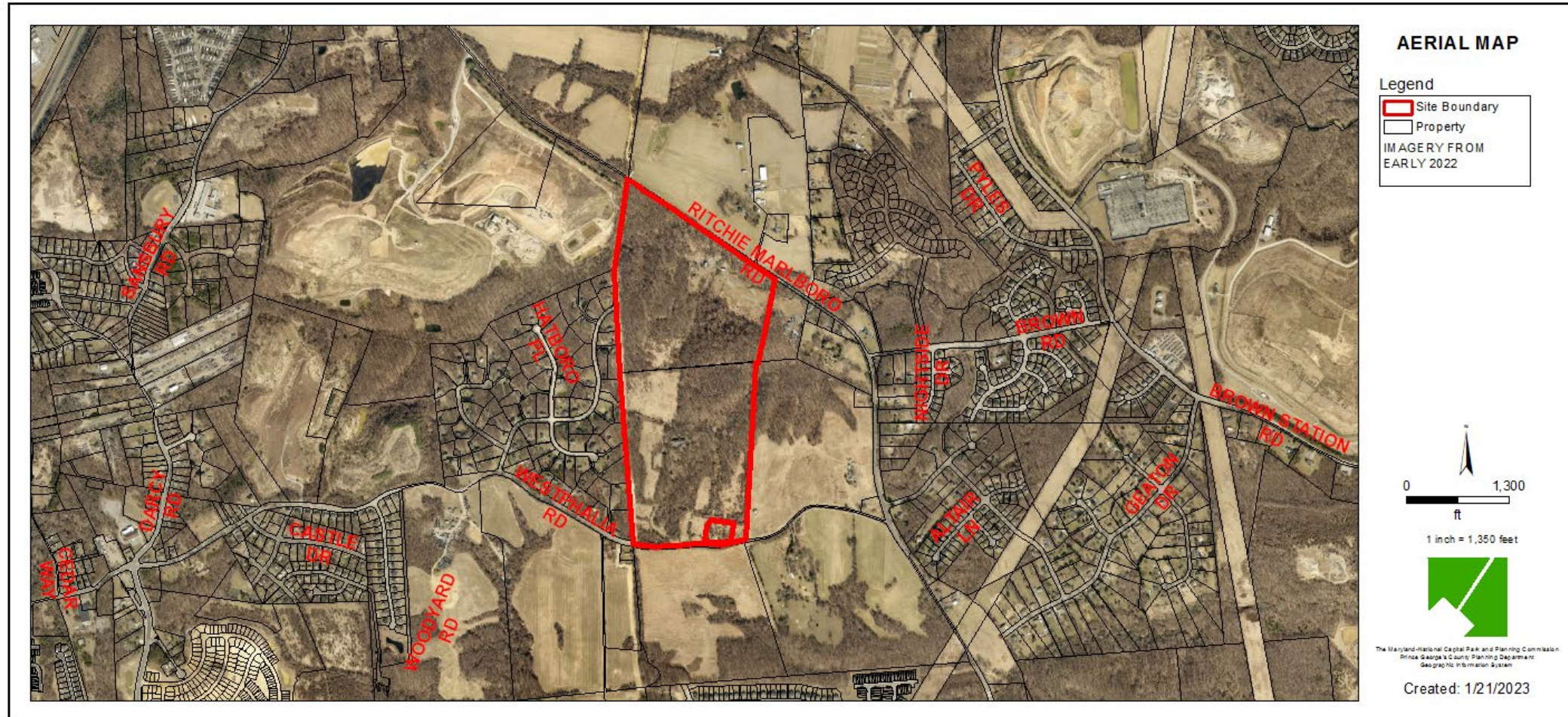


PARKLAND ROCK CREEK

Preliminary Plan of Subdivision

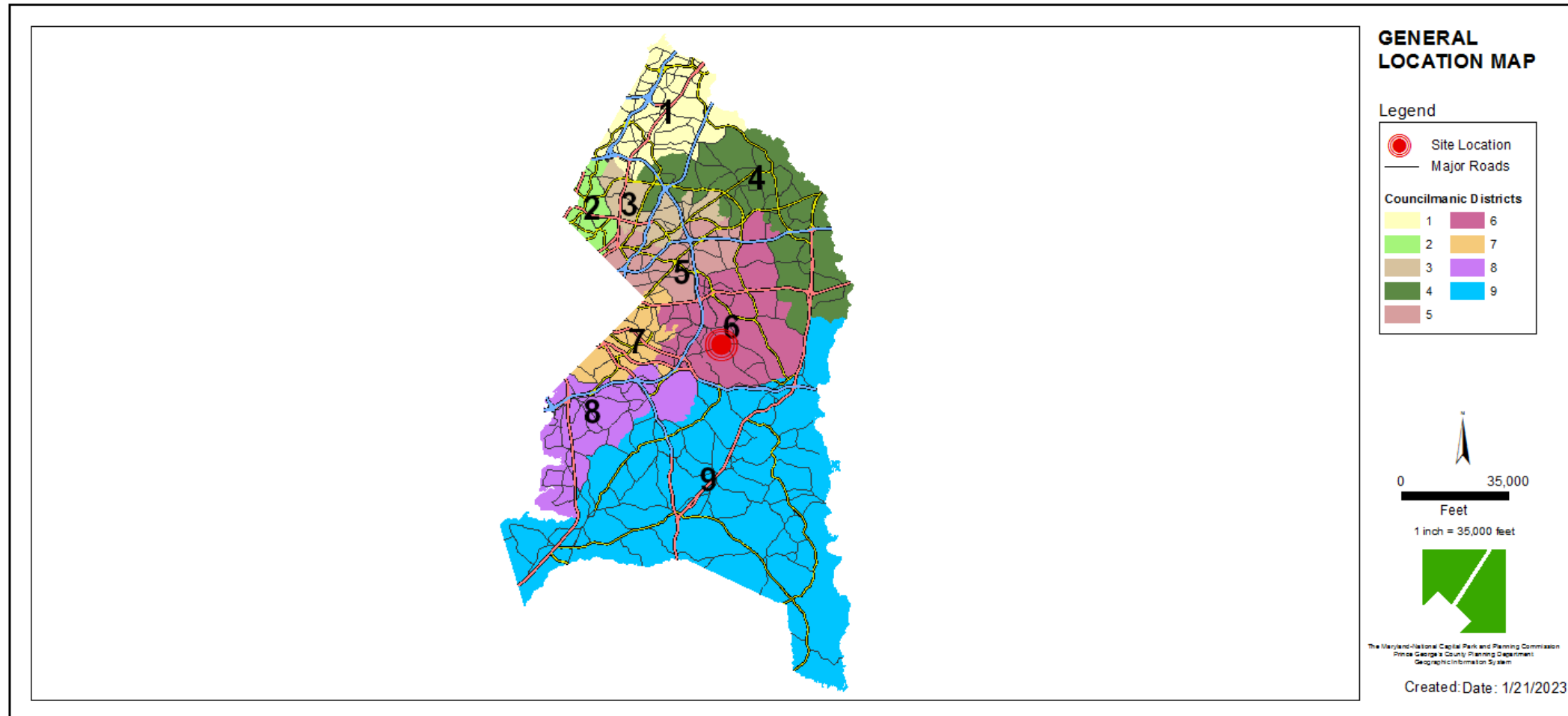
Staff Recommendation: APPROVAL with conditions



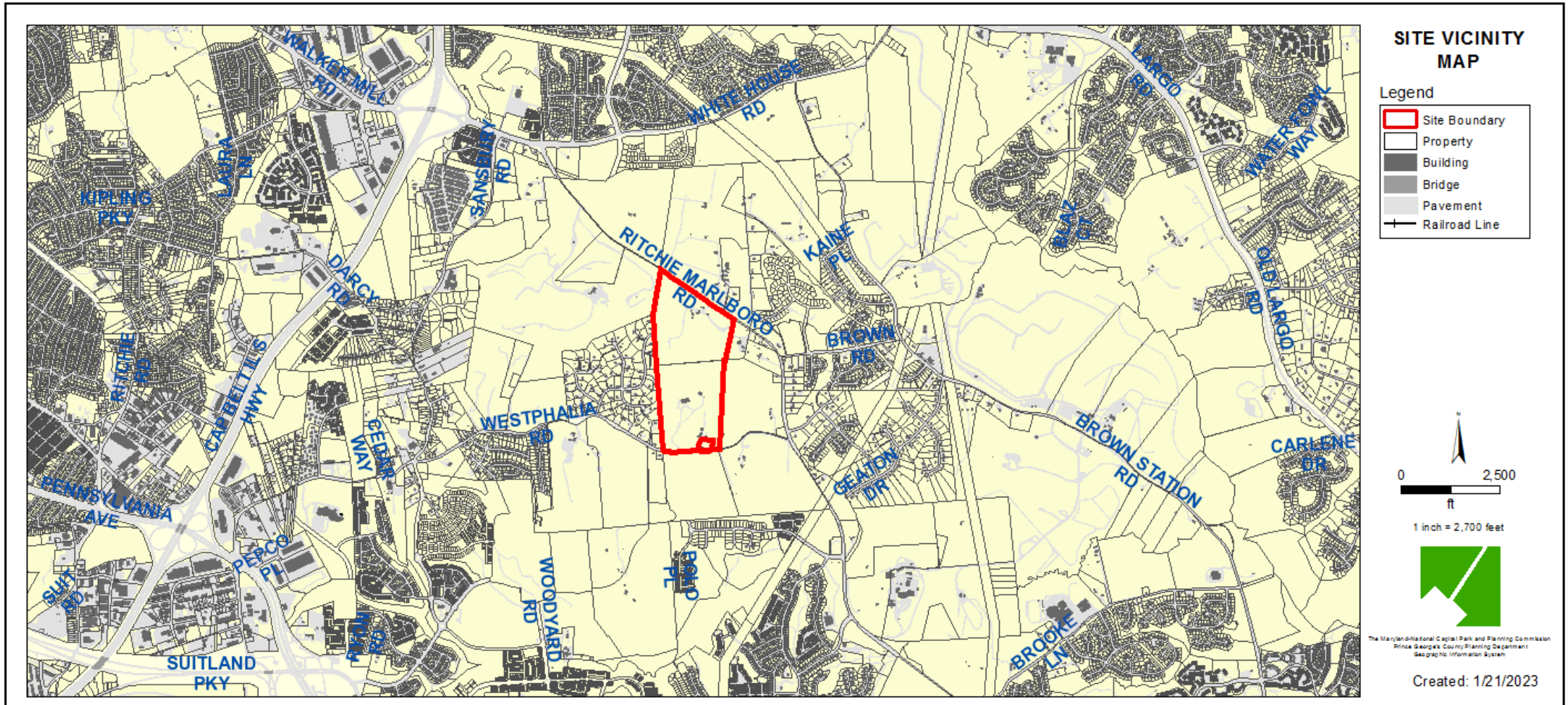
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



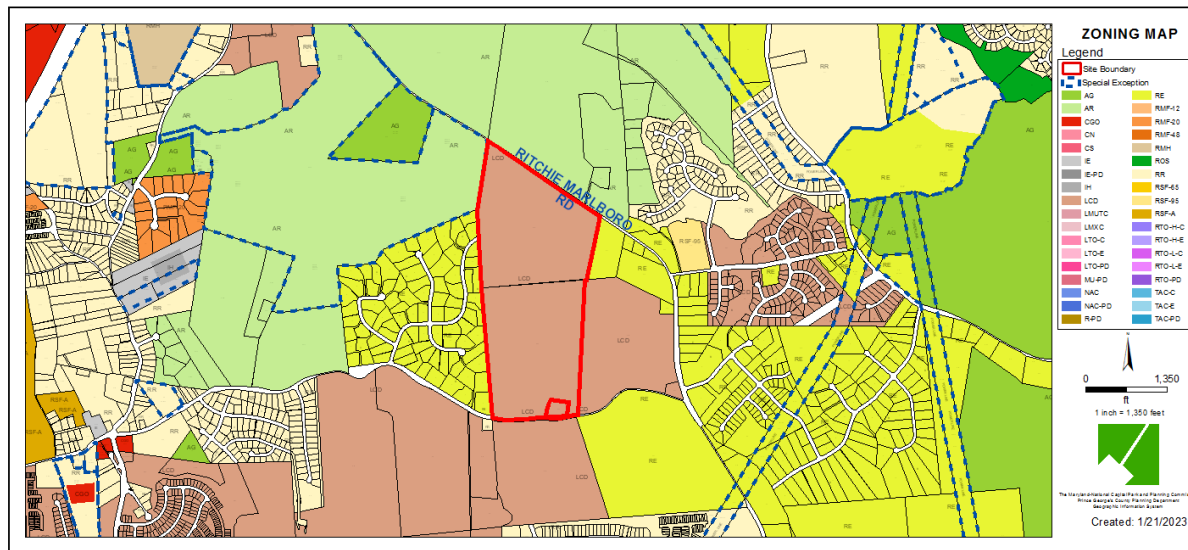
SITE VICINITY MAP



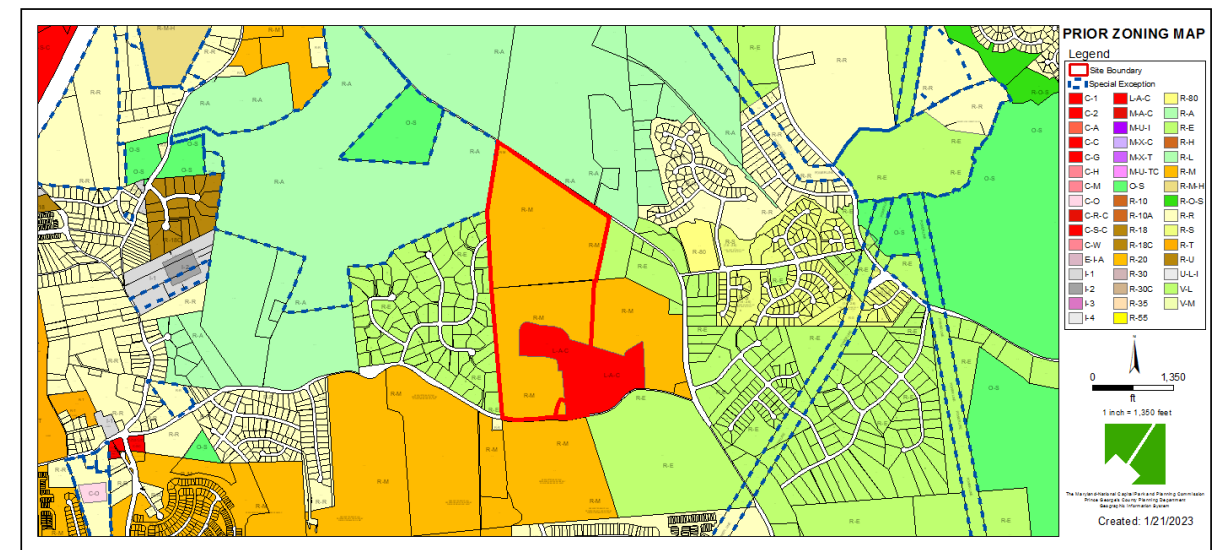
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: LCD
Prior Property Zone: R-M/L-A-C

CURRENT ZONING MAP



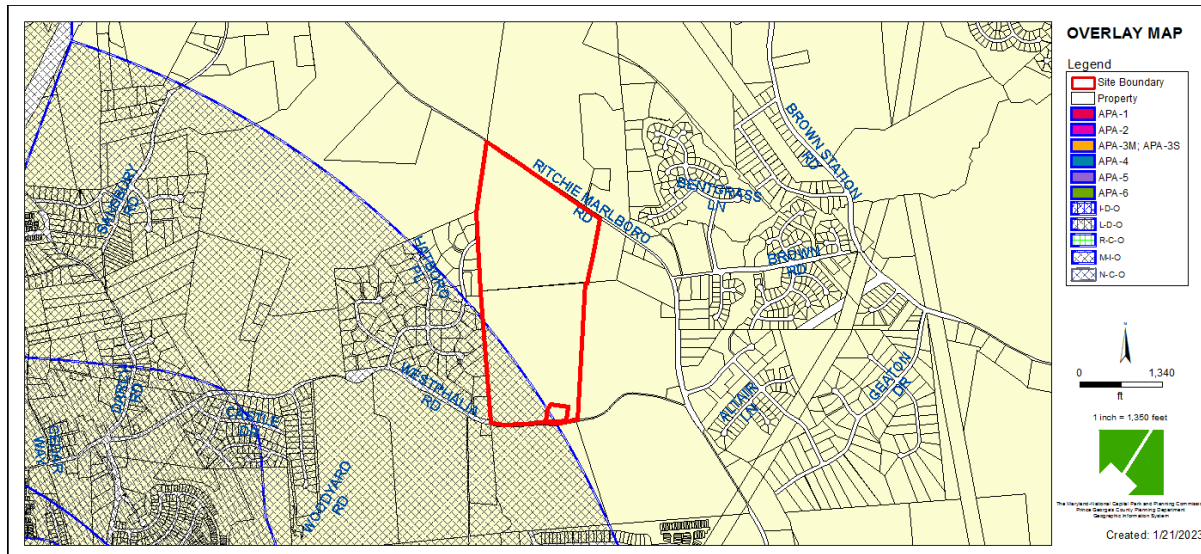
PRIOR ZONING MAP



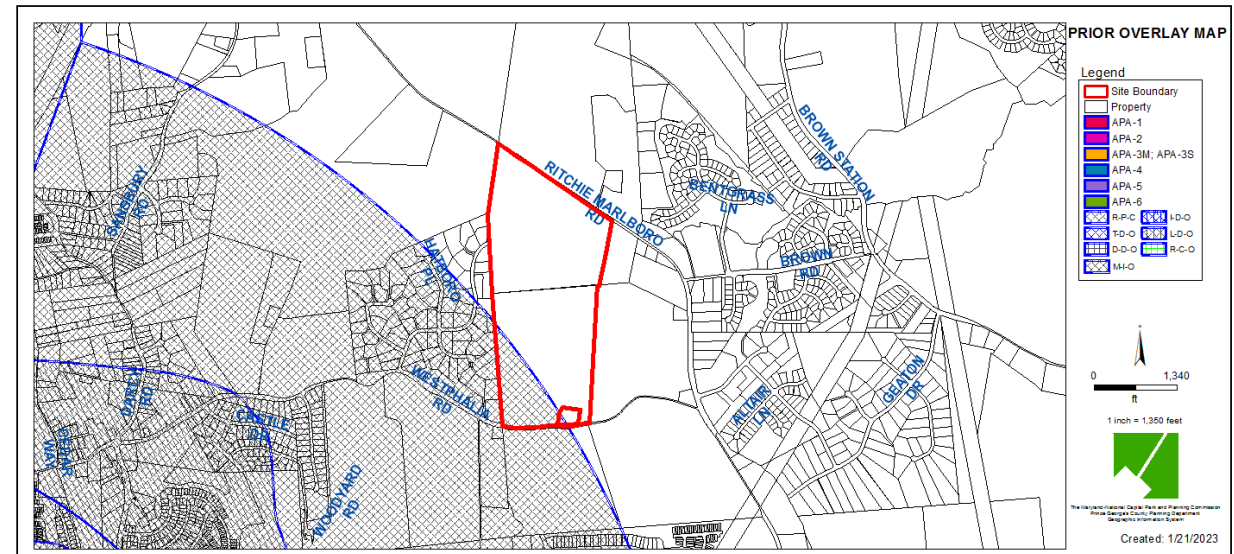
OVERLAY MAP (CURRENT & PRIOR)

Current Property Zone: MIO
Prior Property Zone: M-I-O

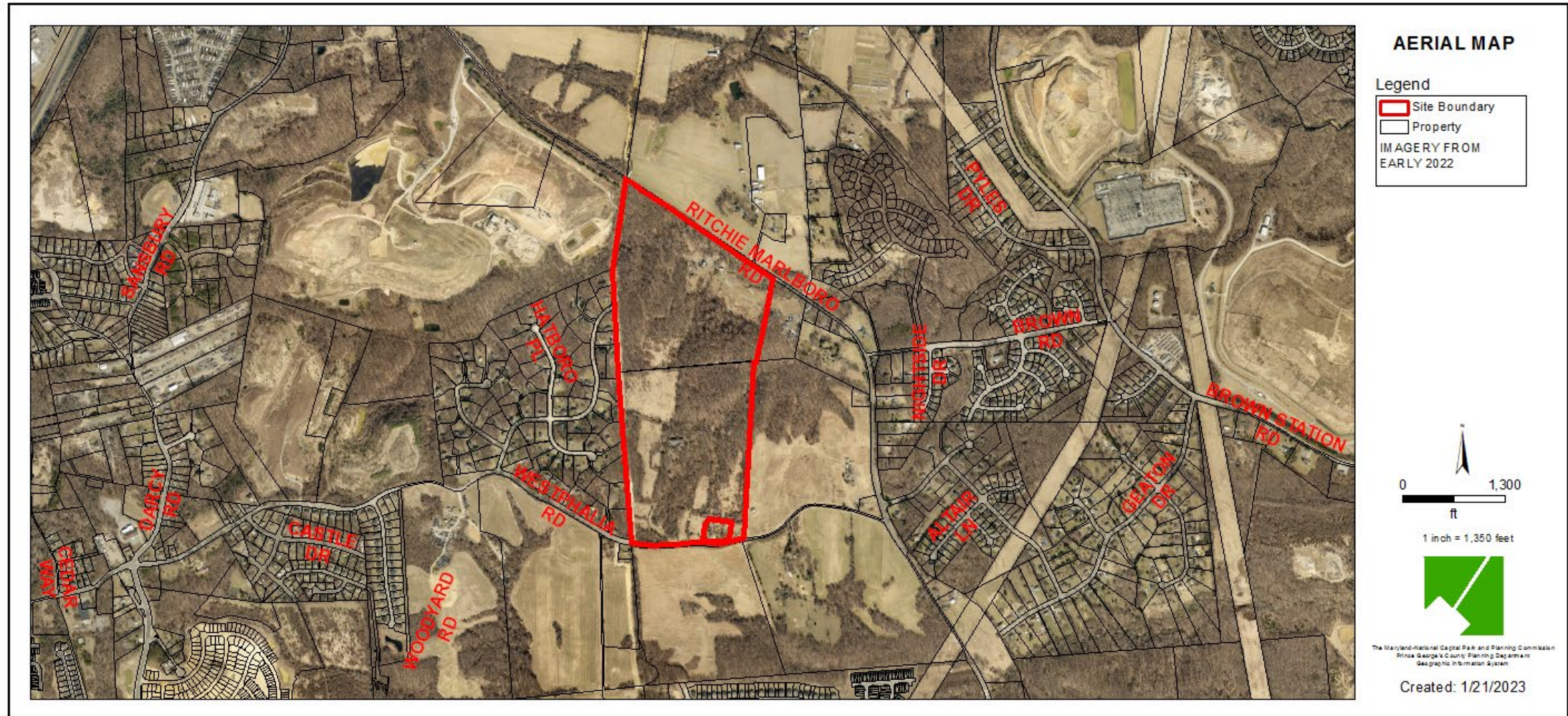
CURRENT OVERLAY MAP



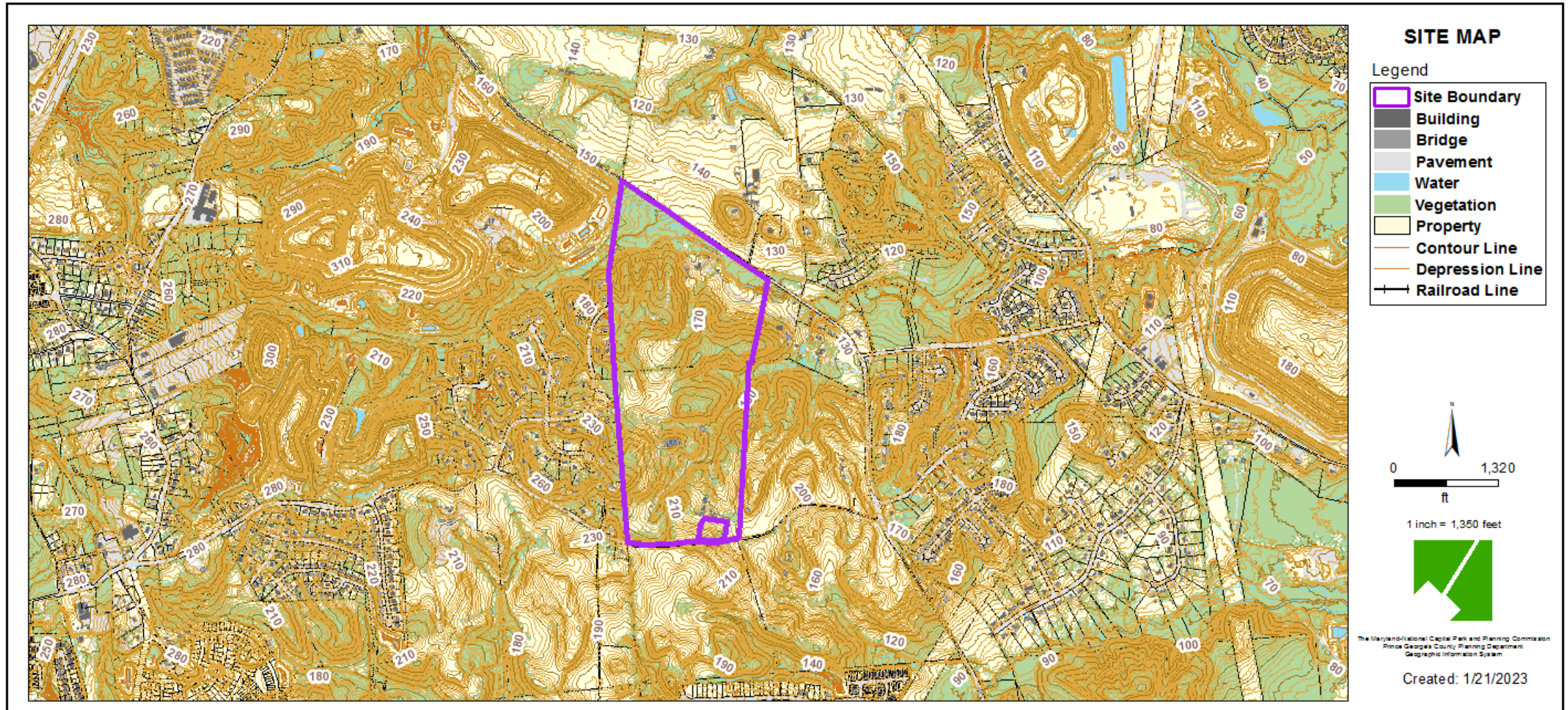
PRIOR OVERLAY MAP



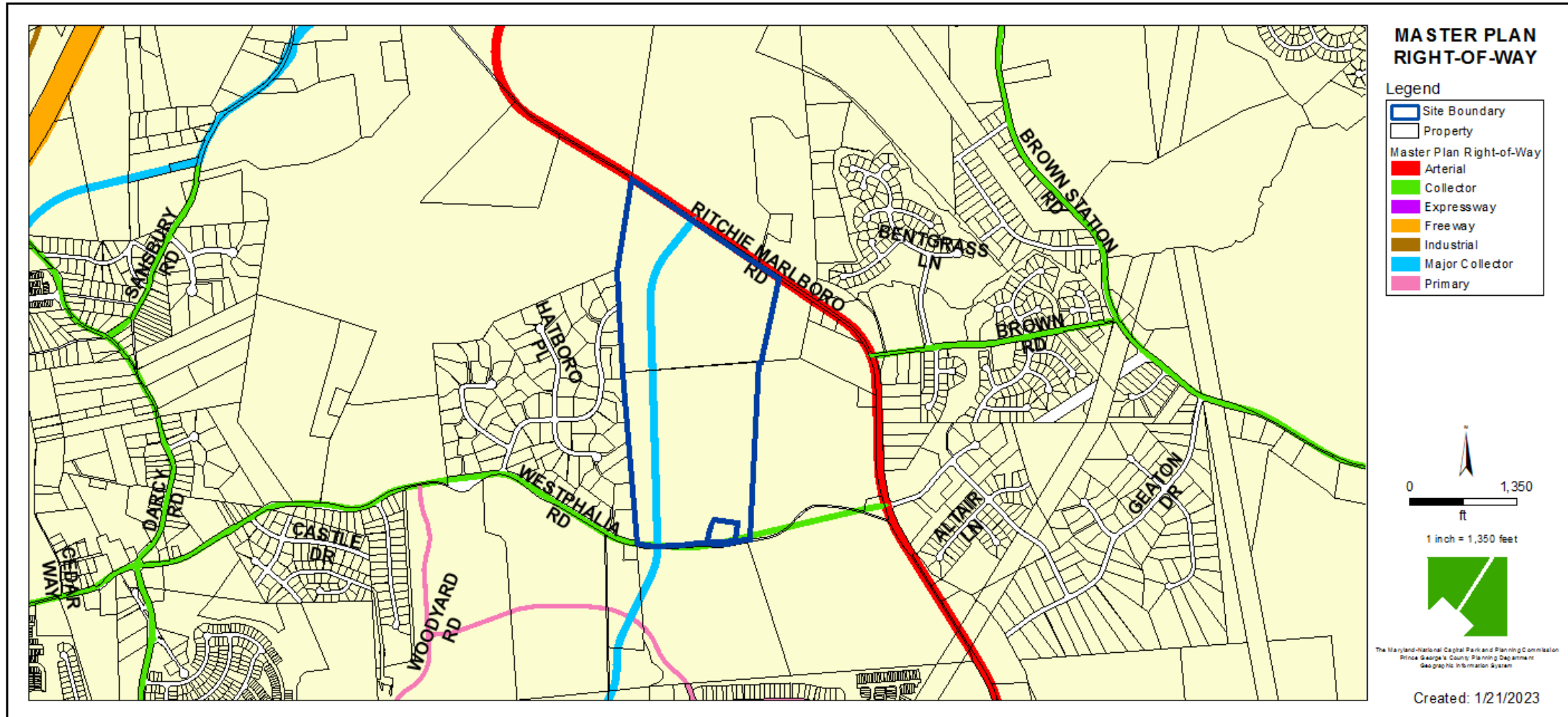
AERIAL MAP



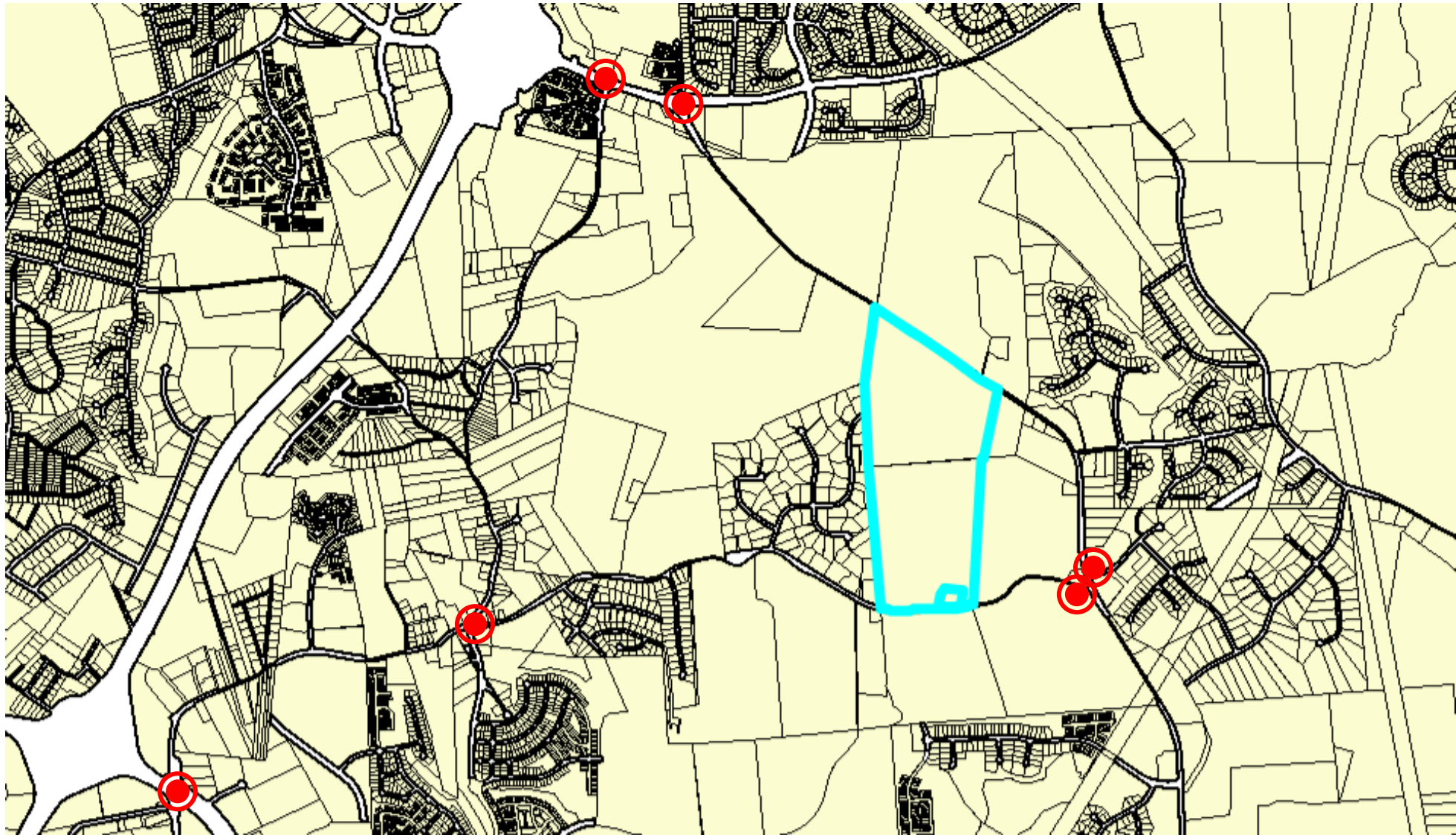
SITE MAP



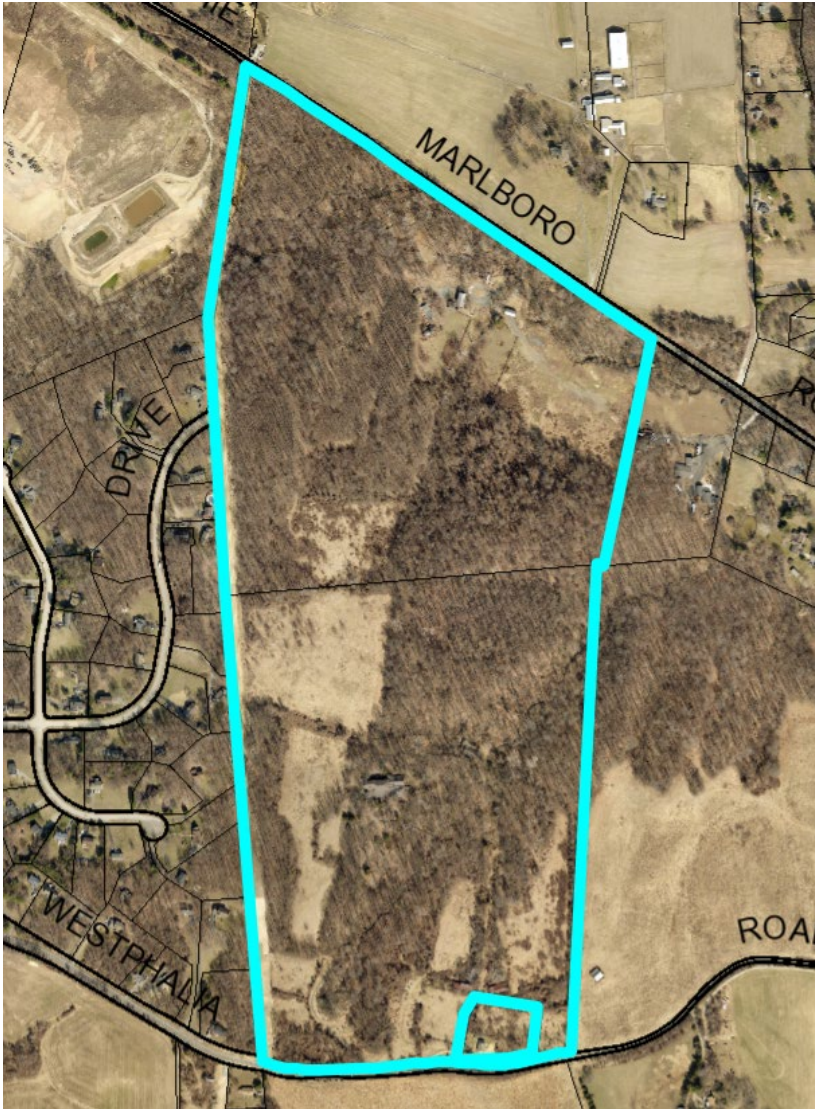
MASTER PLAN RIGHT-OF-WAY MAP



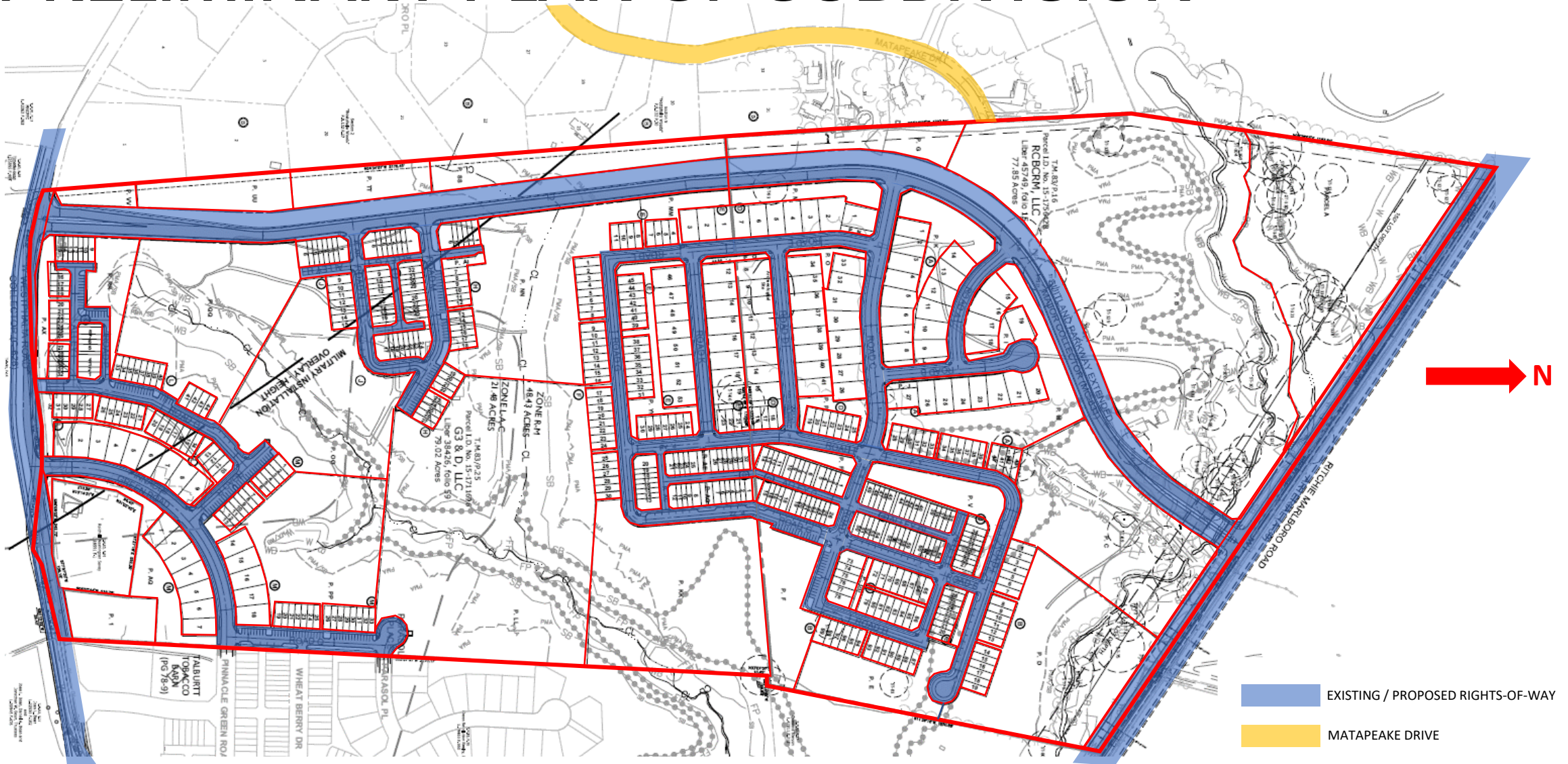
CRITICAL INTERSECTIONS



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



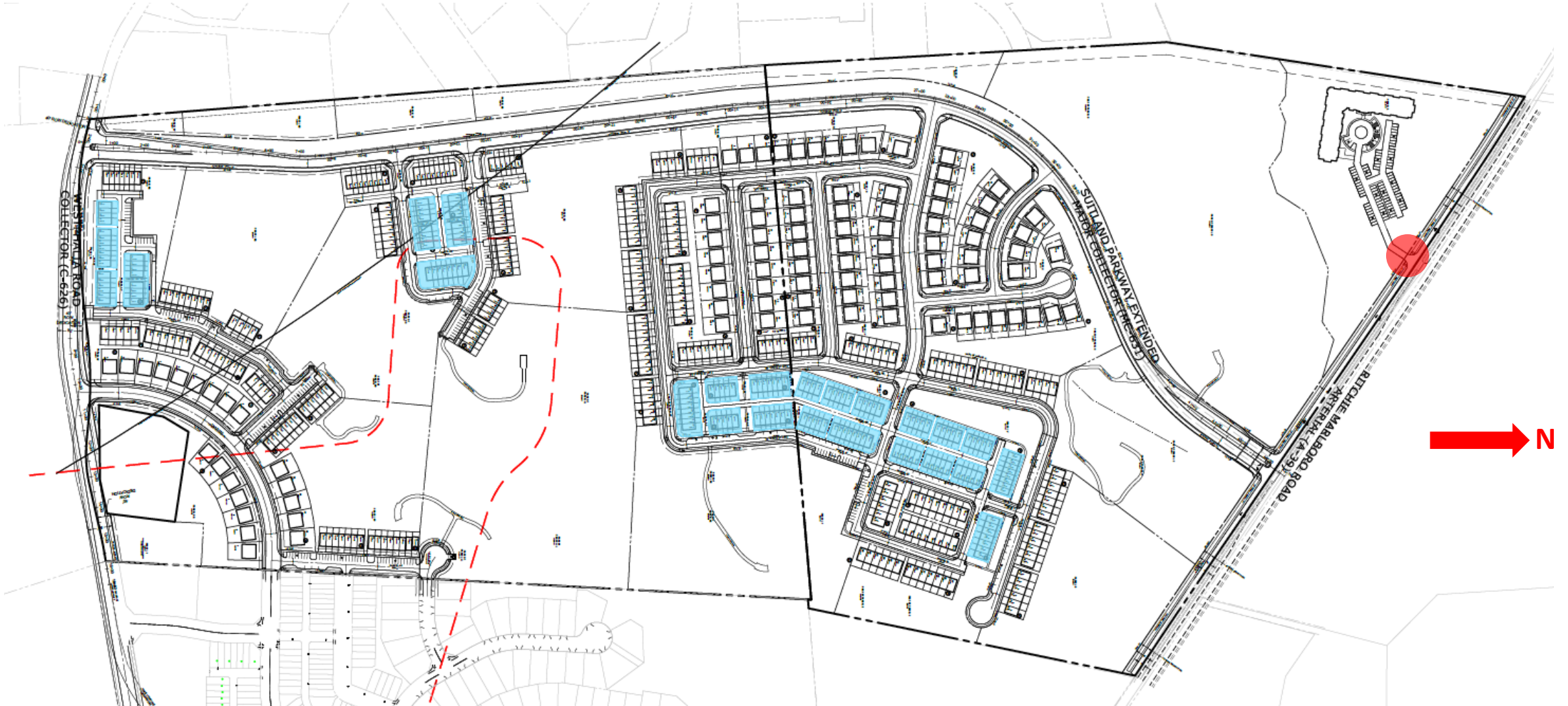
PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN



VARIATION REQUESTS



STAFF RECOMMENDATION

APPROVAL with 33 conditions

- 4-22044
- TCP1-022-2021-01
- Variance from Section 25-122(b)(1)(G)
- Variation from Section 24-121(a)(3)
- Variation from Section 24-128(b)(7)(A)

Major Issues:

- Extension of Matapeake Drive

Applicant Required Mailings:

- Informational Mailing: 06/14/2022
- Acceptance Mailing: 11/30/2022