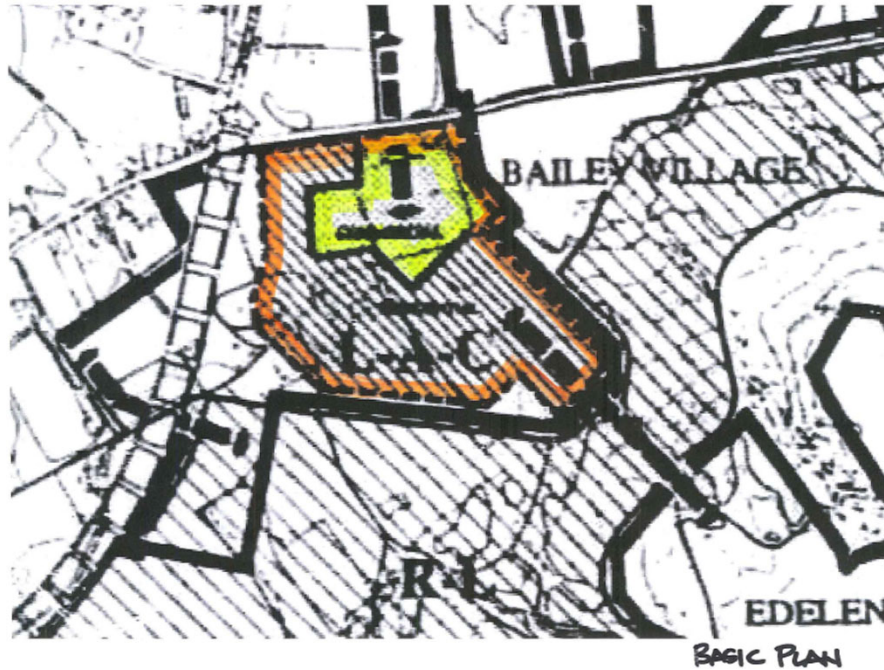


PRELIMINARY PLAN OF SUBDIVISION

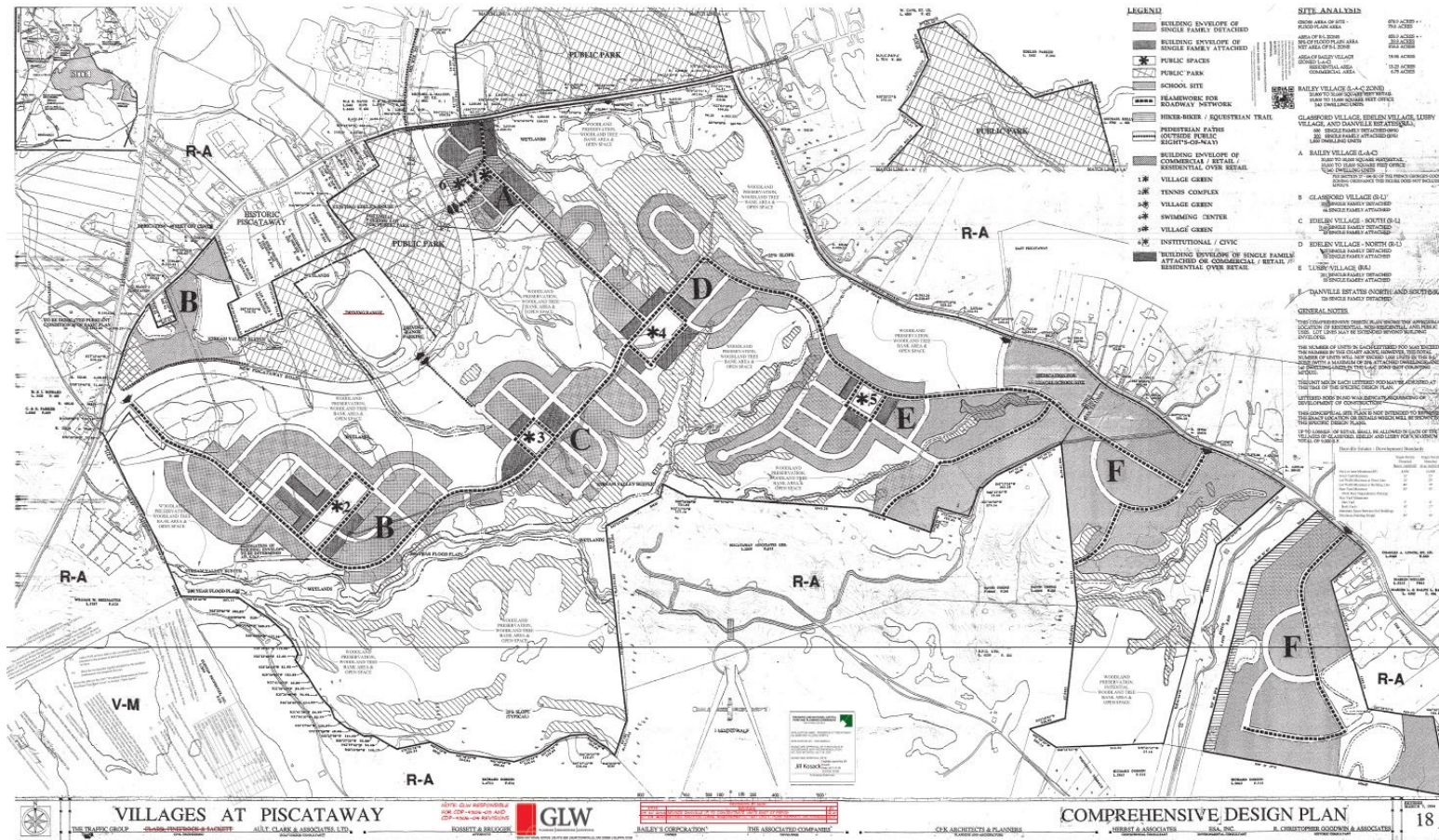


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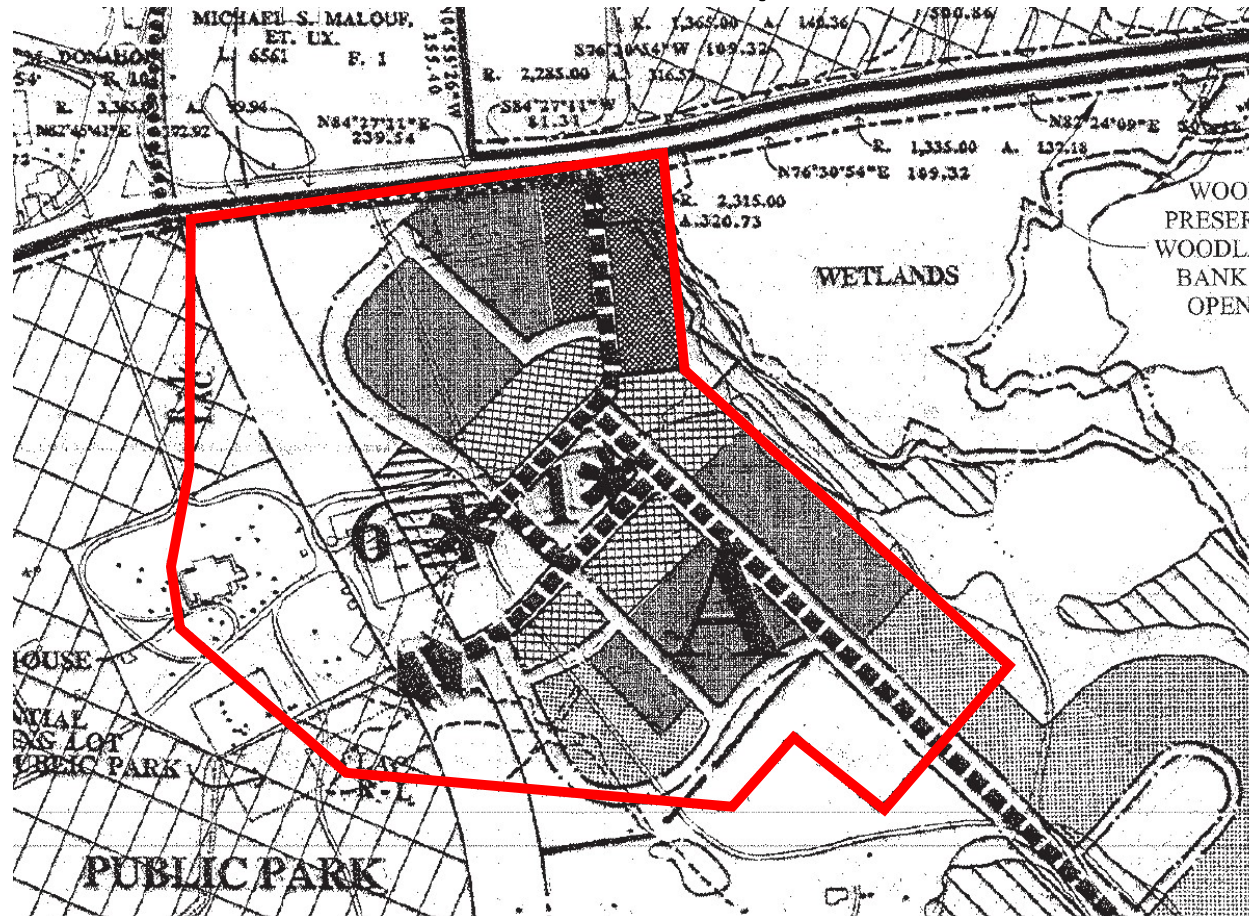
BASIC PLAN ENLARGEMENT



APPROVED CDP-9306-04



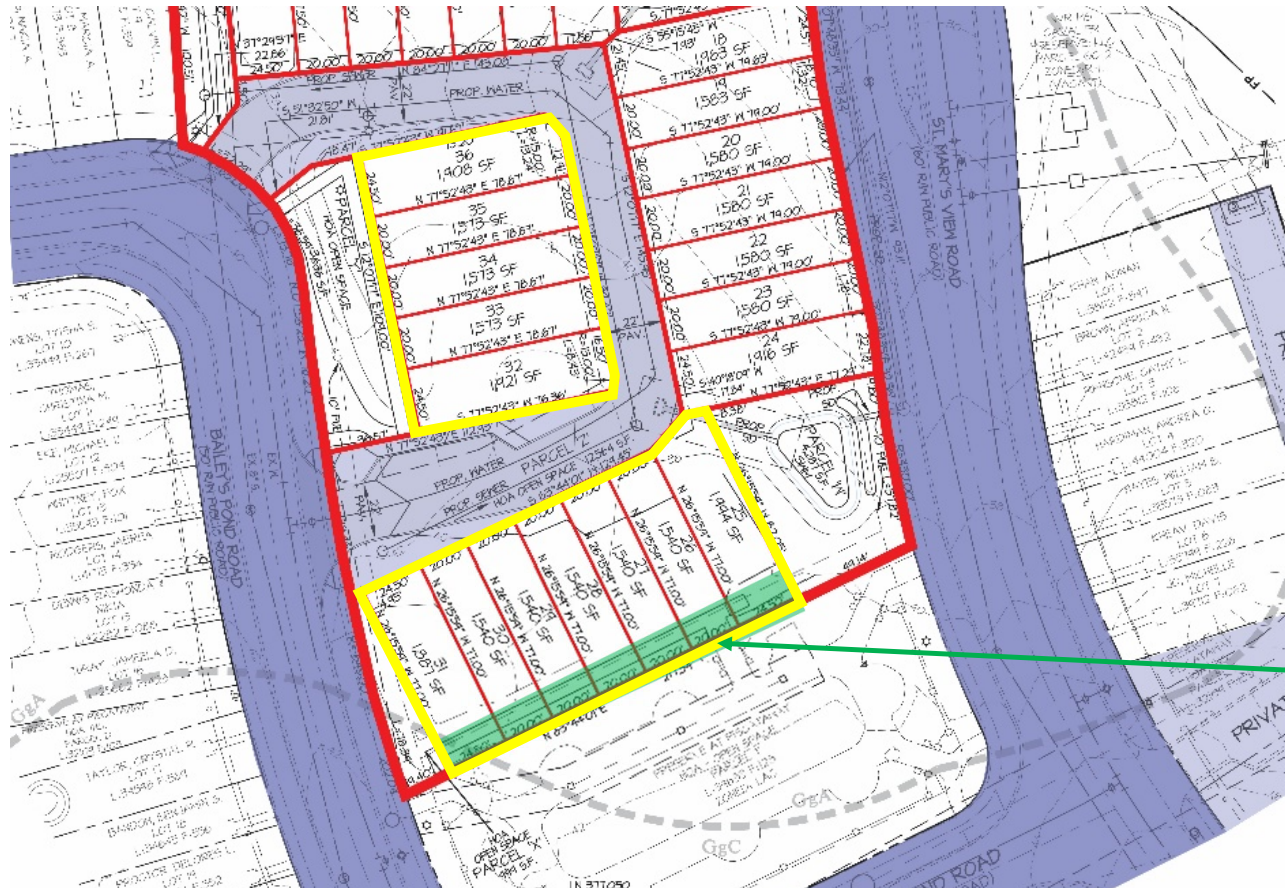
CDP ENLARGEMENT W/ L-A-C ZONE OUTLINED IN RED



LEGEND

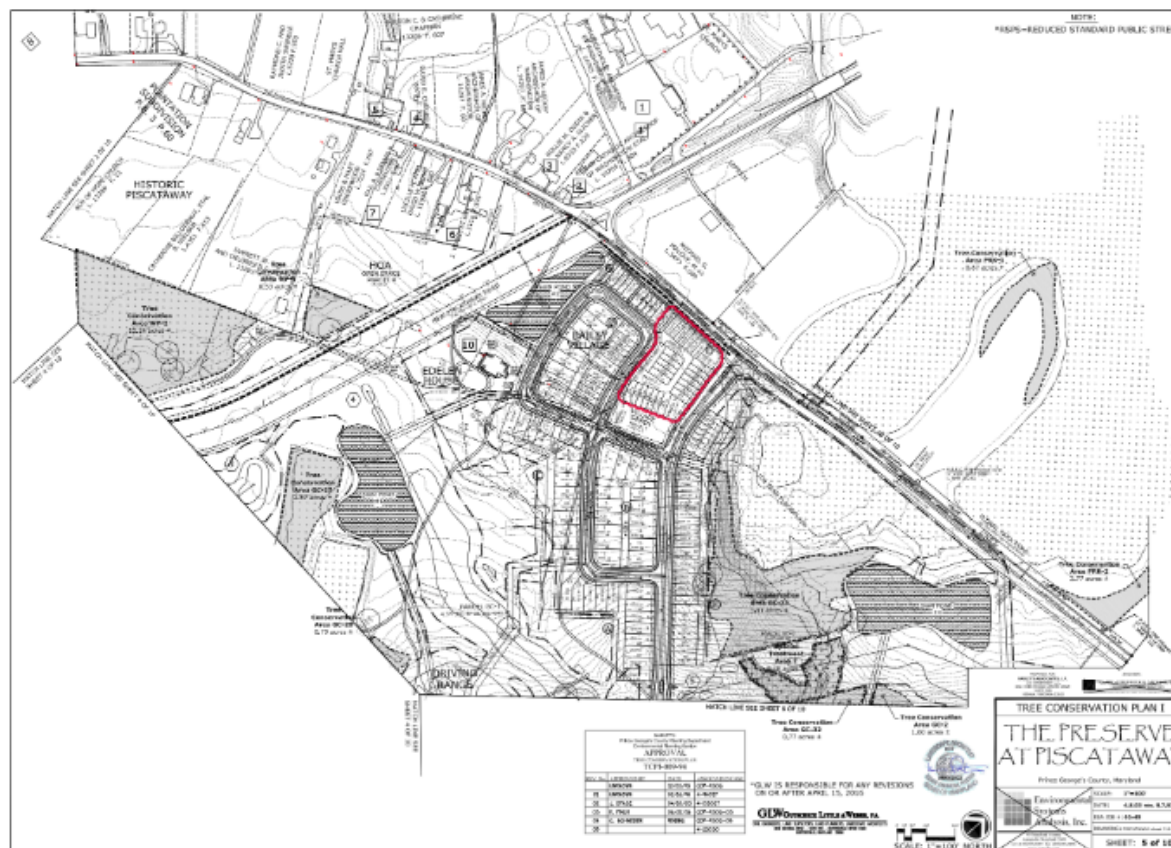
- BUILDING ENVELOPE OF SINGLE FAMILY DETACHED
- BUILDING ENVELOPE OF SINGLE FAMILY ATTACHED
- PUBLIC SPACES
- PUBLIC PARK
- SCHOOL SITE
- FRAMEWORK FOR ROADWAY NETWORK
- HIKER-BIKER / EQUESTRIAN TRAIL
- PEDESTRIAN PATHS (OUTSIDE PUBLIC RIGHT'S-OF-WAY)
- BUILDING ENVELOPE OF COMMERCIAL / RETAIL / RESIDENTIAL OVER RETAIL
- 1* VILLAGE GREEN
- 2* TENNIS COMPLEX
- 3* VILLAGE GREEN
- 4* SWIMMING CENTER
- 5* VILLAGE GREEN
- 6* INSTITUTIONAL / CIVIC
- BUILDING ENVELOPE OF SINGLE FAMILY ATTACHED OR COMMERCIAL / RETAIL / RESIDENTIAL OVER RETAIL

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



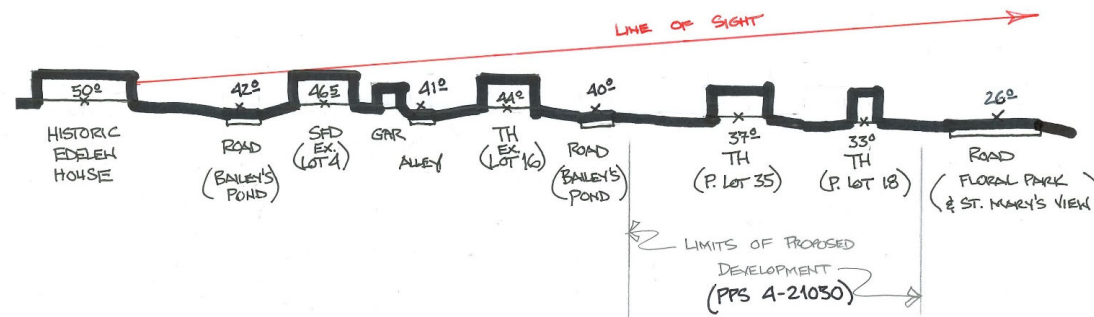
PHOTO #2



PHOTO #3



ELEVATION STUDY



STREET FRONTAGE TREATMENT- EXISTING ADJACENT



STREET FRONTAGE TREATMENT- PROPOSED CONCEPT



STAFF RECOMMENDATION

DISAPPROVAL due to failure to satisfy the requirements of Sections 24-119(b) and 24-121(a)(5) of the prior Subdivision Regulations

Major Issues:

- District Council reversed Planning Board's approval of CDP-9306-05 on April 25, 2022

Applicant Community Engagement:

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