RETREAT AT GLENN DALE

Preliminary Plan of Subdivision

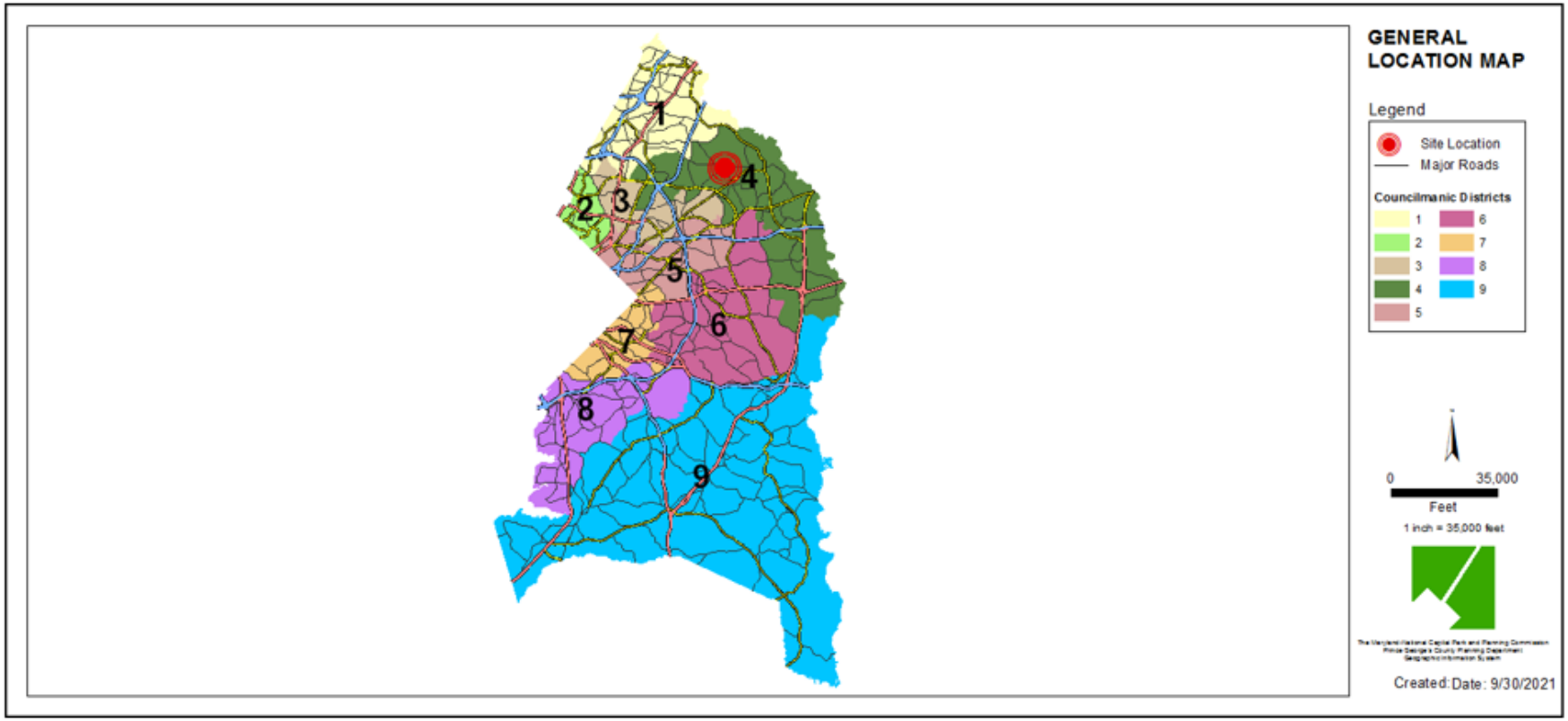
TCP1-004-2022

Staff Recommendation: APPROVAL with conditions

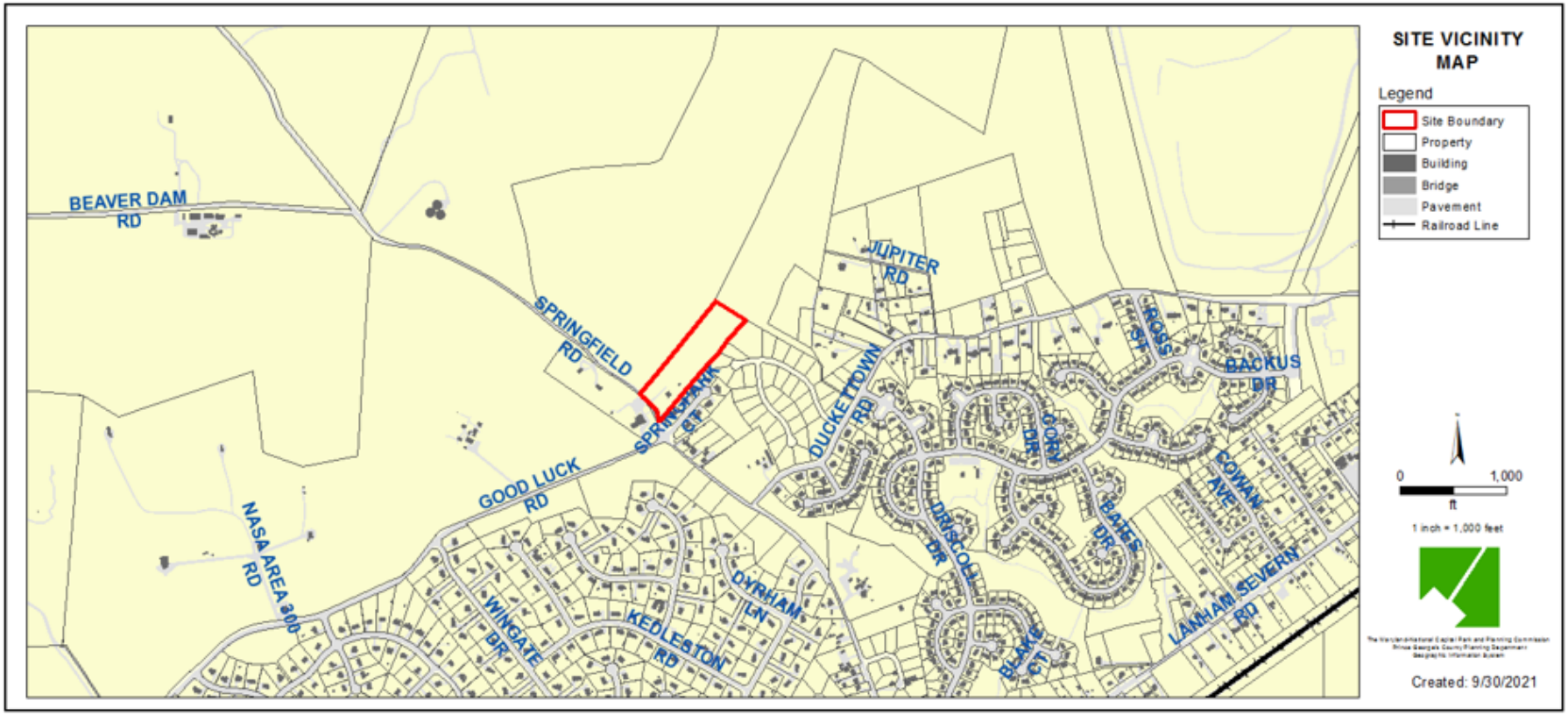
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A

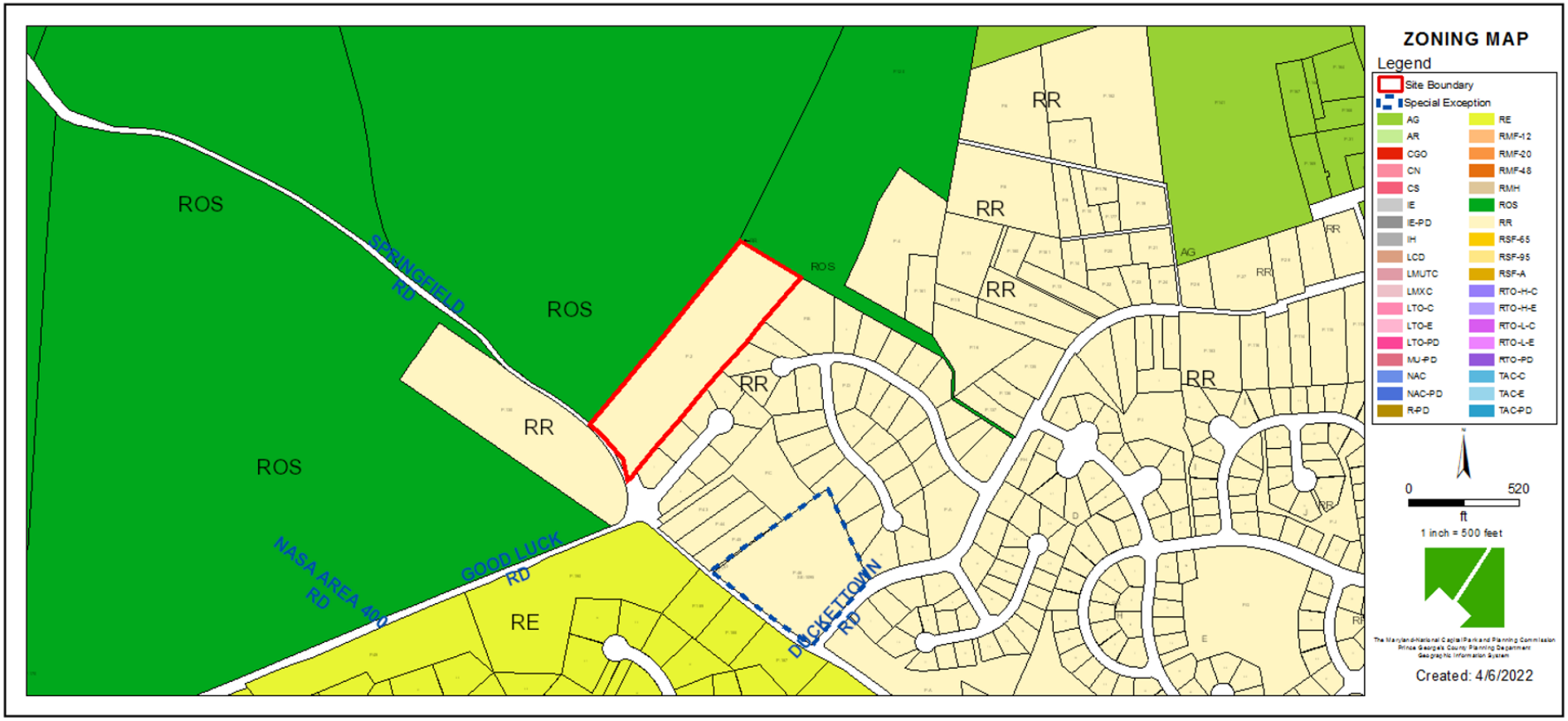


SITE VICINITY MAP



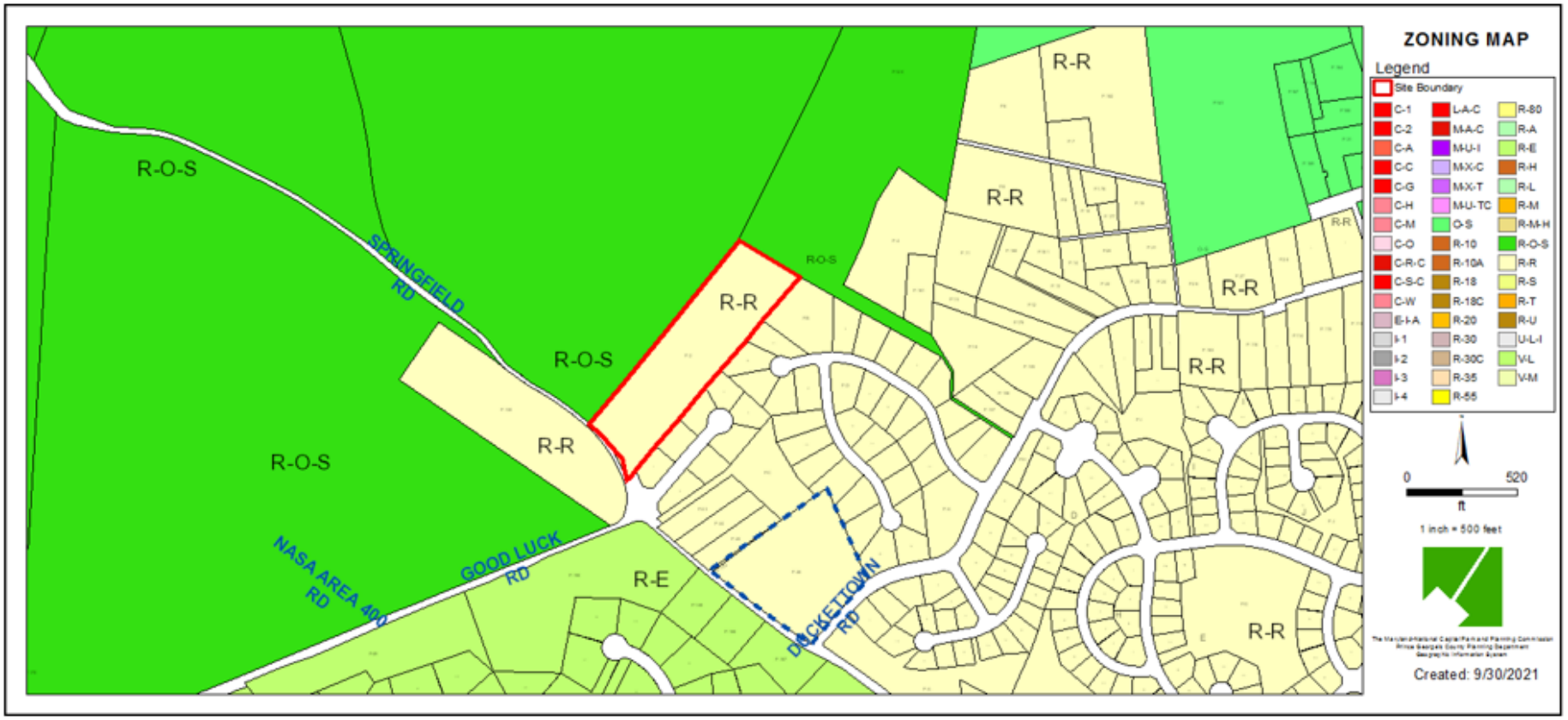
NEW ZONING MAP

Property Zone: RR



PRIOR ZONING MAP

Prior Property Zone: R-R

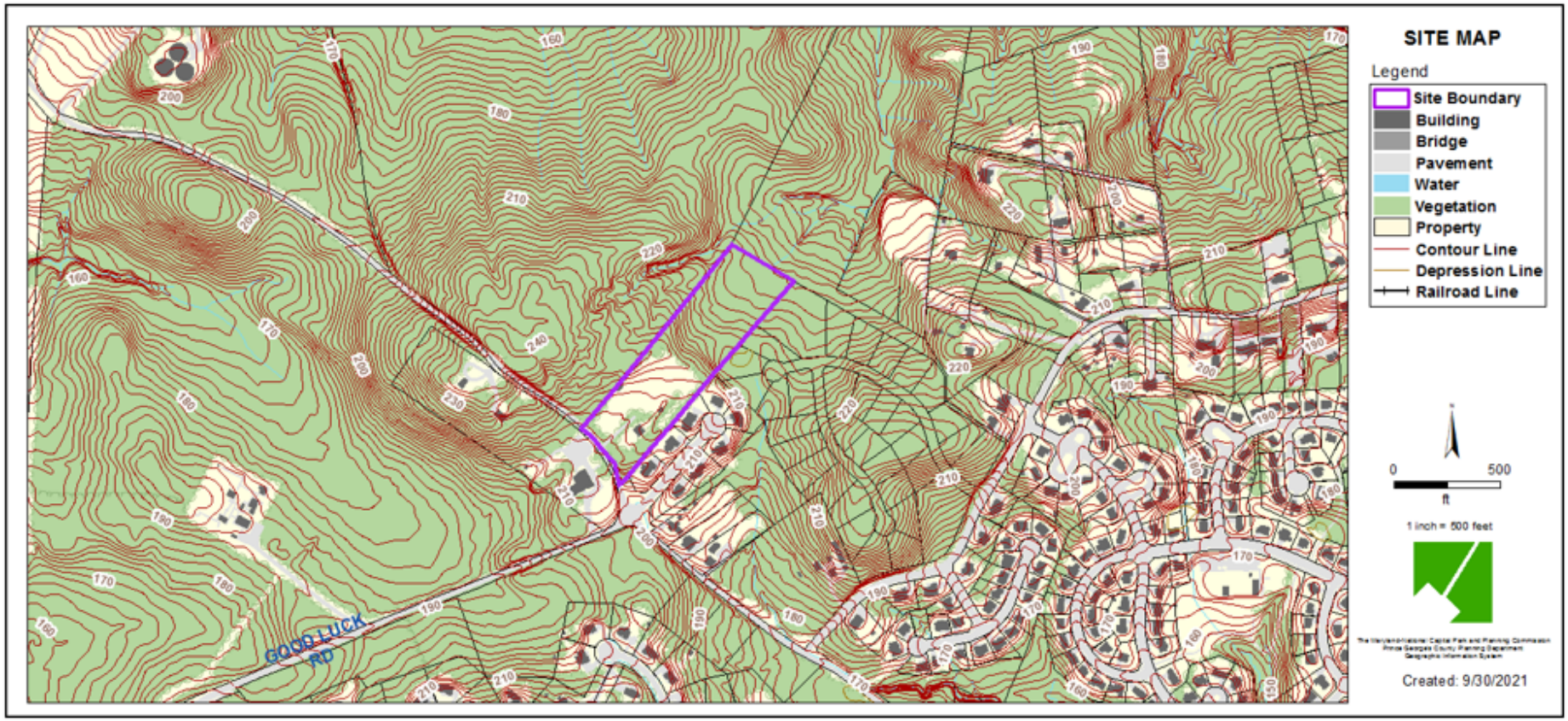


AERIAL MAP

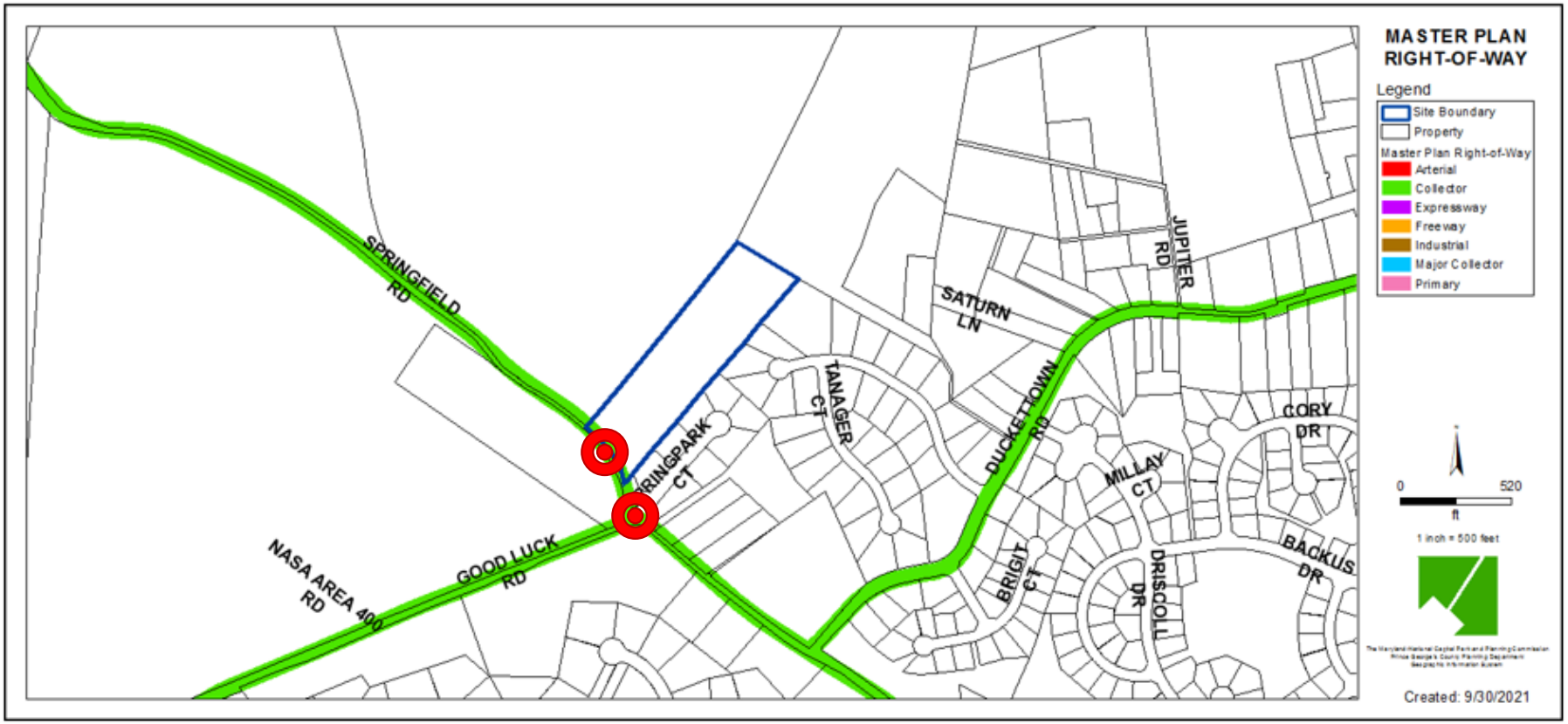
AERIAL MAP
Legend
Site Boundary
Property
IMAGERY FROM EARLY 2021
SPRINGFIELD RD
SATURN LN
JUPITER RD
TANAGER CT
SPRINGPARK CT
DUCKETTOWN RD
CORY DR
MILLAY CT
BACKUS DR
BRIGHT CT
DRISCOLL DR
NASA AREA 450 RD
GOOD LUCK RD
0
500
ft
1 inch = 500 feet
Created: 9/30/2021

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

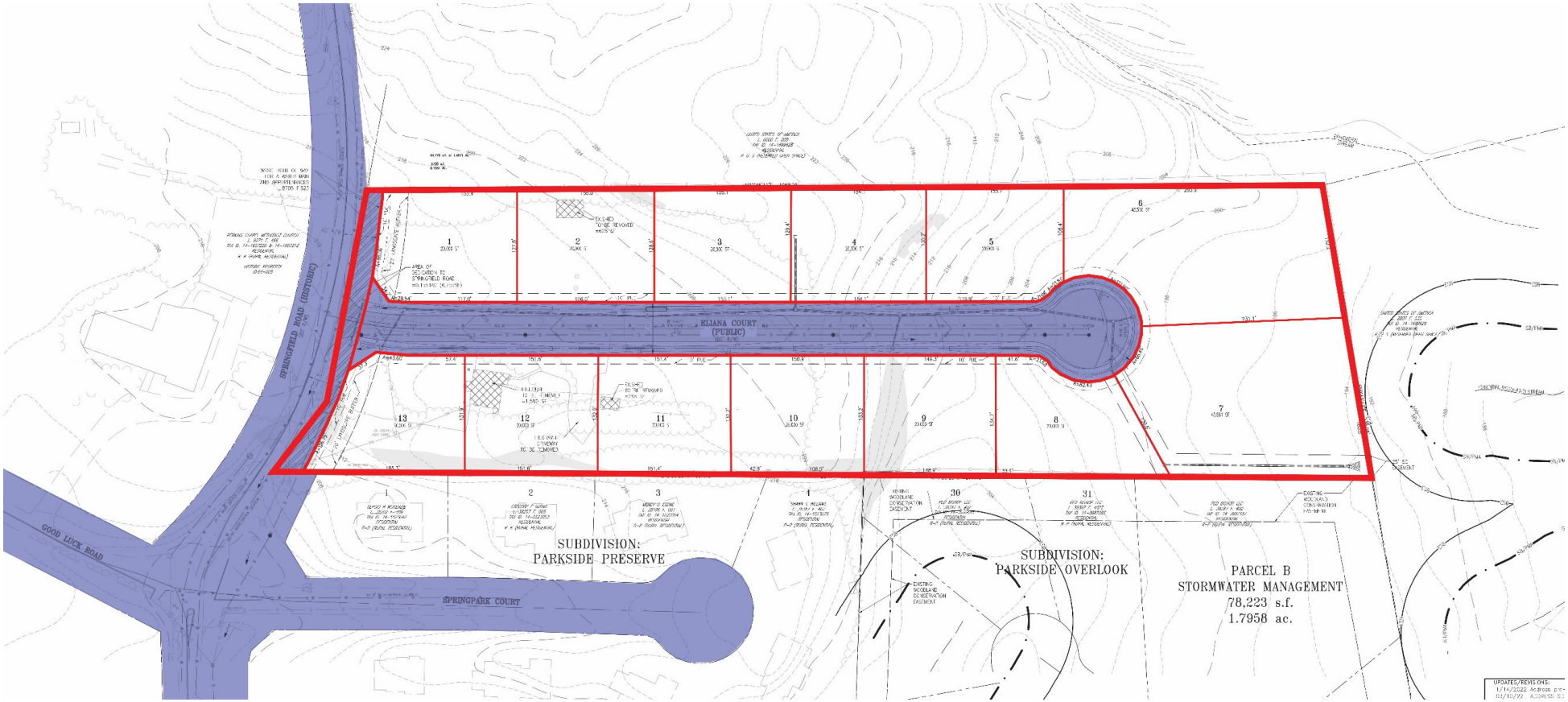
SITE MAP


SITE MAP
Legend
Site Boundary
Building
Bridge
Pavement
Water
Vegetation
Property
Contour Line
Depression Line
Railroad Line
0
500
ft
1 inch = 500 feet
Created: 9/30/2021
GOOD LUCK RD

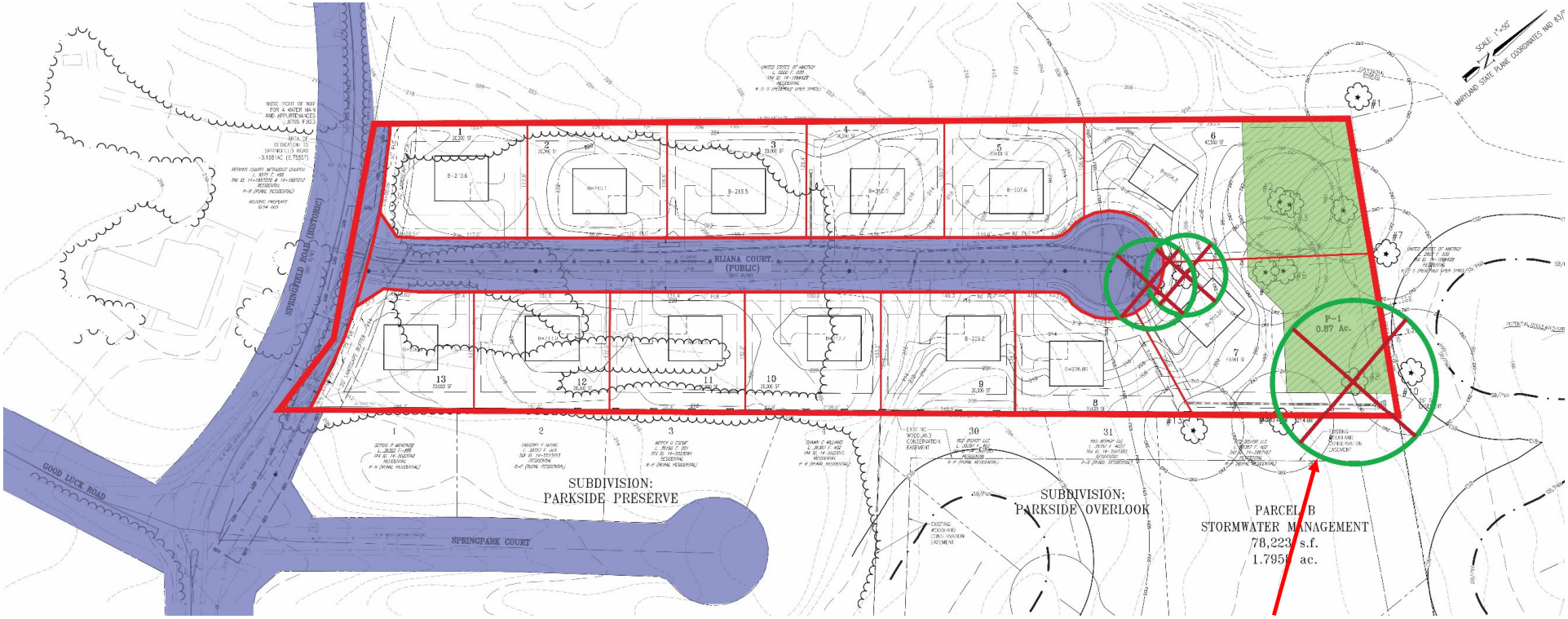
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN



Recommended for preservation

STAFF RECOMMENDATION

APPROVAL with 11 conditions

- 4-21041
- TCP1-004-2022
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Community Engagement:

- Informational Mailing 10/13/2021
- Acceptance Mailing 2/2/2022