

# RETREAT AT GLENN DALE

Preliminary Plan of Subdivision

TCP1-004-2022

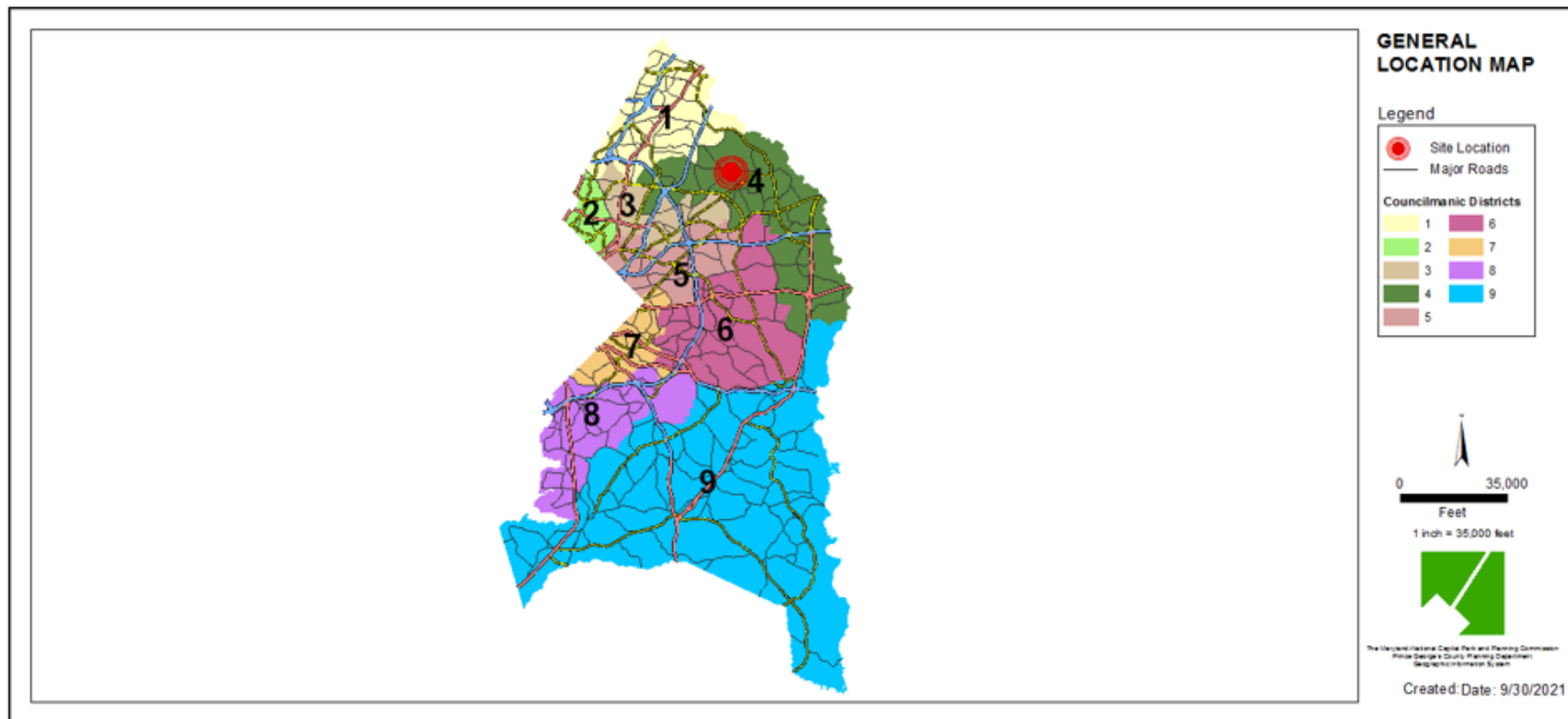
**Staff Recommendation:** APPROVAL with conditions



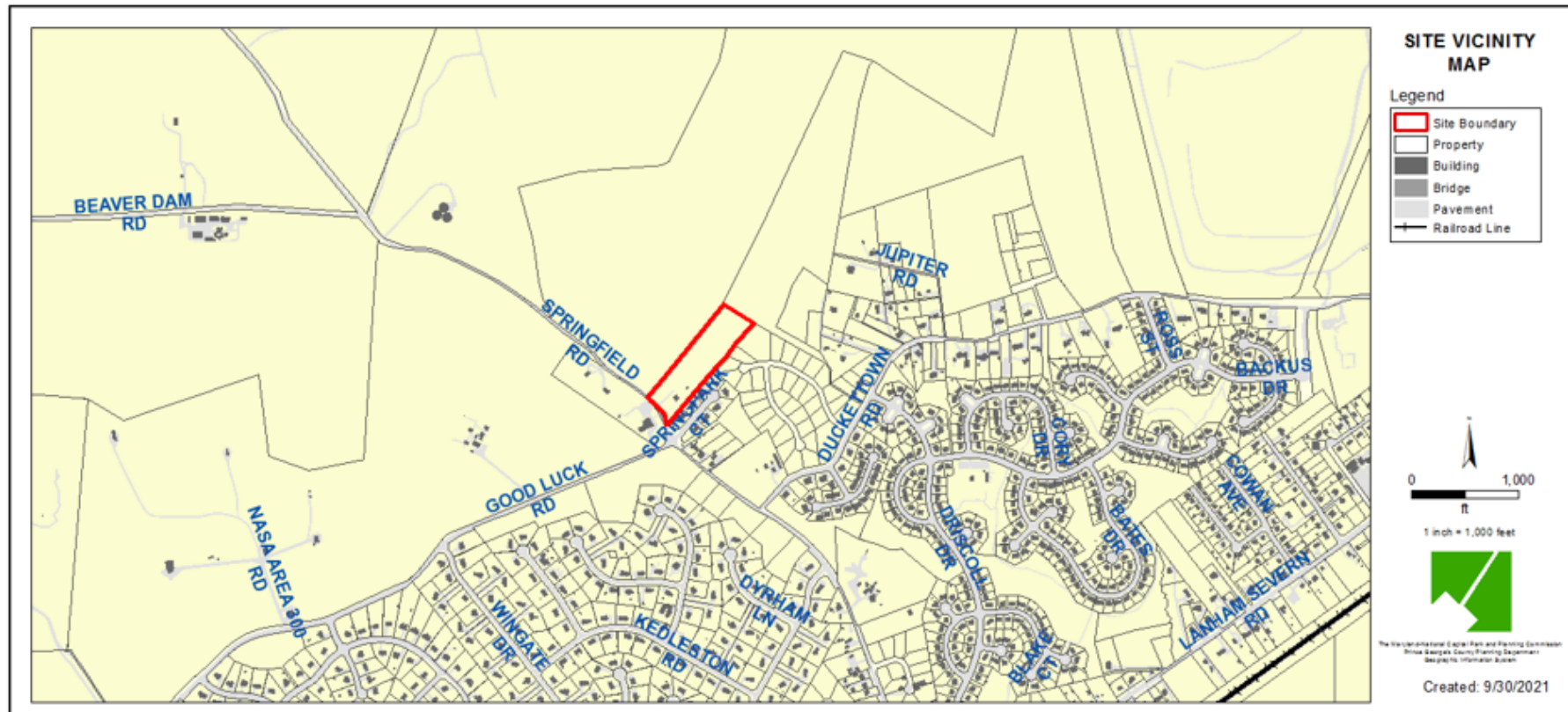
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A

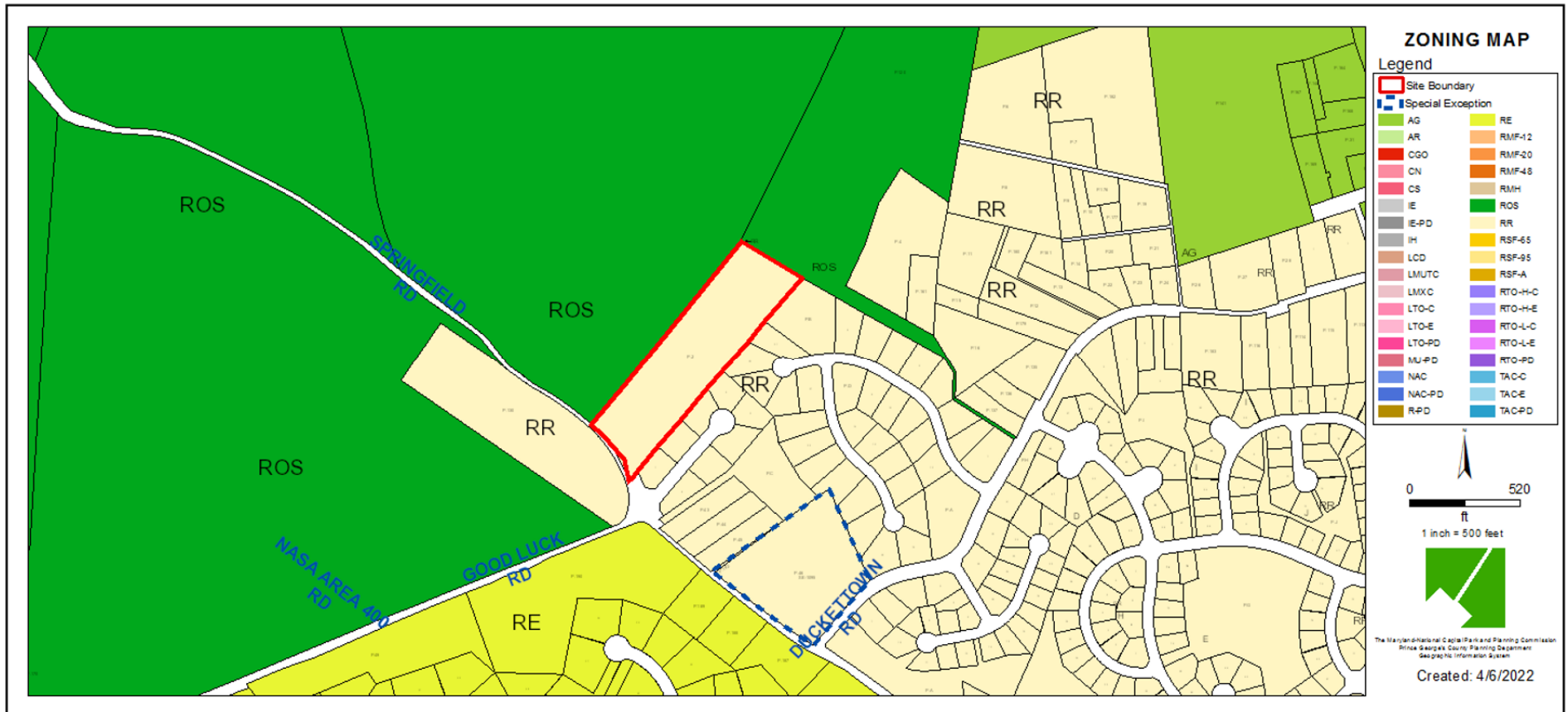


# SITE VICINITY MAP



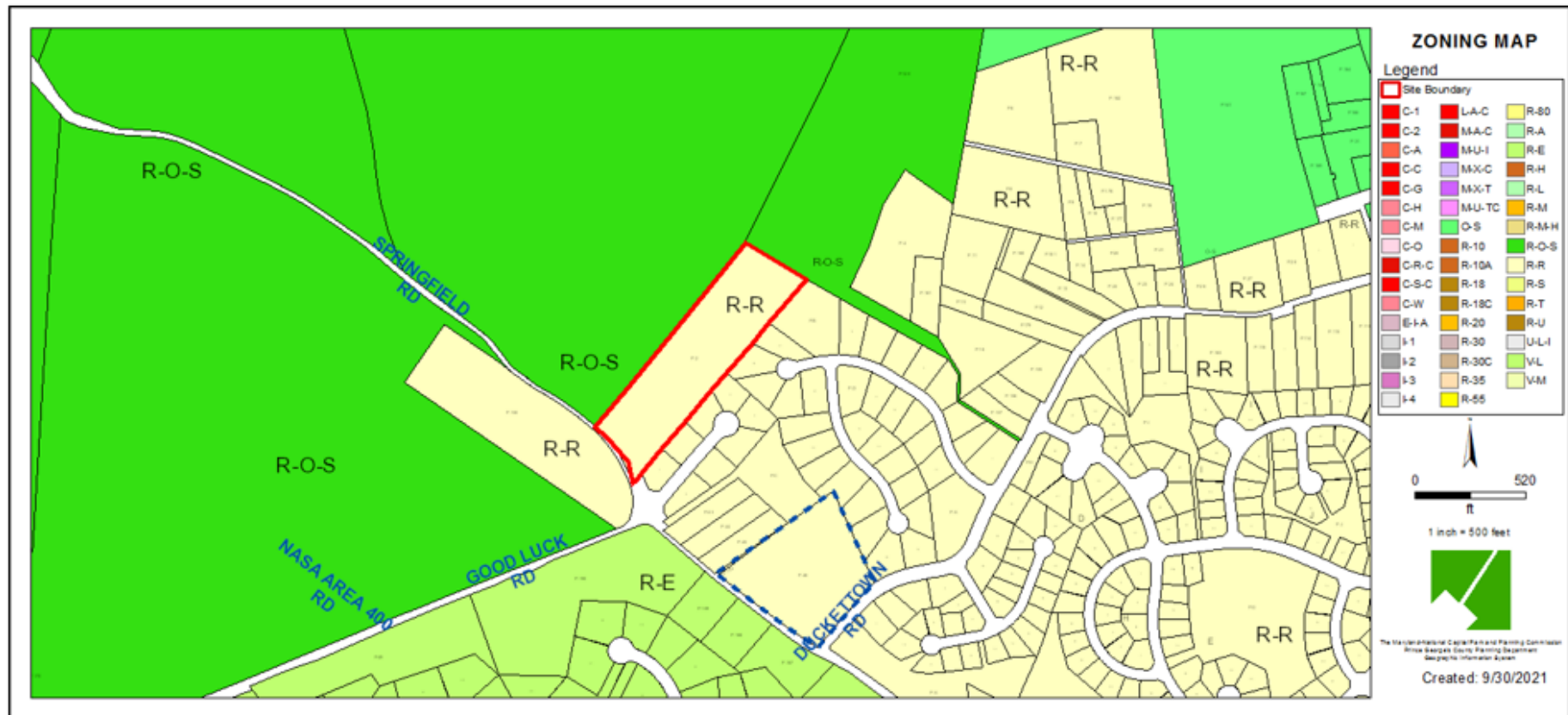
# NEW ZONING MAP

Property Zone: RR



# PRIOR ZONING MAP

Prior Property Zone: R-R



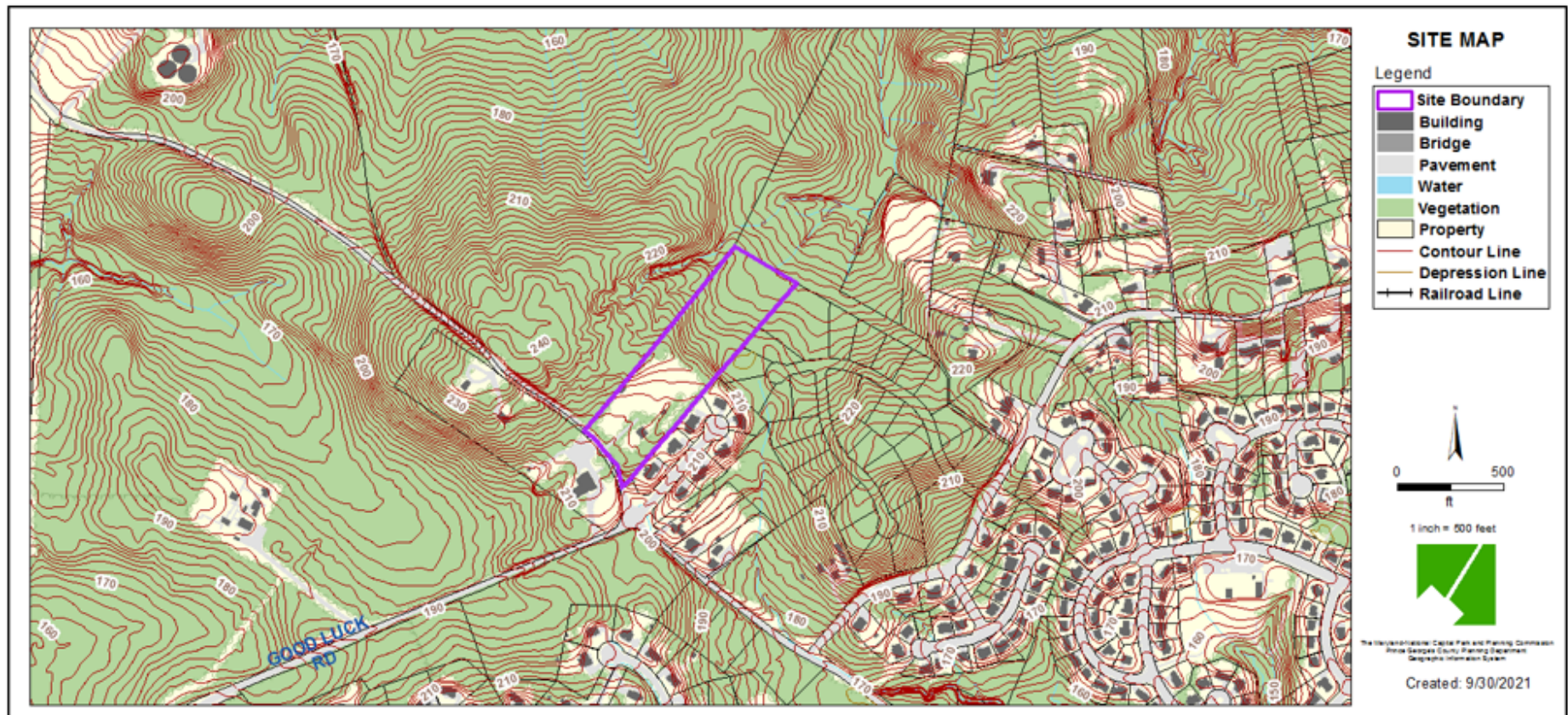
# AERIAL MAP



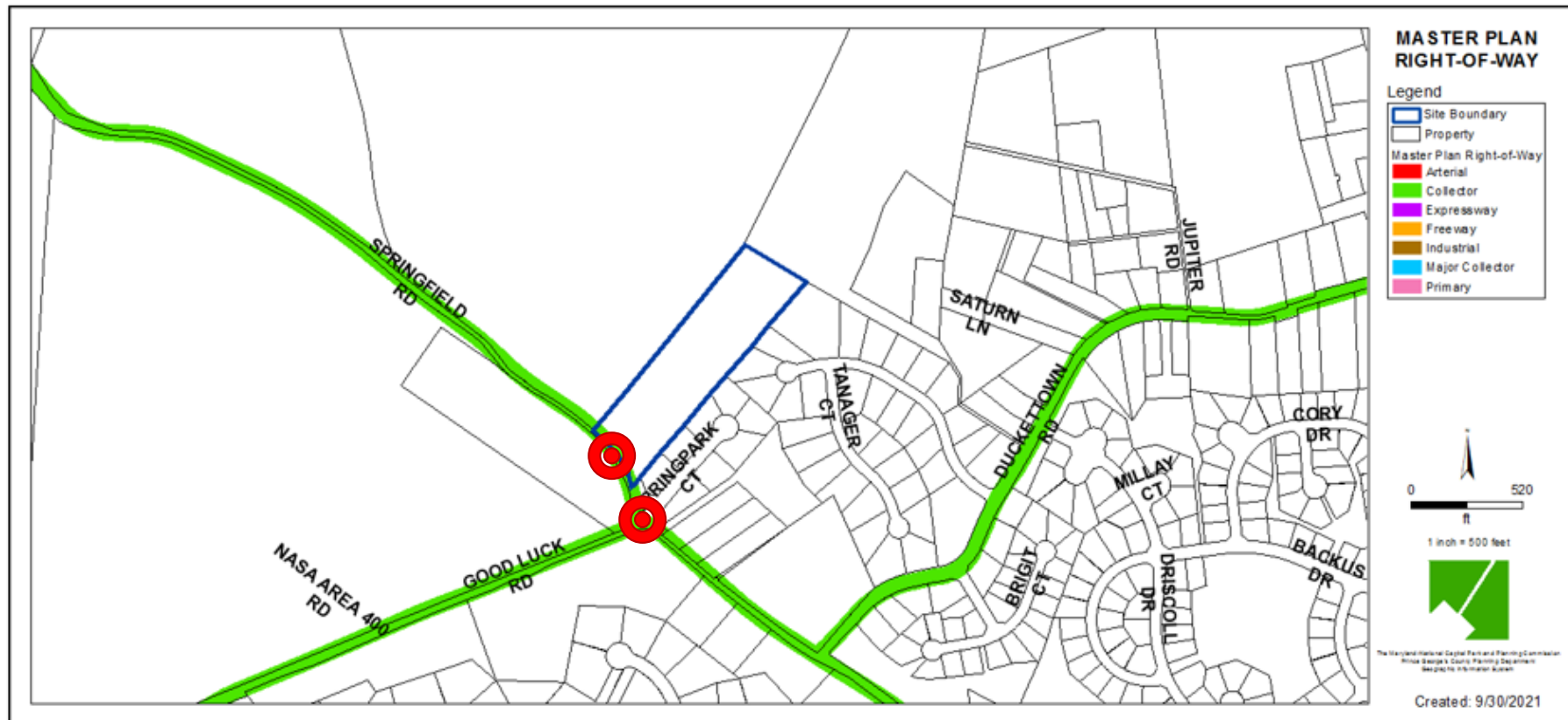
## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



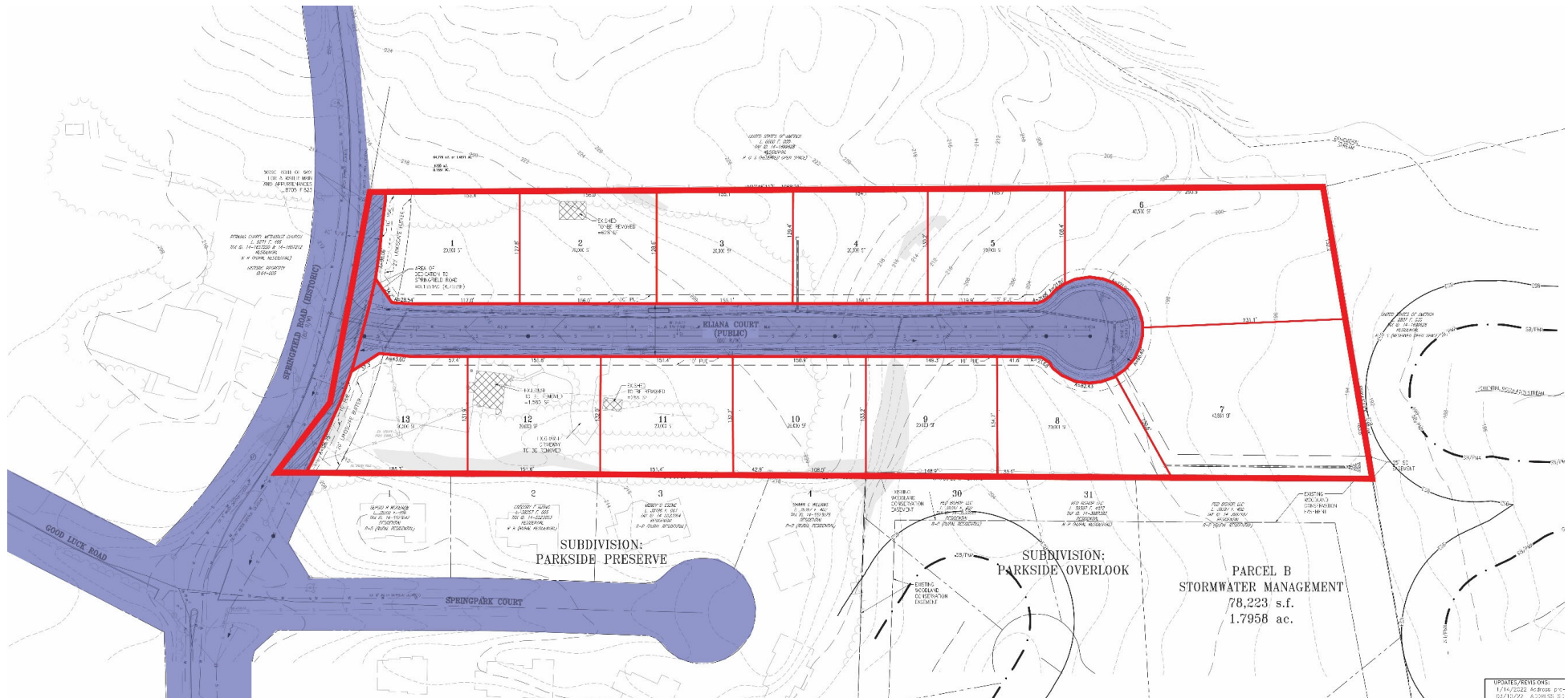
# SITE MAP



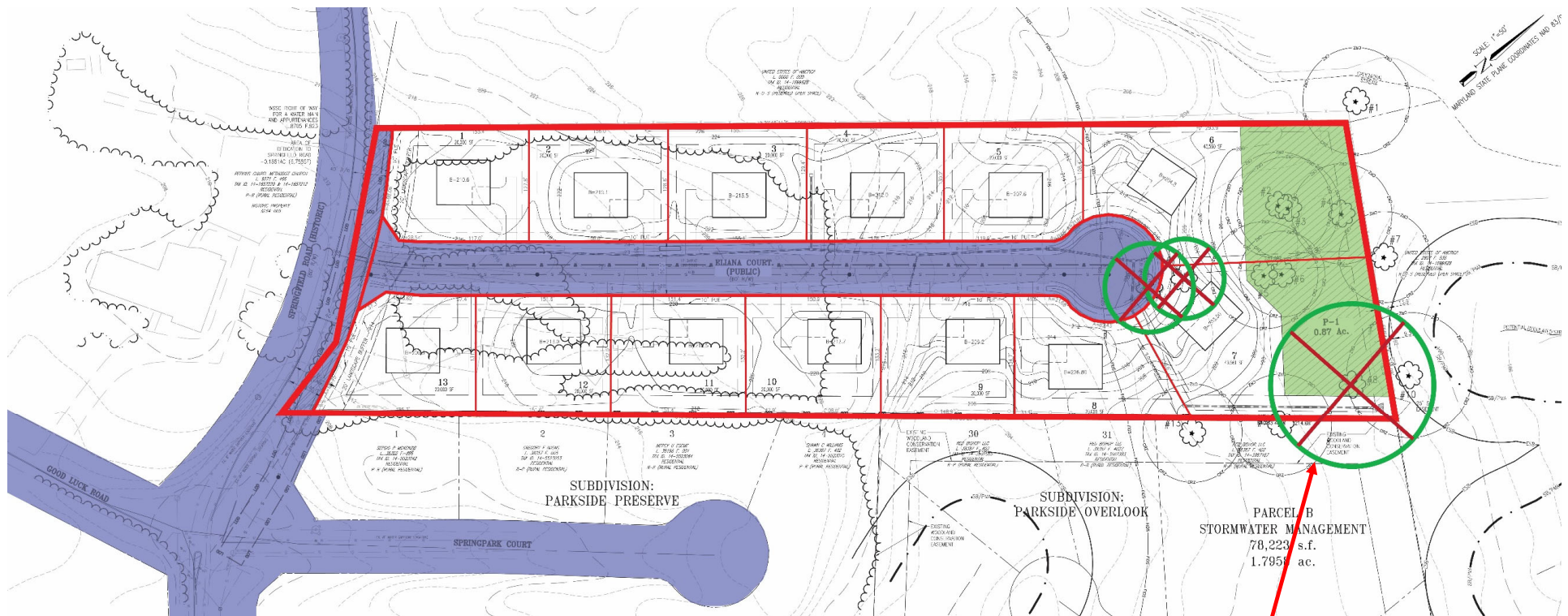
# MASTER PLAN RIGHT-OF-WAY MAP



# 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