

THE HERMAN MULTI-FAMILY APARTMENTS

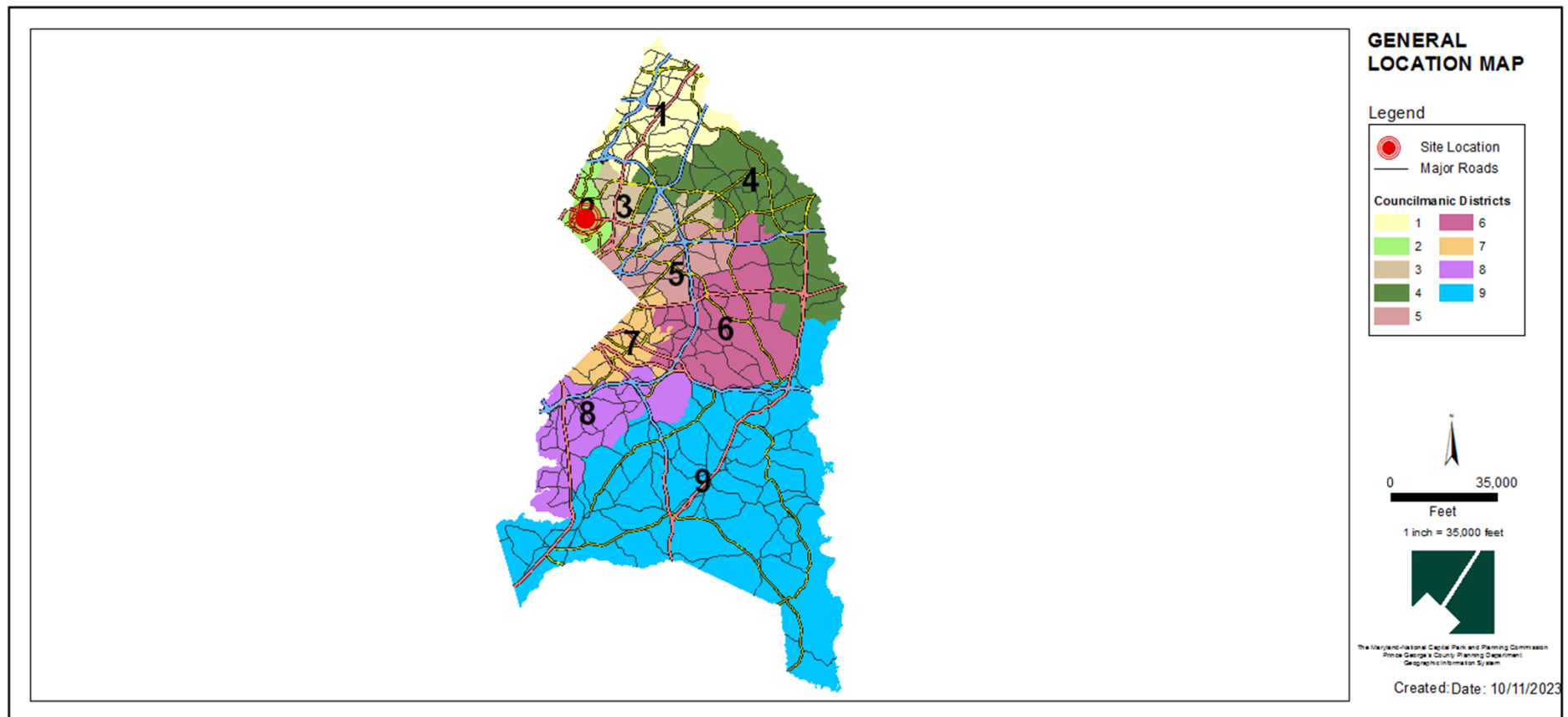
Preliminary Plan of Subdivision
Type 1 Tree Conservation Plan TCP1-015-2023
Staff Recommendation: APPROVAL with conditions



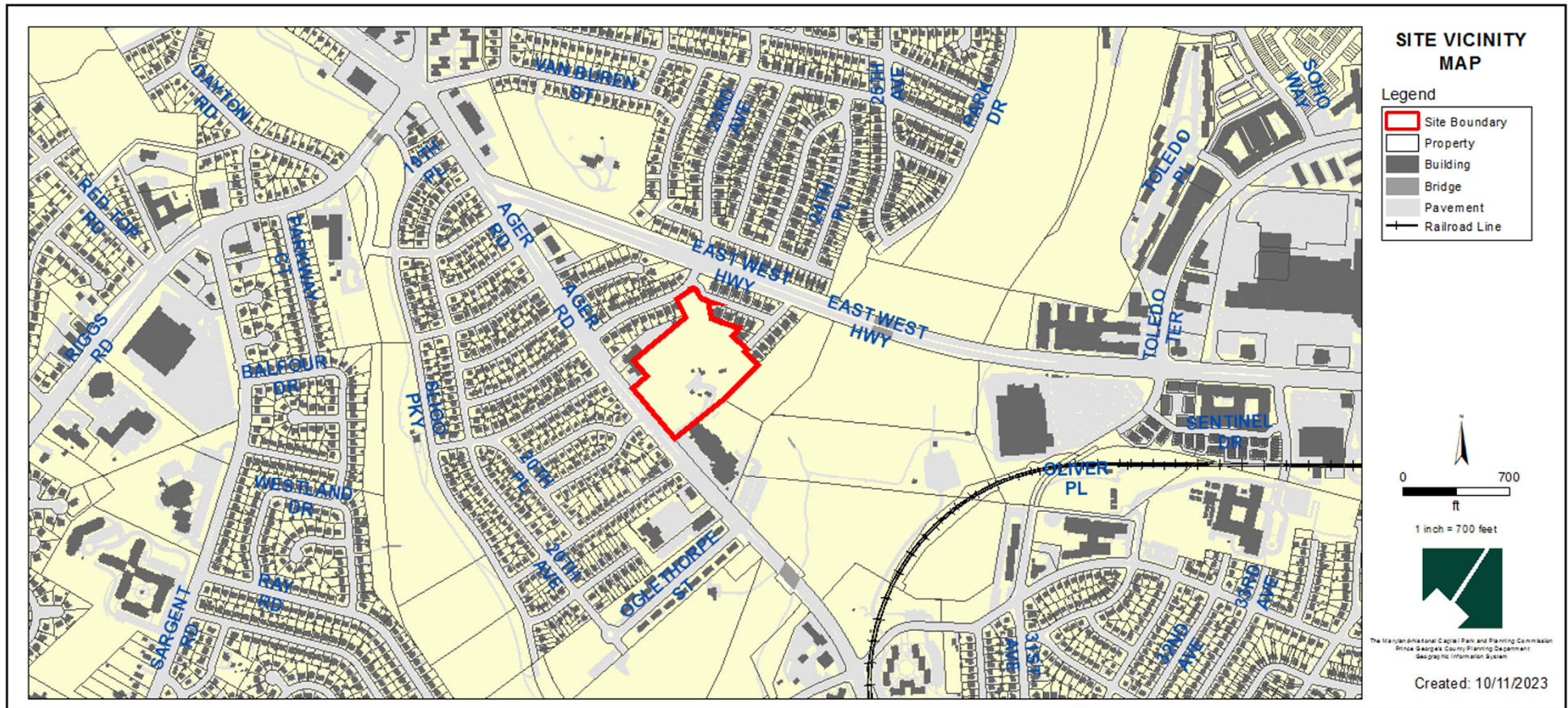
GENERAL LOCATION MAP

Council District: 02

Planning Area: 065



SITE VICINITY MAP

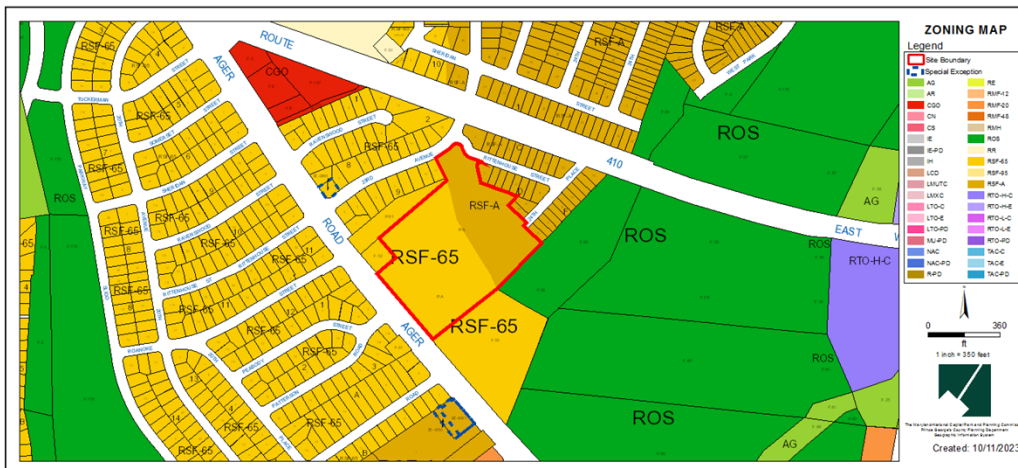


ZONING MAP (CURRENT & PRIOR)

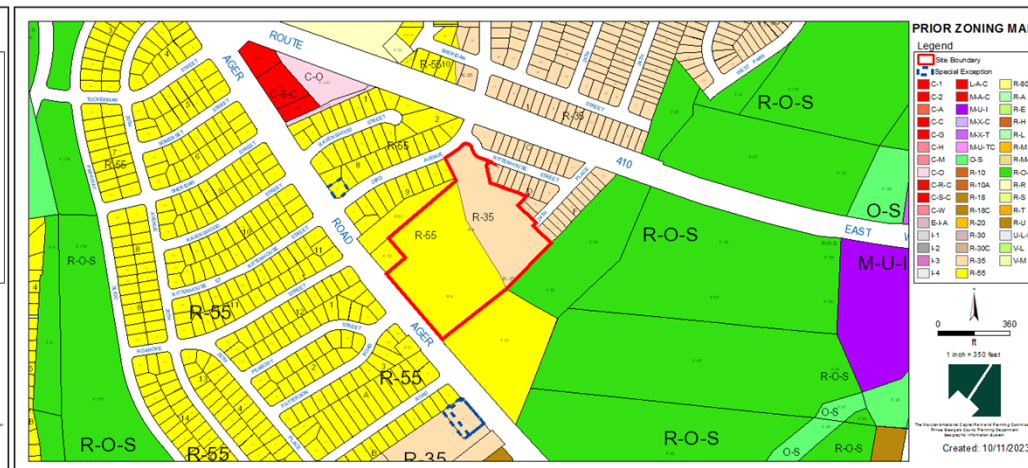
Current Property Zone: RSF-65/RSF-A

Prior Property Zone: R-55/R-35

CURRENT ZONING MAP



PRIOR ZONING MAP



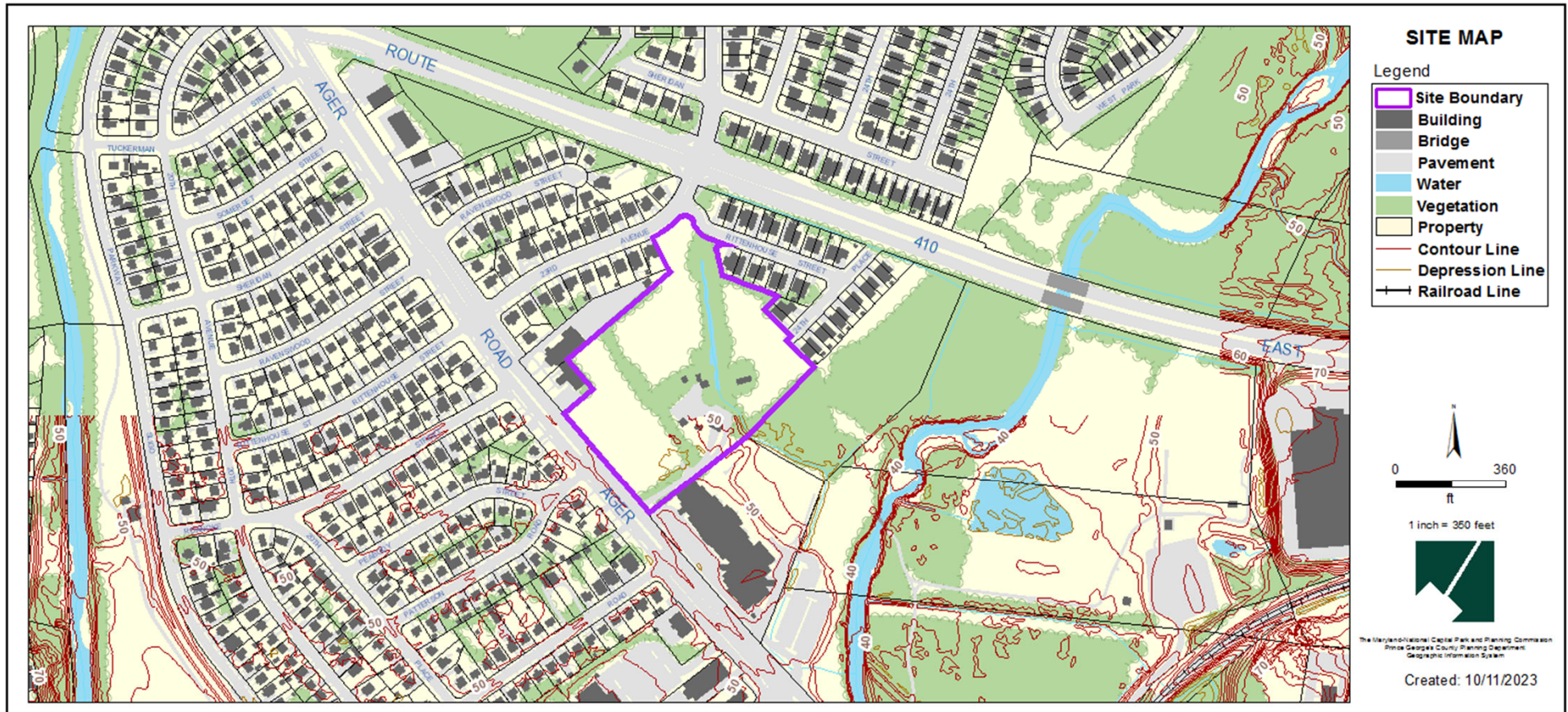
AERIAL MAP



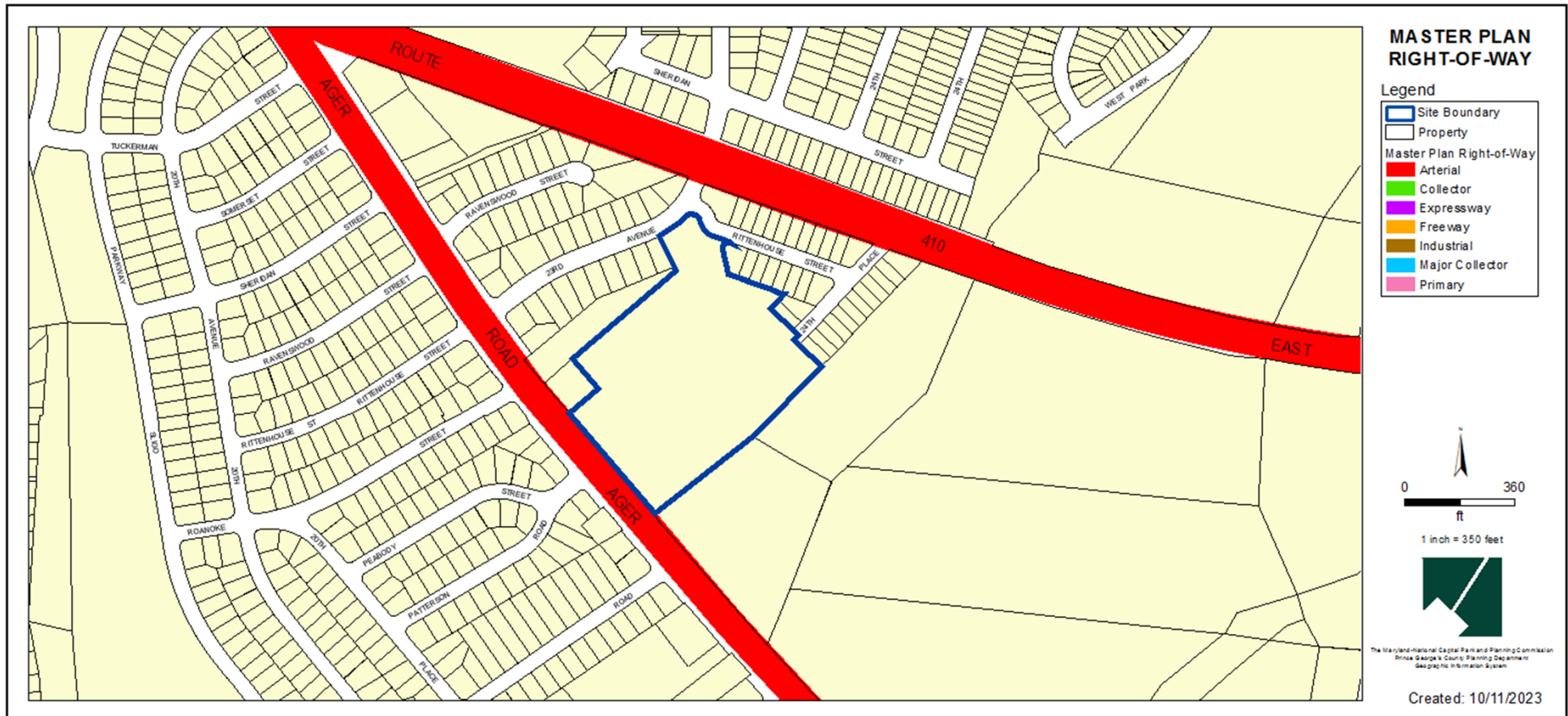
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



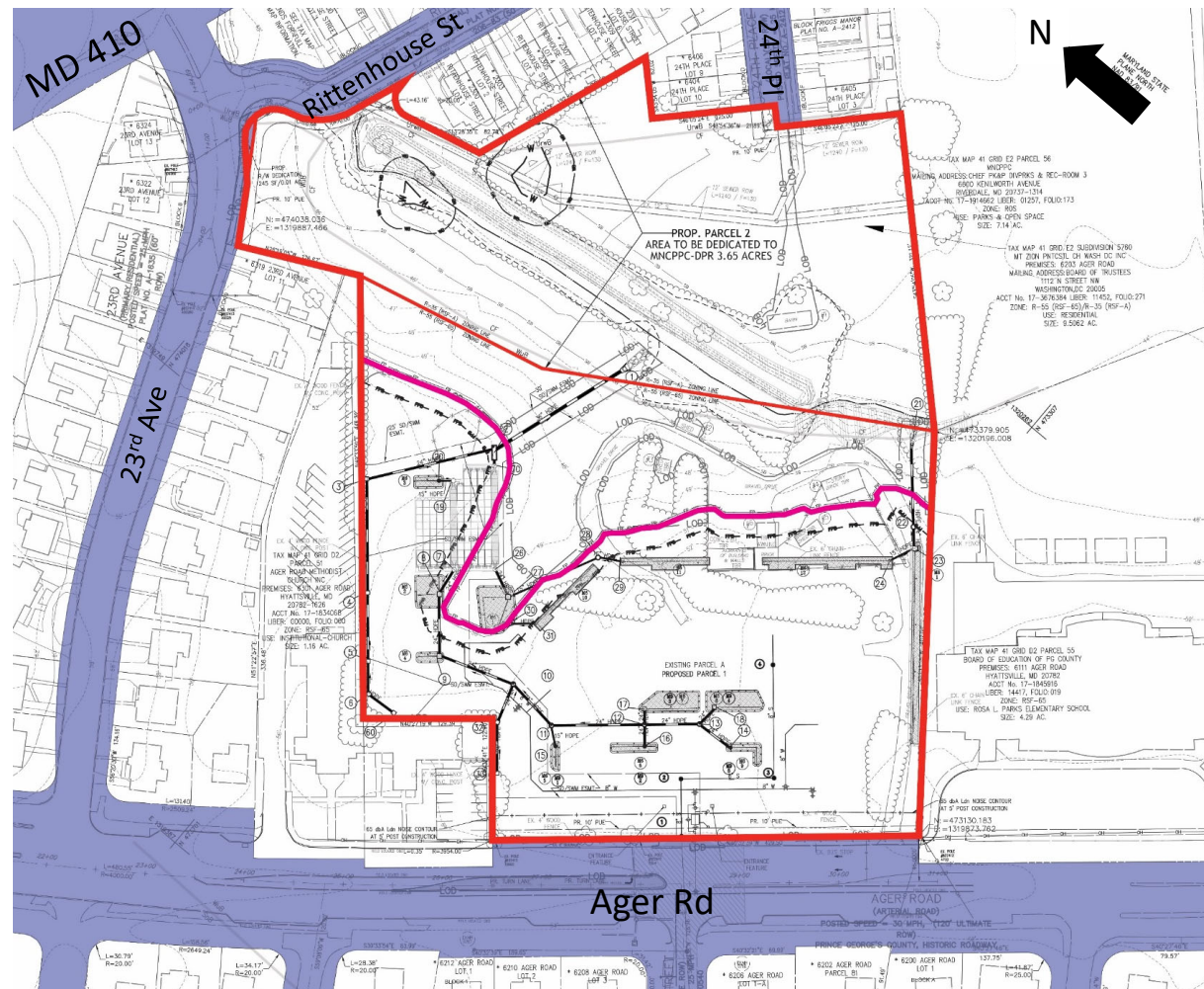
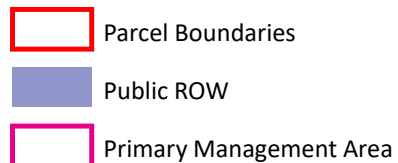
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

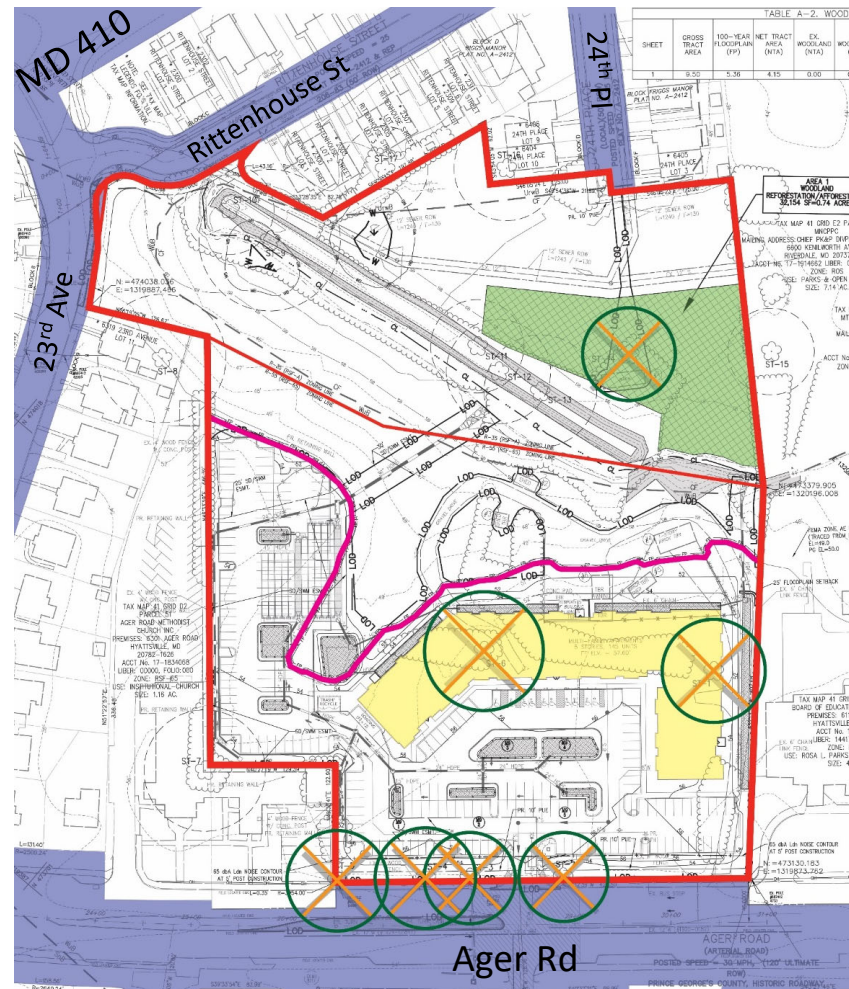


PRELIMINARY PLAN OF SUBDIVISION

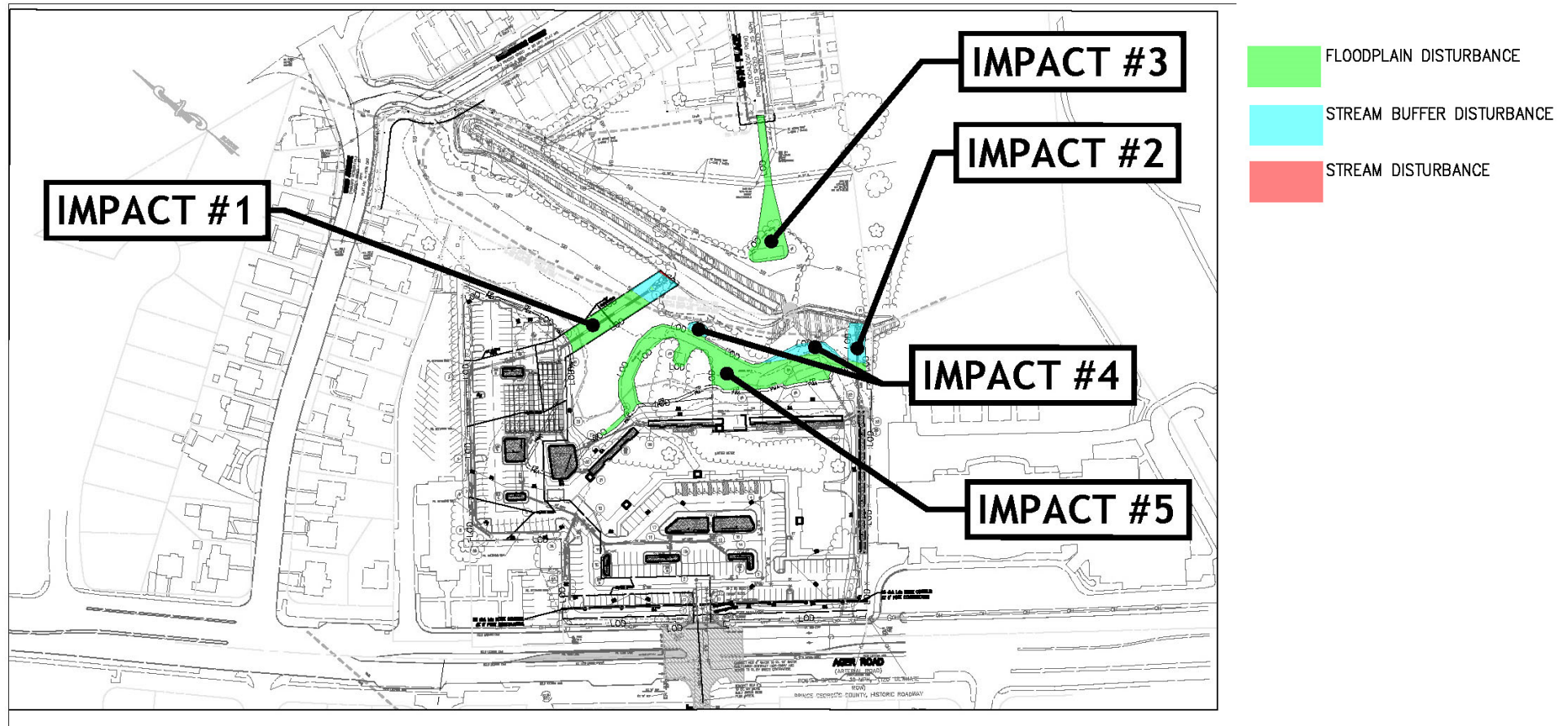


TYPE 1 TREE CONSERVATION PLAN

-  Parcel Boundaries
-  Public ROW
-  Primary Management Area
-  Woodland Reforestation
-  Specimen tree to be removed



PRIMARY MANAGEMENT AREA IMPACTS



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of TCP1-015-2023
- Approval of a Variation from Section 24-121(a)(3)
- Approval of a Variance from Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/8/2022
- Acceptance Mailing: 9/11/2023