

RENARD INDUSTRIAL

PRELIMINARY PLAN OF SUBDIVISION

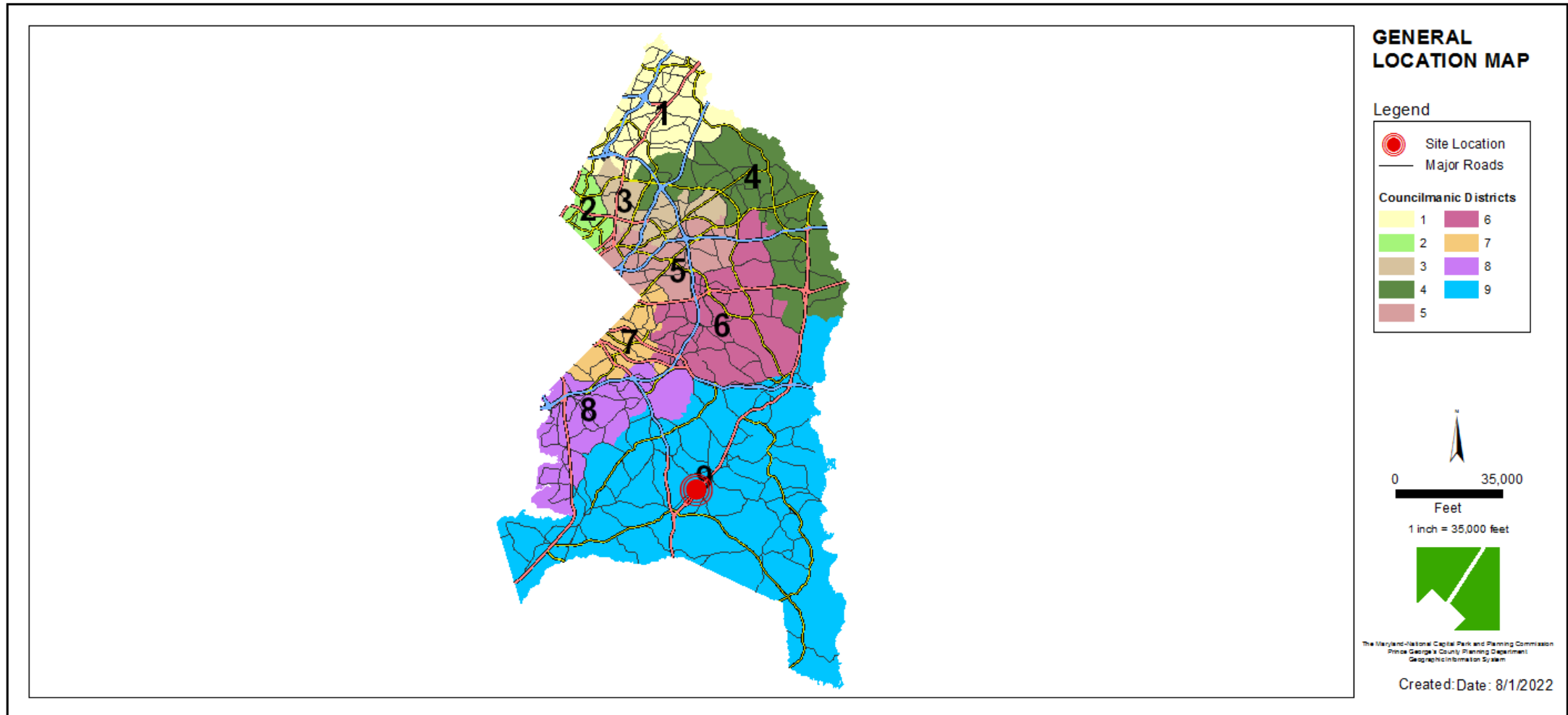
Staff Recommendation: APPROVAL with conditions



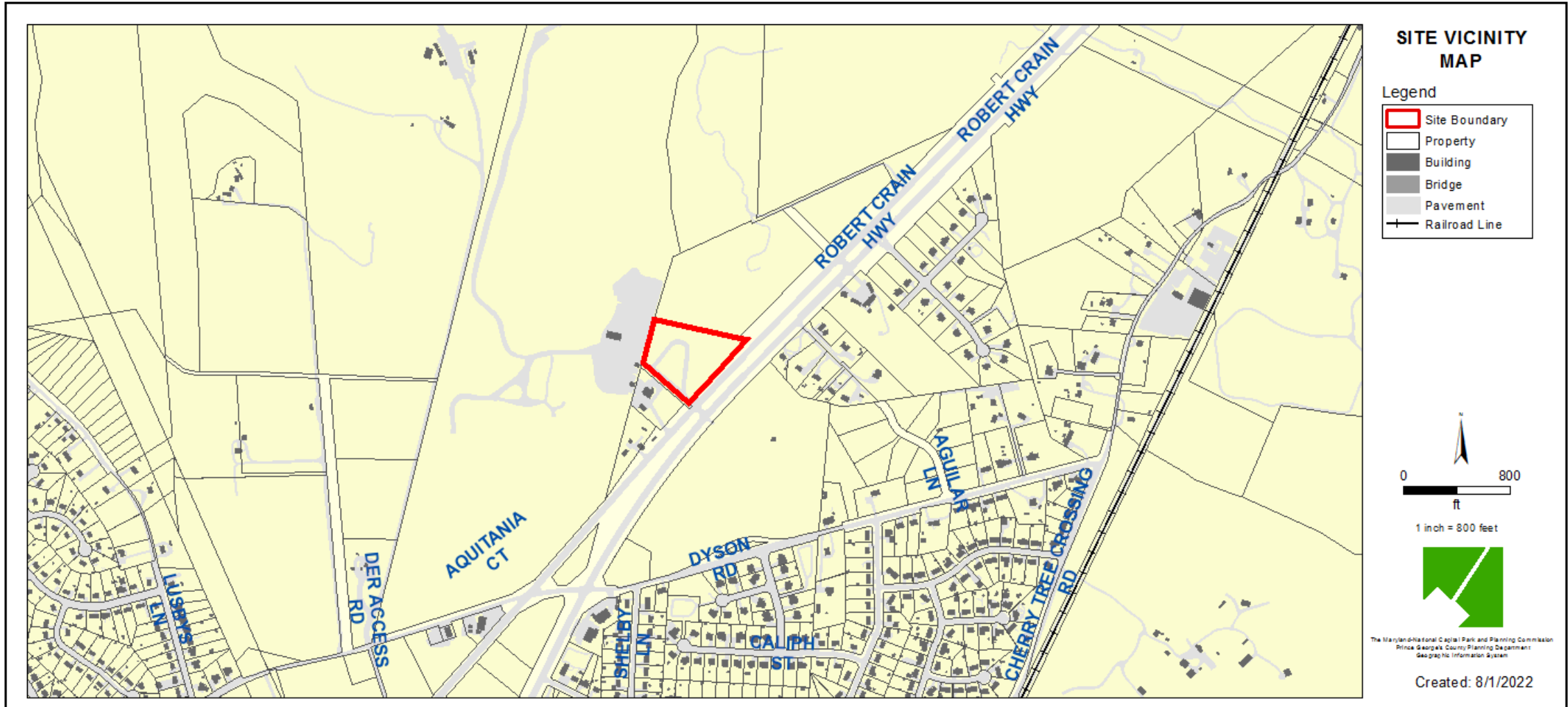
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



SITE VICINITY MAP

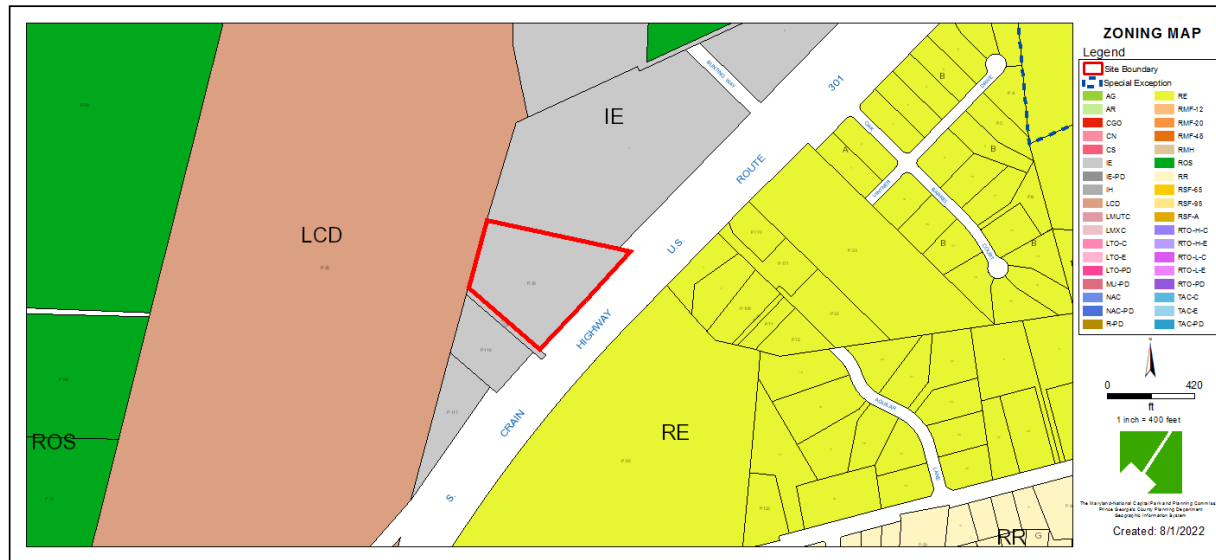


ZONING MAP (CURRENT AND PRIOR)

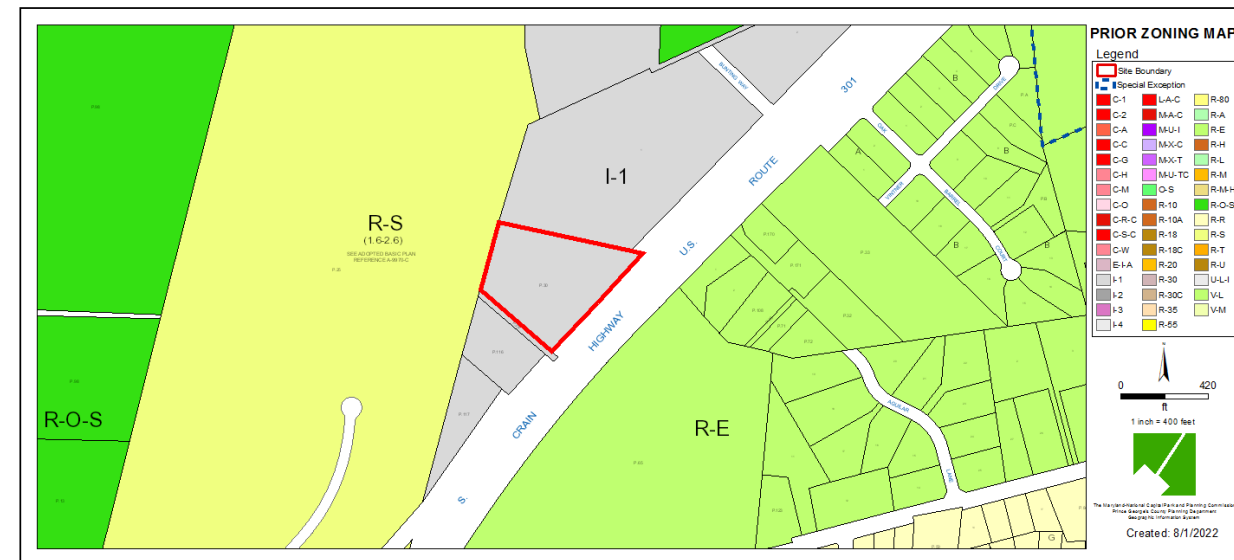
Current Property Zone: IE

Prior Property Zone: I-1

CURRENT ZONING MAP

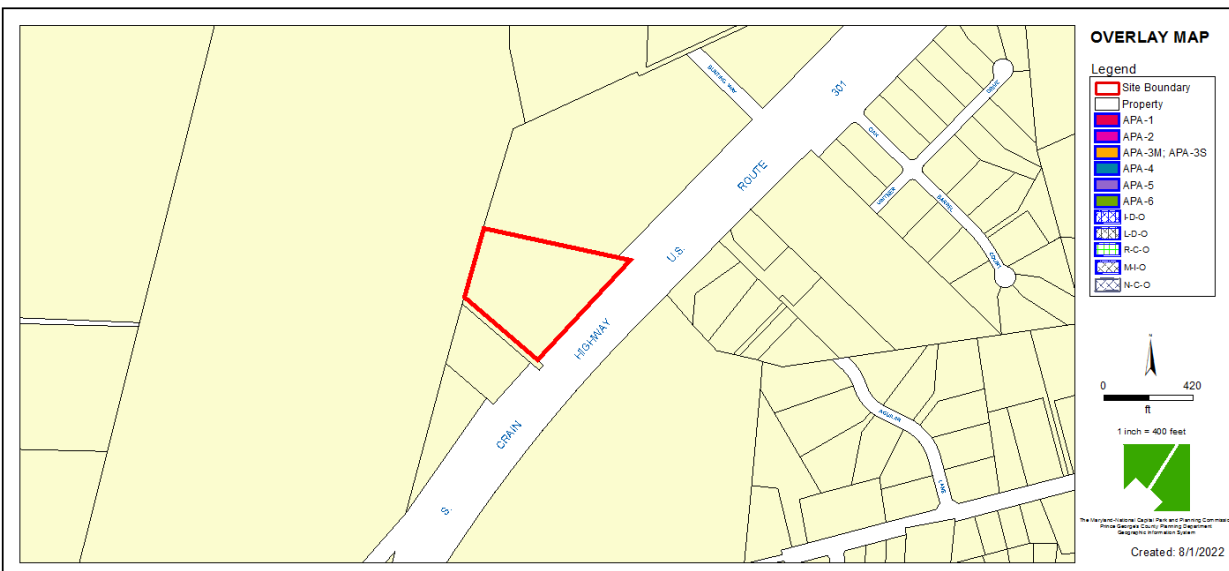


PRIOR ZONING MAP

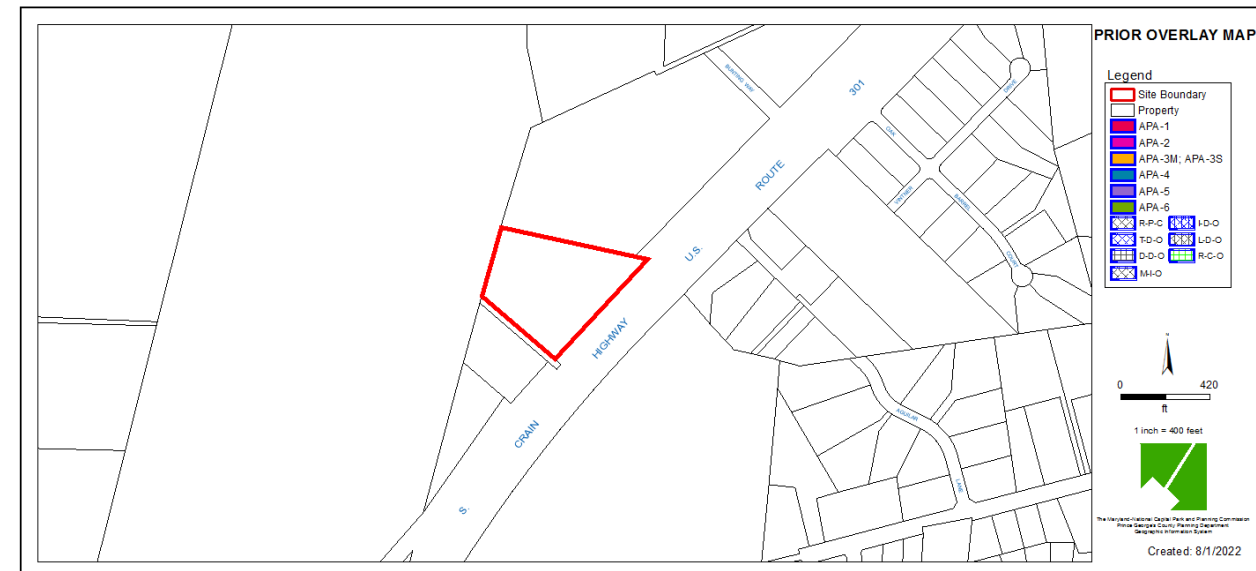


OVERLAY MAP (CURRENT AND PRIOR)

CURRENT OVERLAY MAP



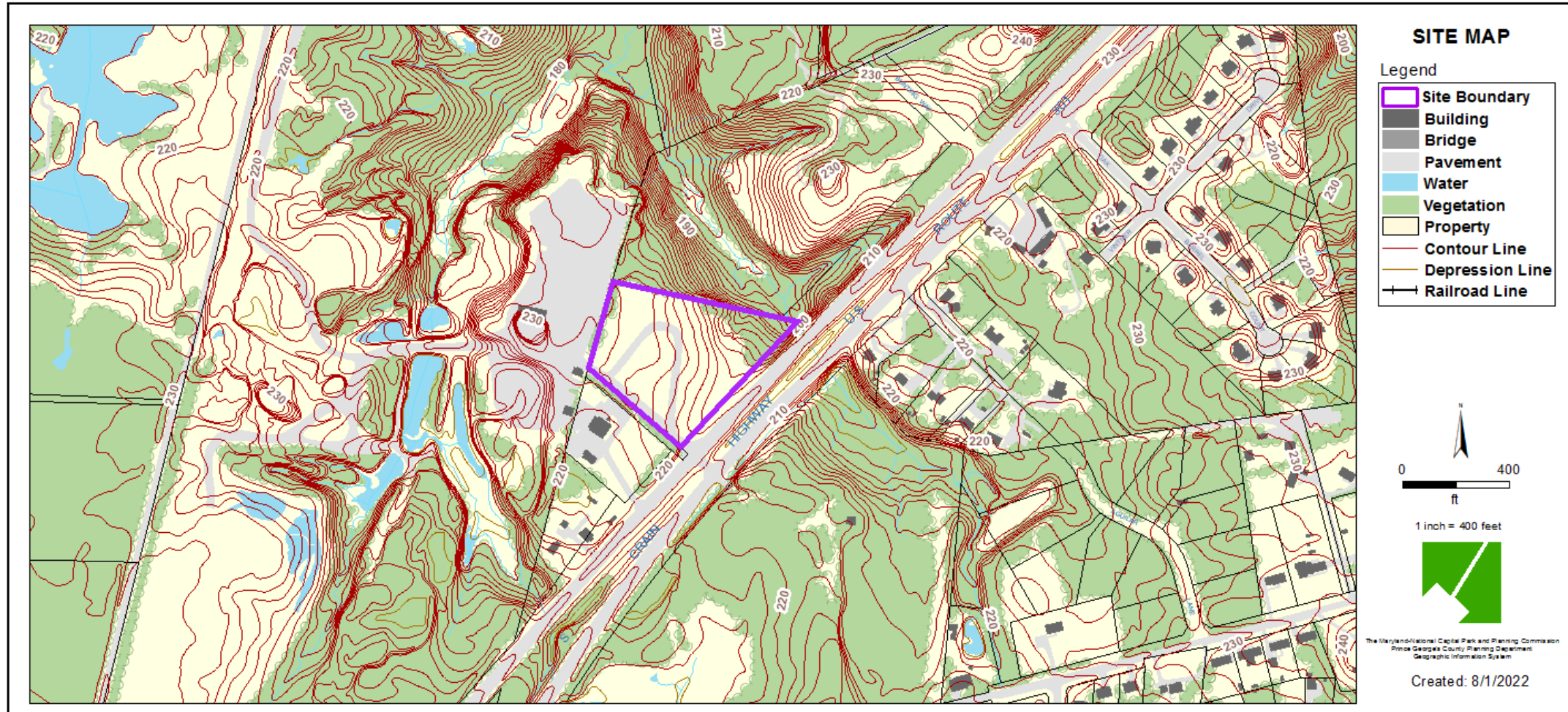
PRIOR OVERLAY MAP



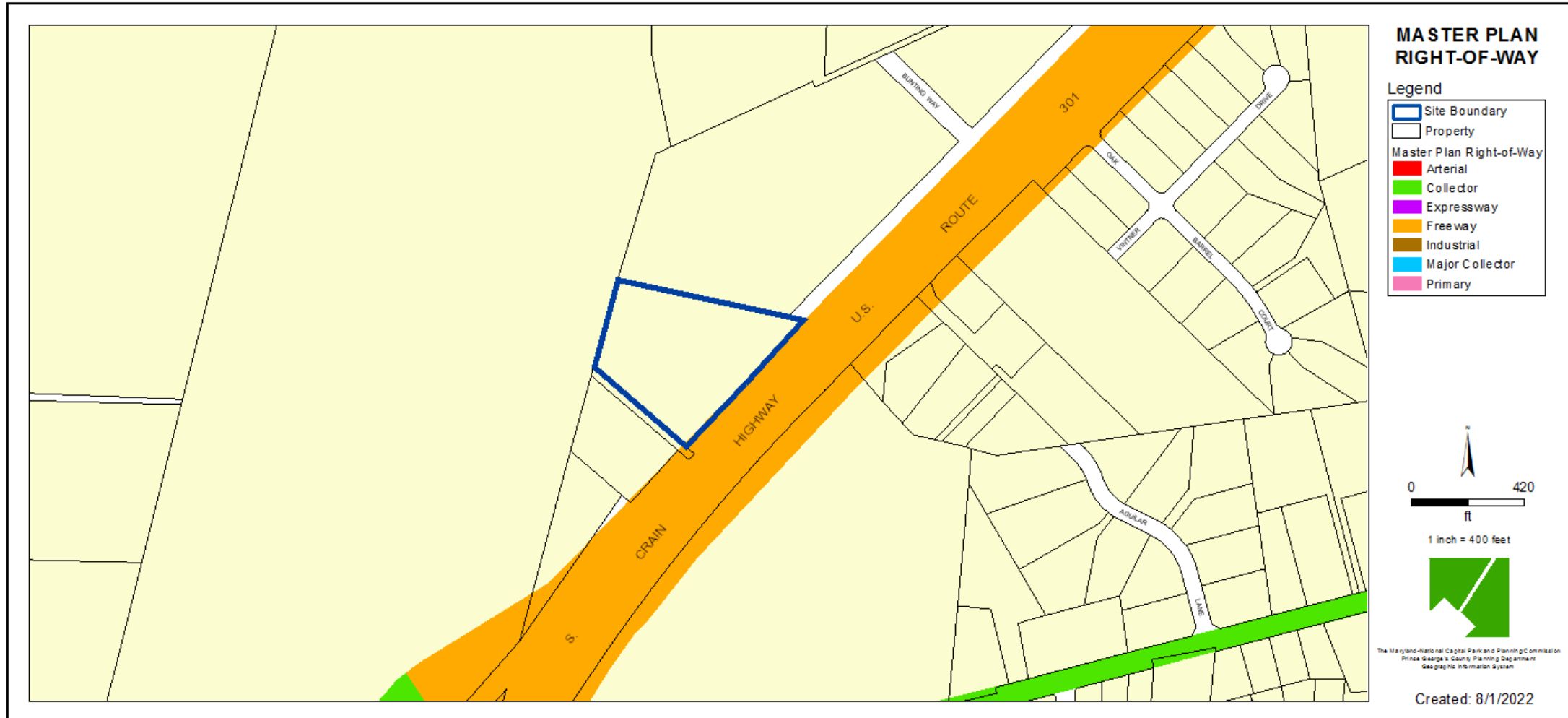
AERIAL MAP



SITE MAP



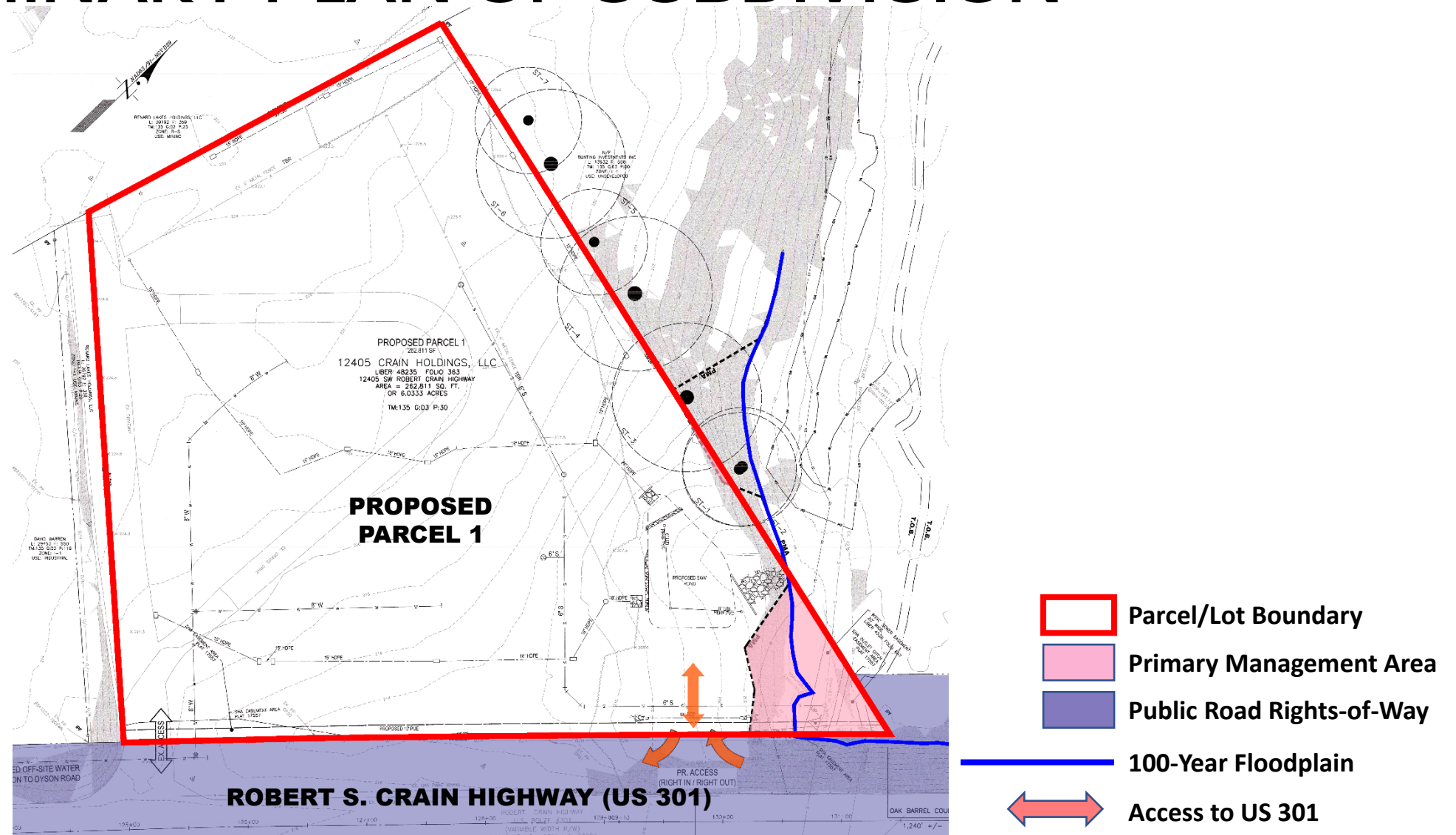
MASTER PLAN RIGHT-OF-WAY MAP



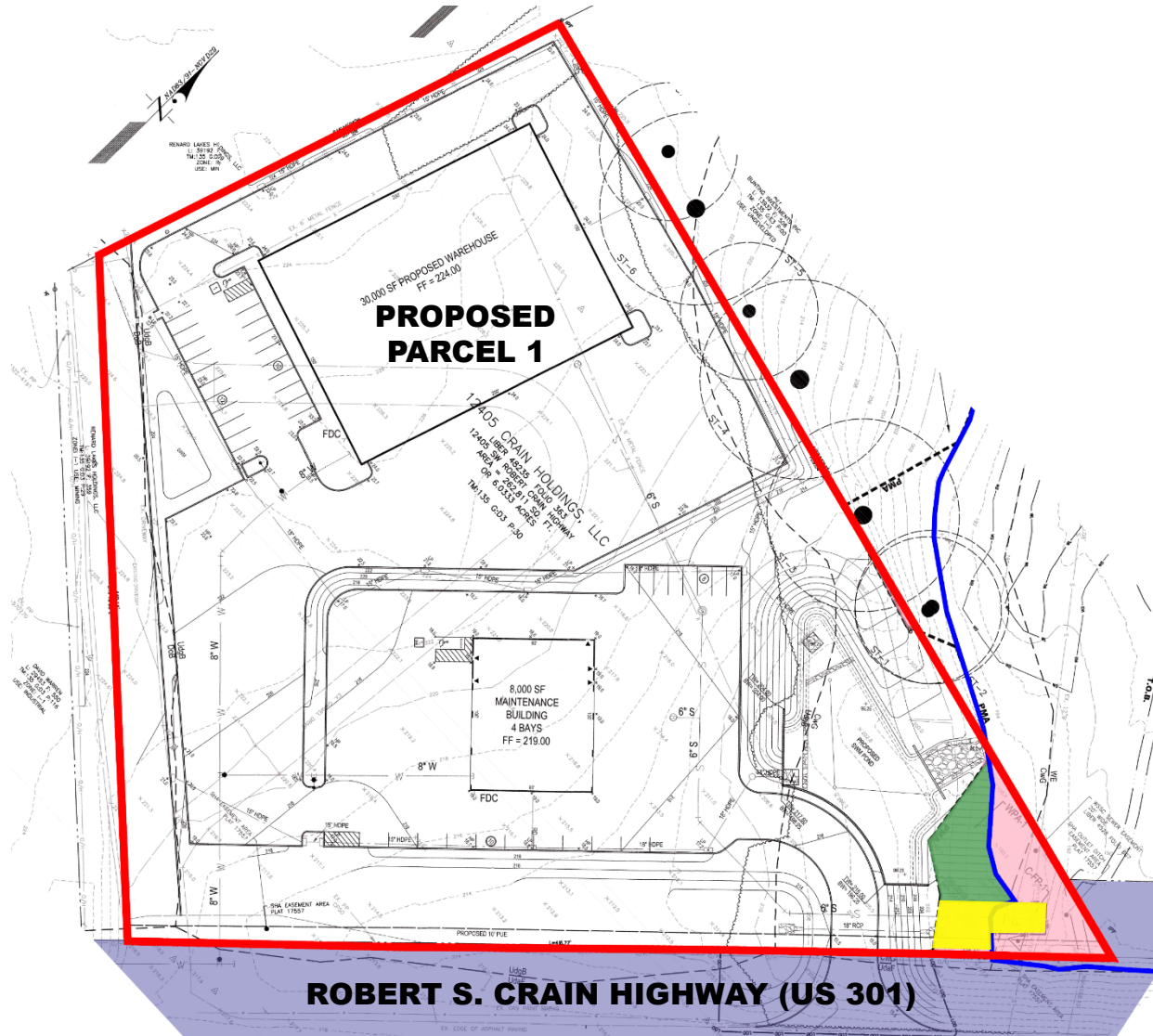
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



-  Parcel Boundary
-  Woodland Preservation Areas
-  Primary Management Area
-  Public Road Rights-of-Way
-  PMA Impact
-  100-Year Floodplain

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS 4-21050
- Type 1 Tree Conservation Plan TCP1-012-2022
- Variation to Section 24-121(a)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/27/2021
- Acceptance Mailing: 06/22/2022