

COLE'S MANOR

Preliminary Plan of Subdivision

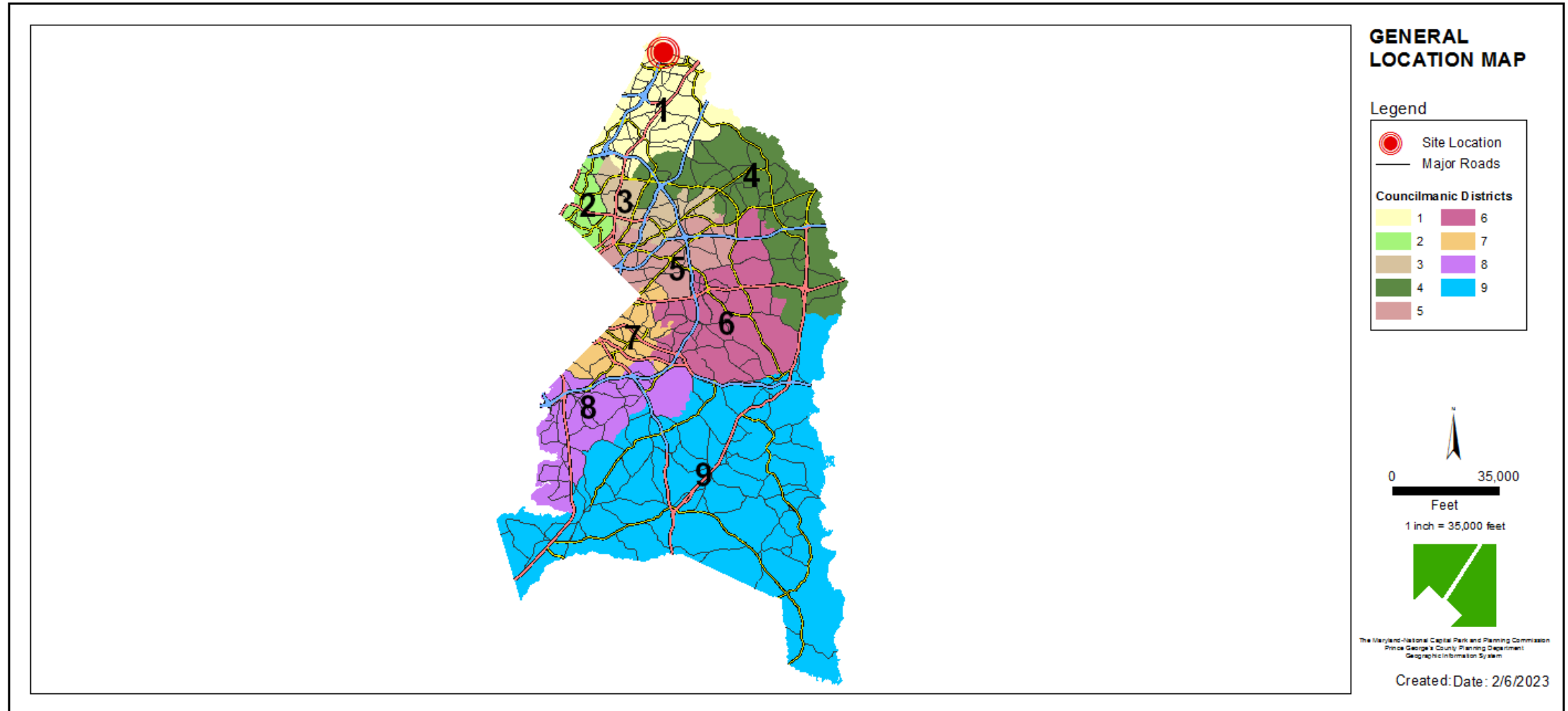
Staff Recommendation: APPROVAL with conditions



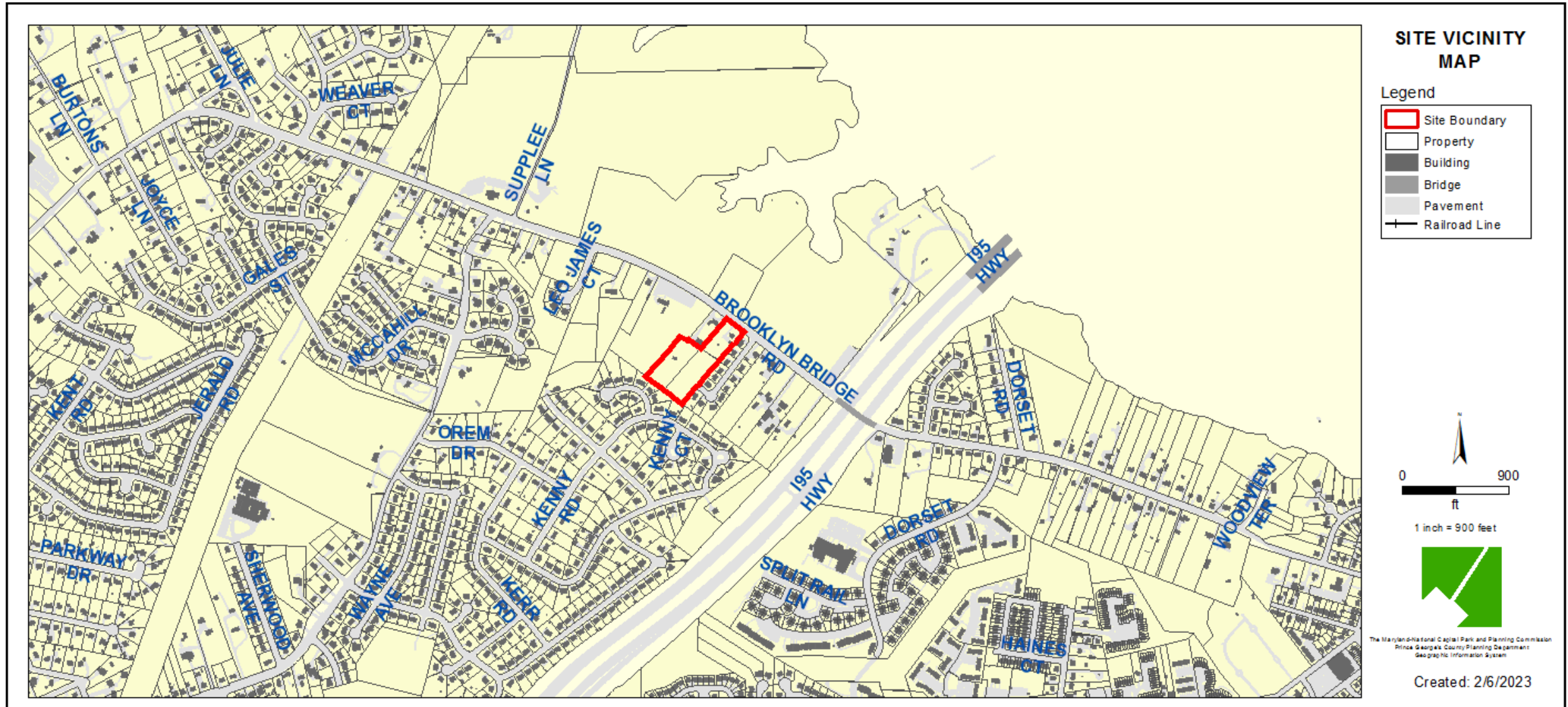
GENERAL LOCATION MAP

Council District: 01

Planning Area: 60



SITE VICINITY MAP



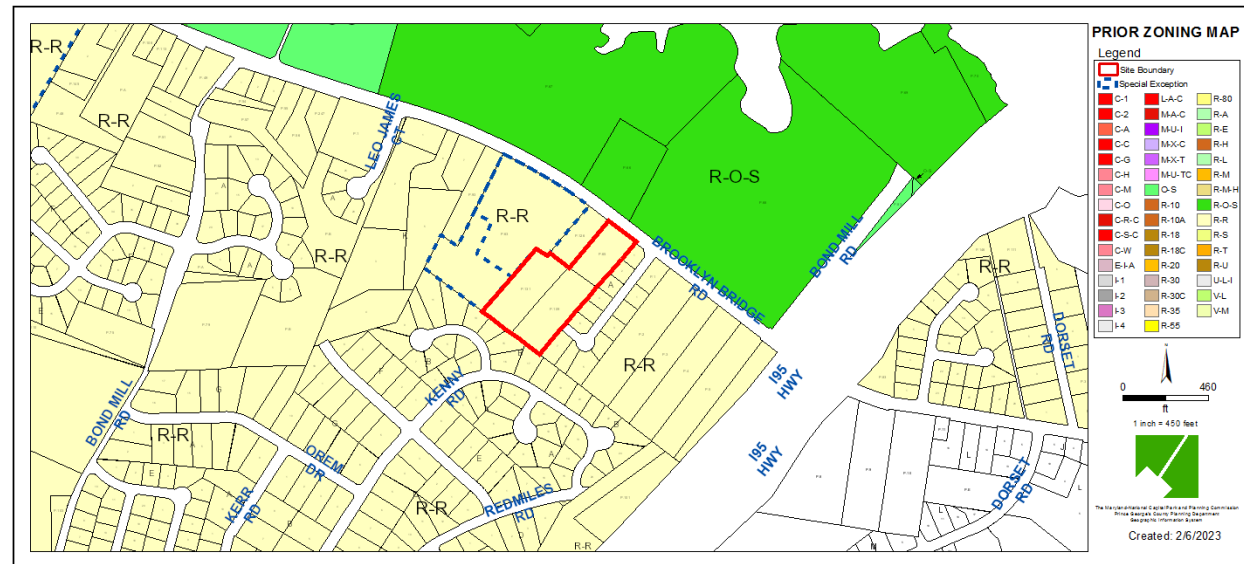
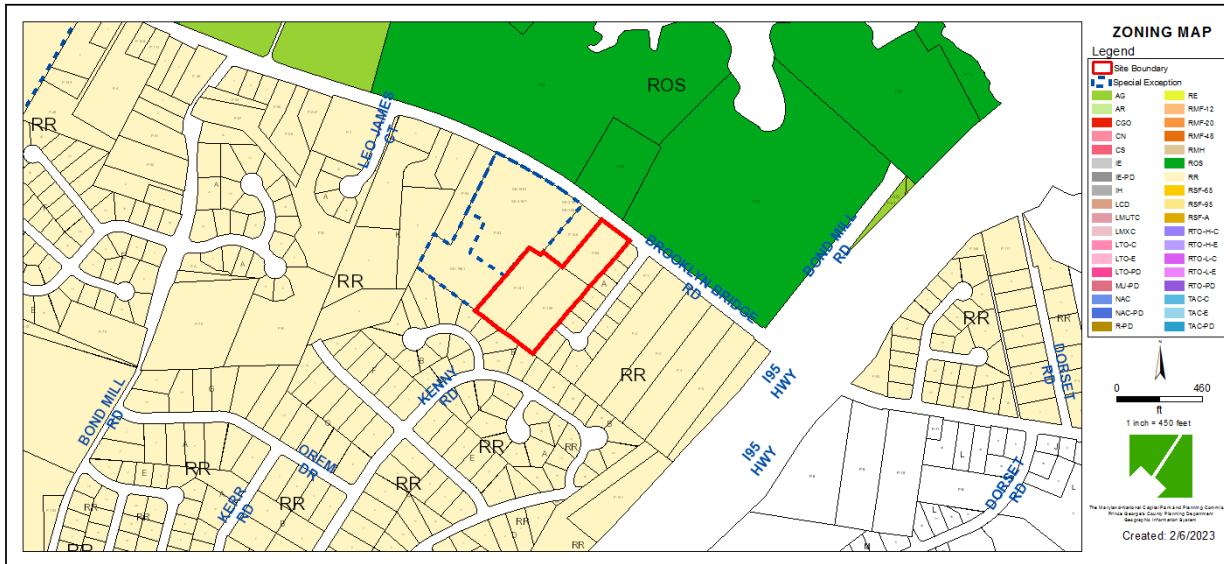
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: RR

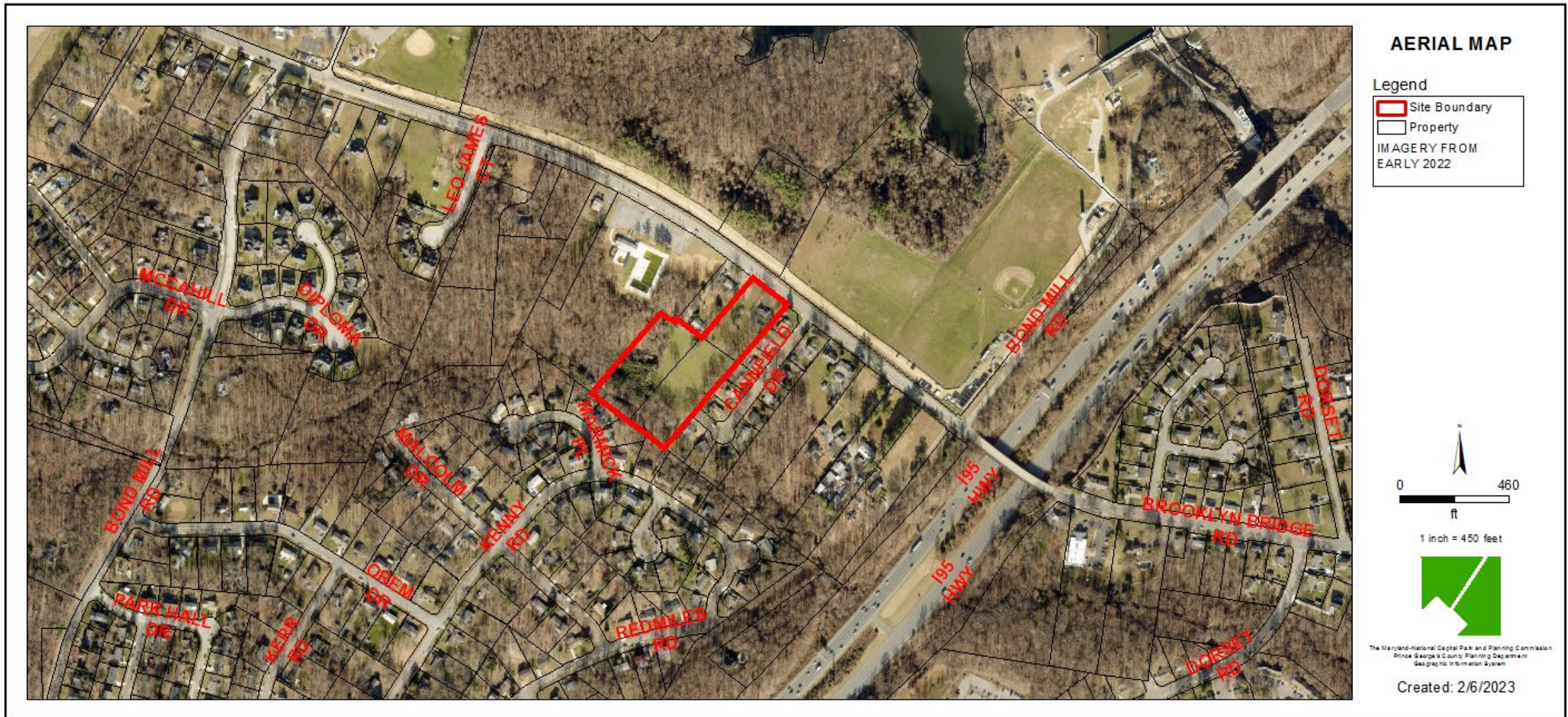
Prior Property Zone: R-R

CURRENT ZONING MAP

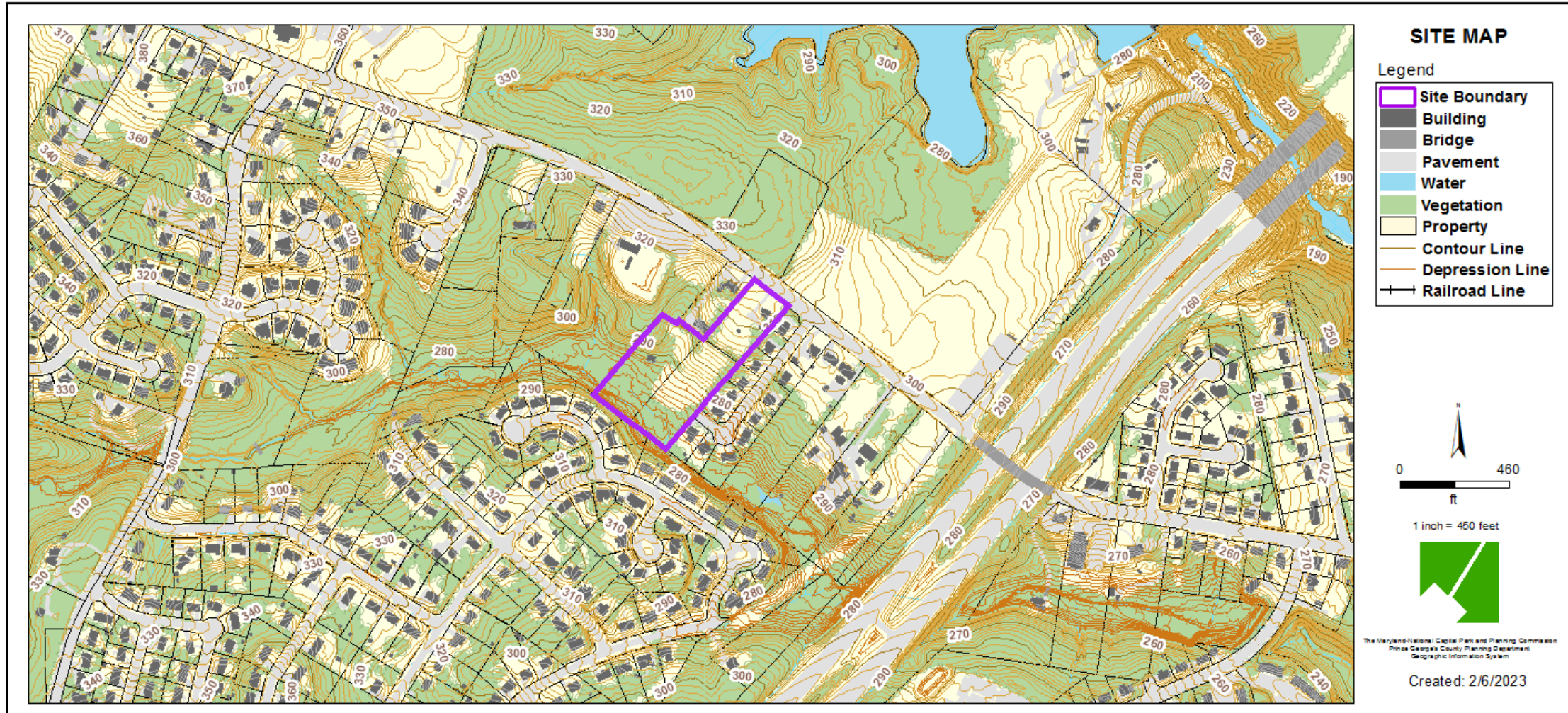
PRIOR ZONING MAP



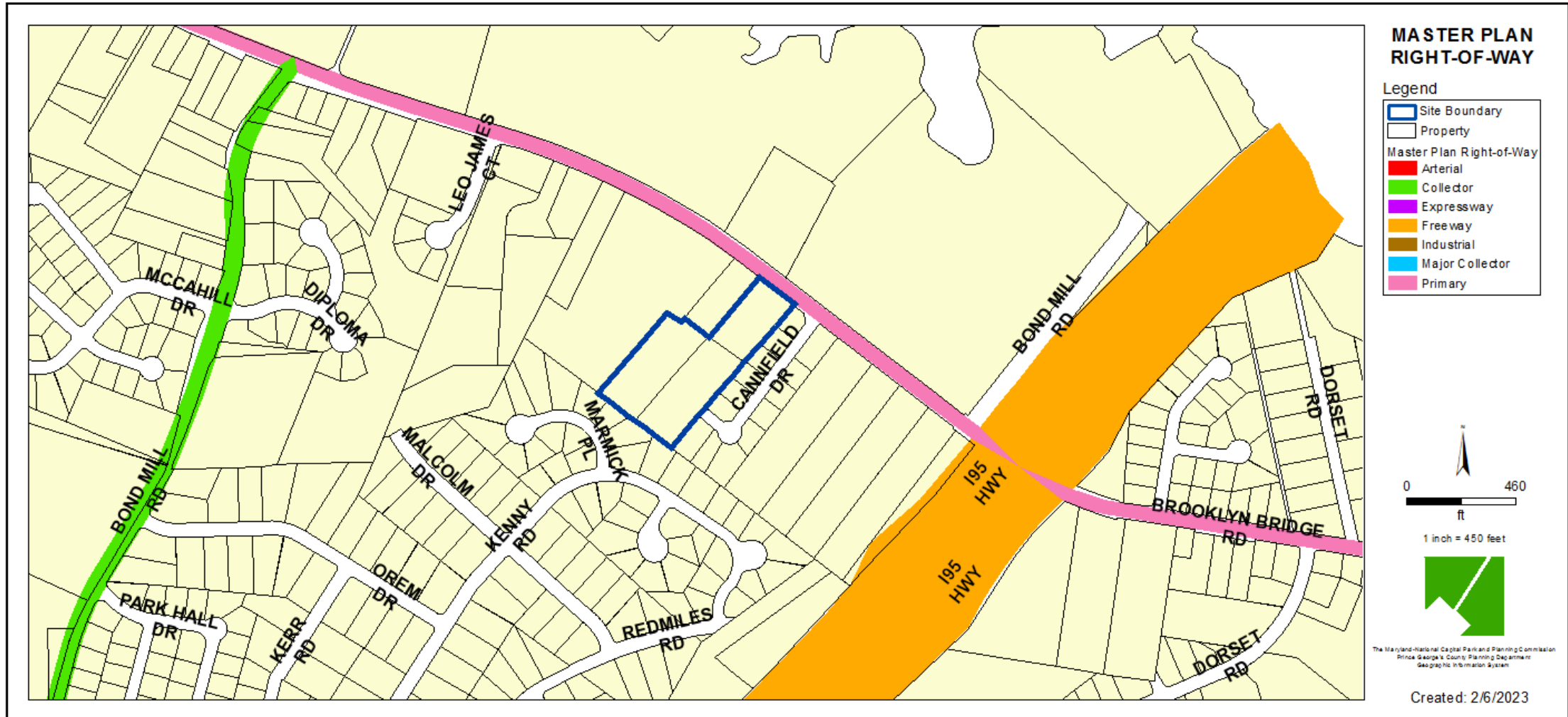
AERIAL MAP



SITE MAP



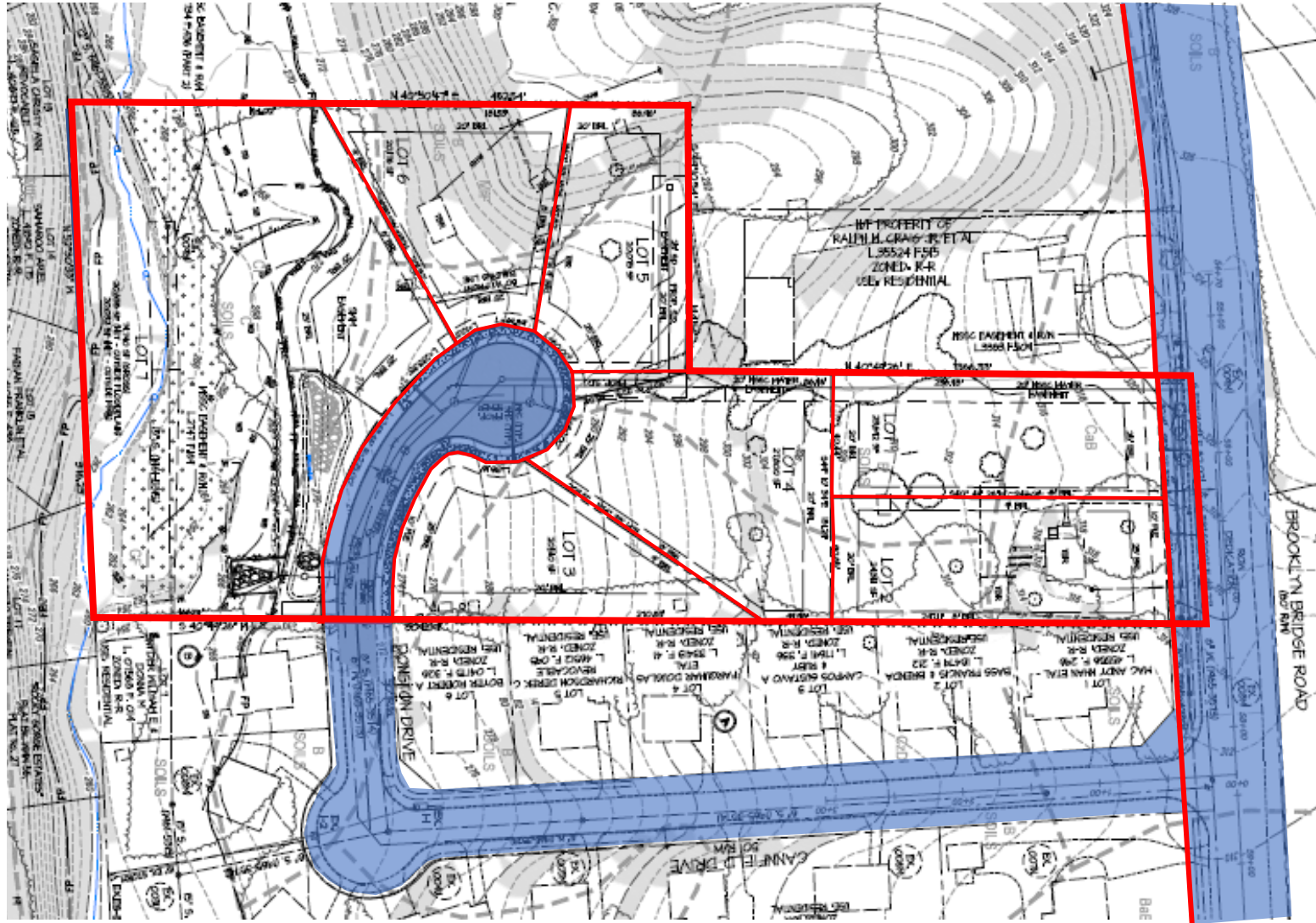
MASTER PLAN RIGHT-OF-WAY MAP



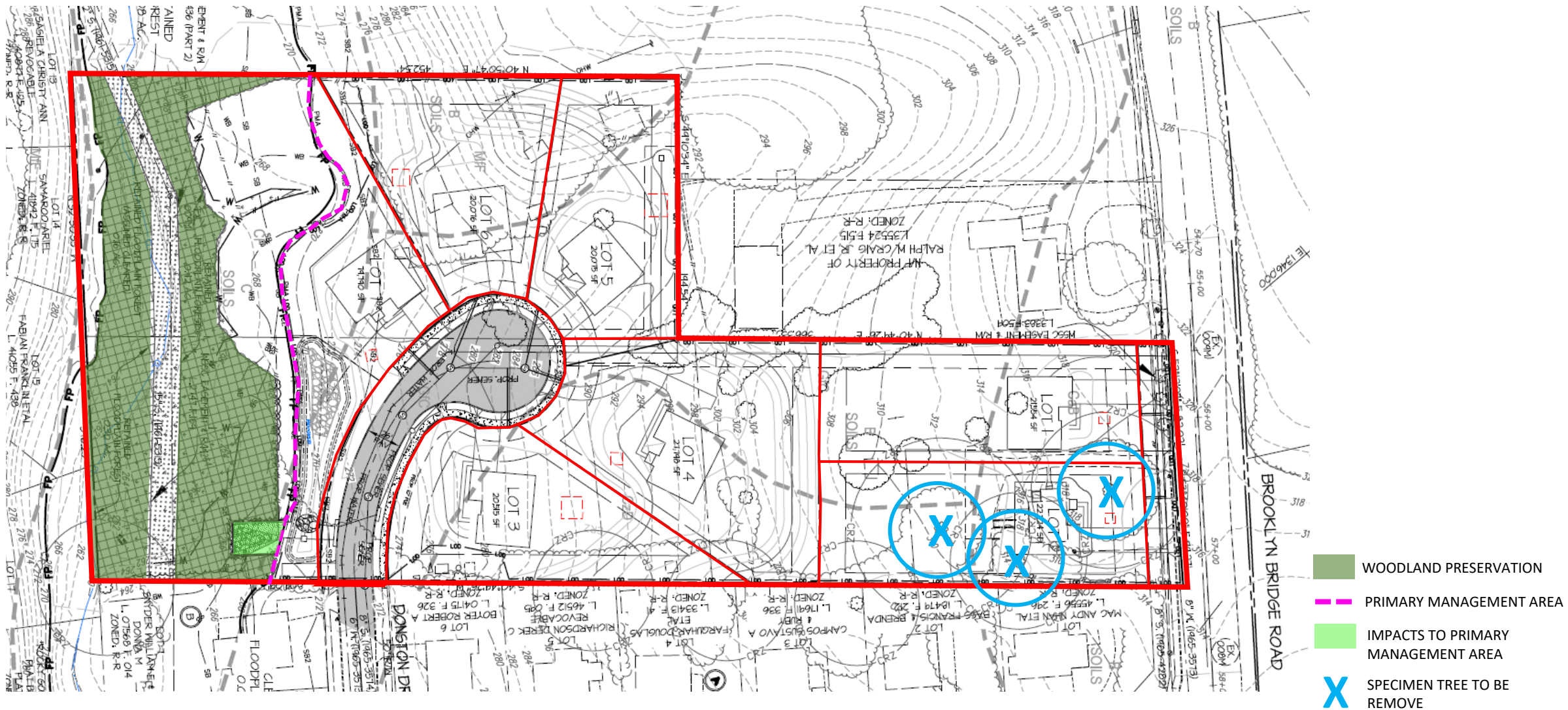
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



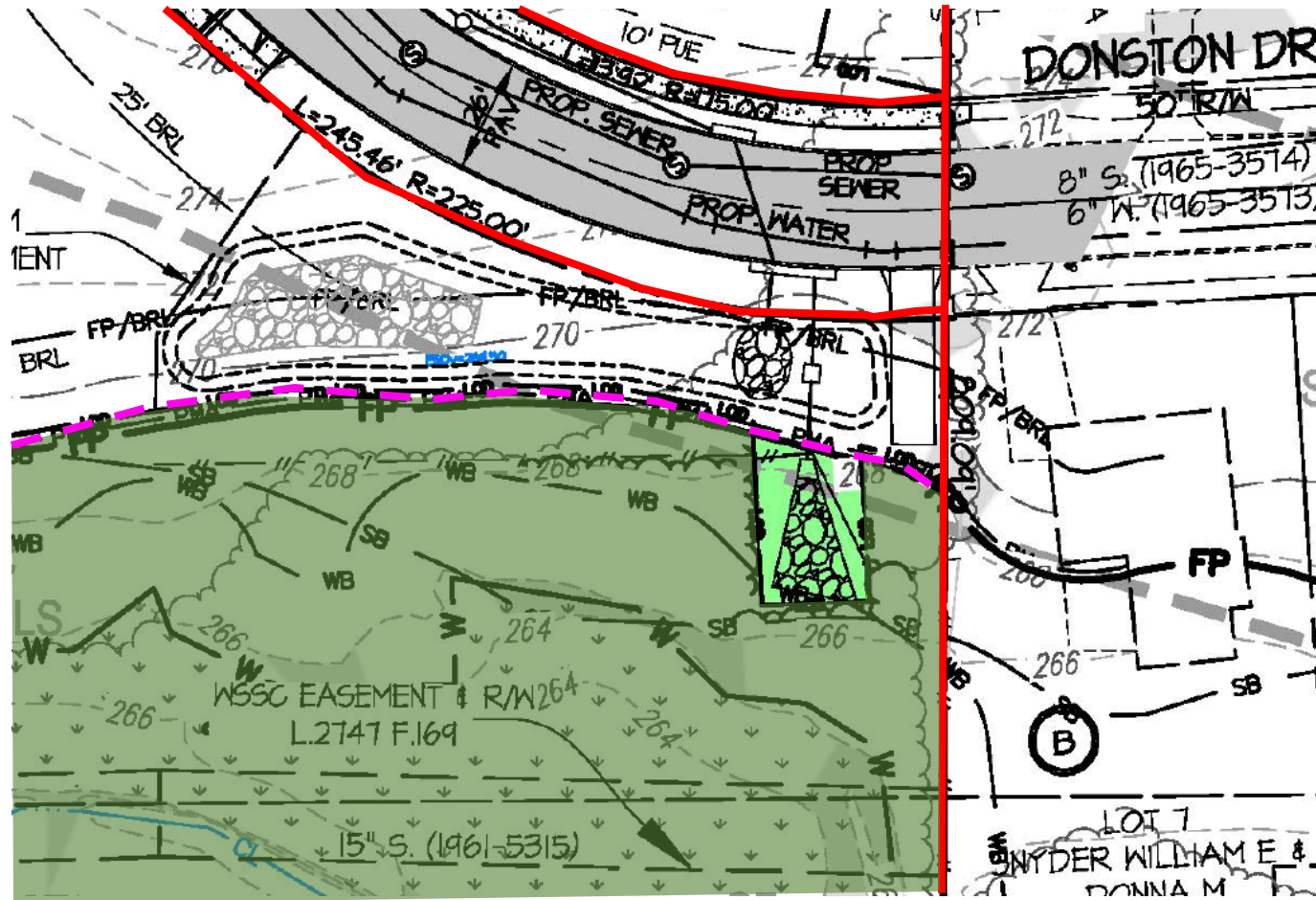
PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



IMPACTS TO PMA



STAFF RECOMMENDATION

APPROVAL with 10 conditions

- 4-22017
- TCP1-001-2023
- Variance from Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Information Mailings: 02/18/2022
- Acceptance Mailings: 01/04/2023