

# PARKLAND ROCK CREEK

Preliminary Plan of Subdivision

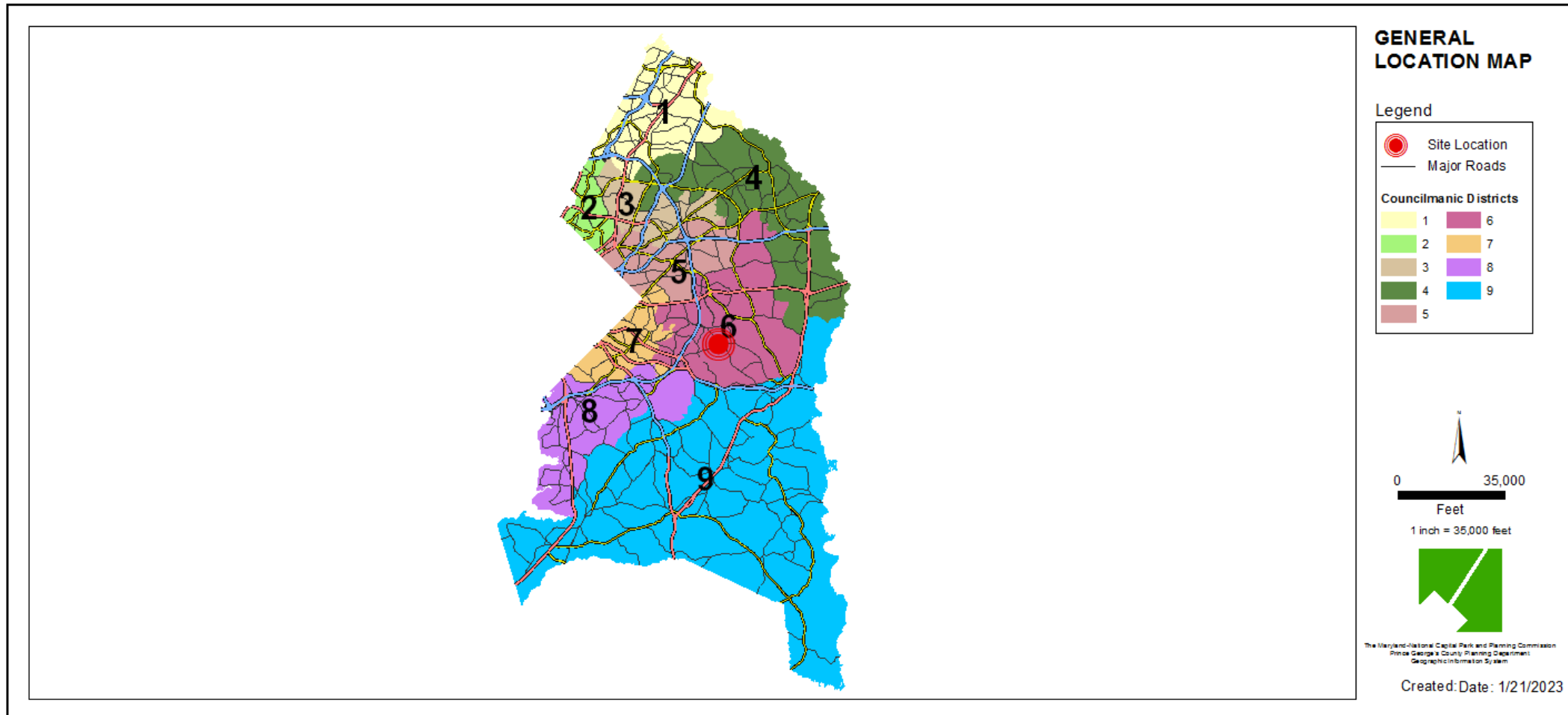
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

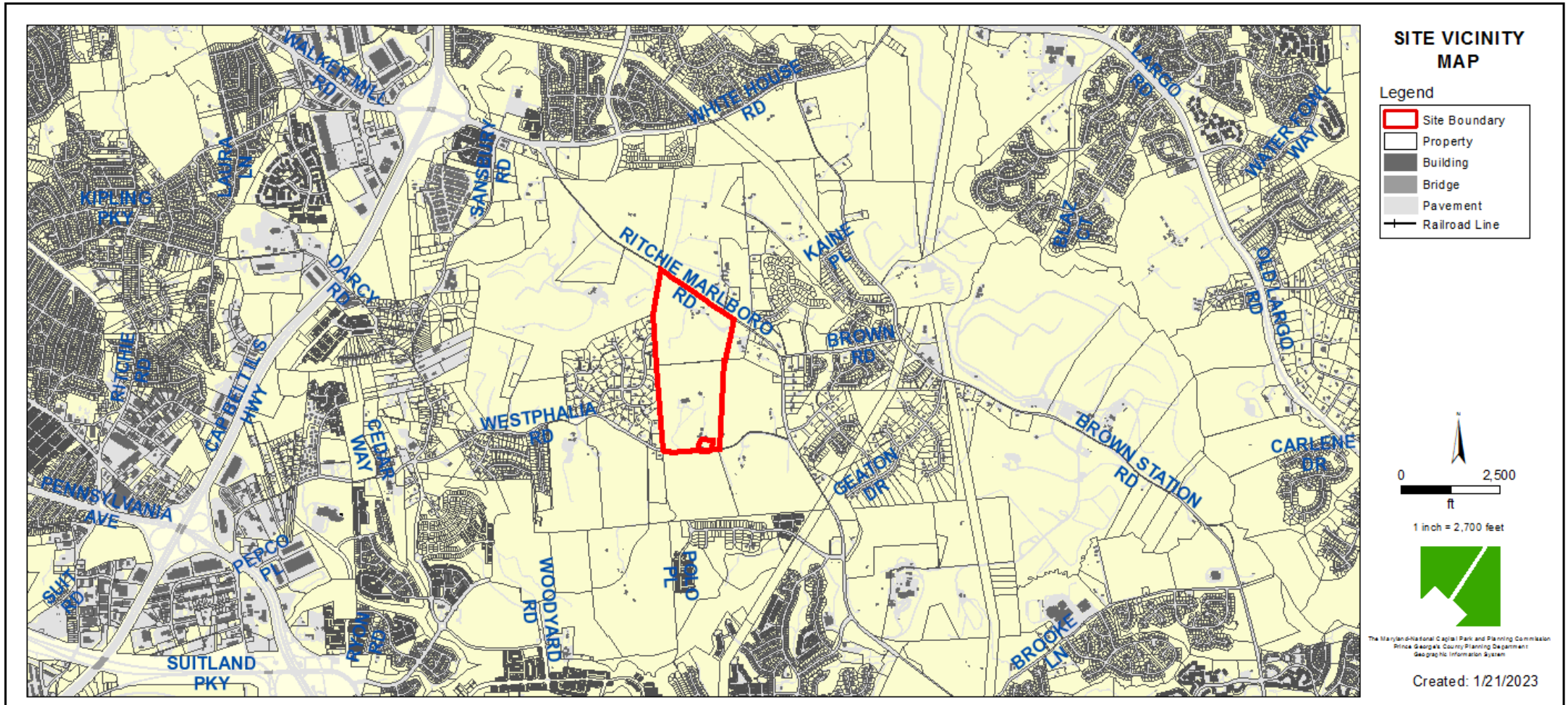
Council District: 06

Planning Area: 78





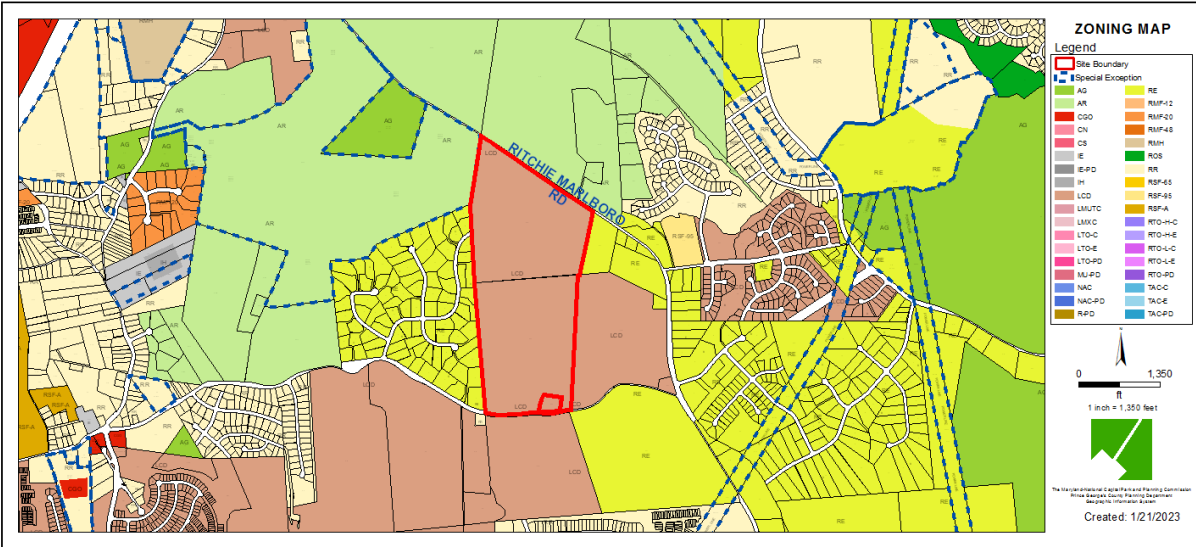
# SITE VICINITY MAP



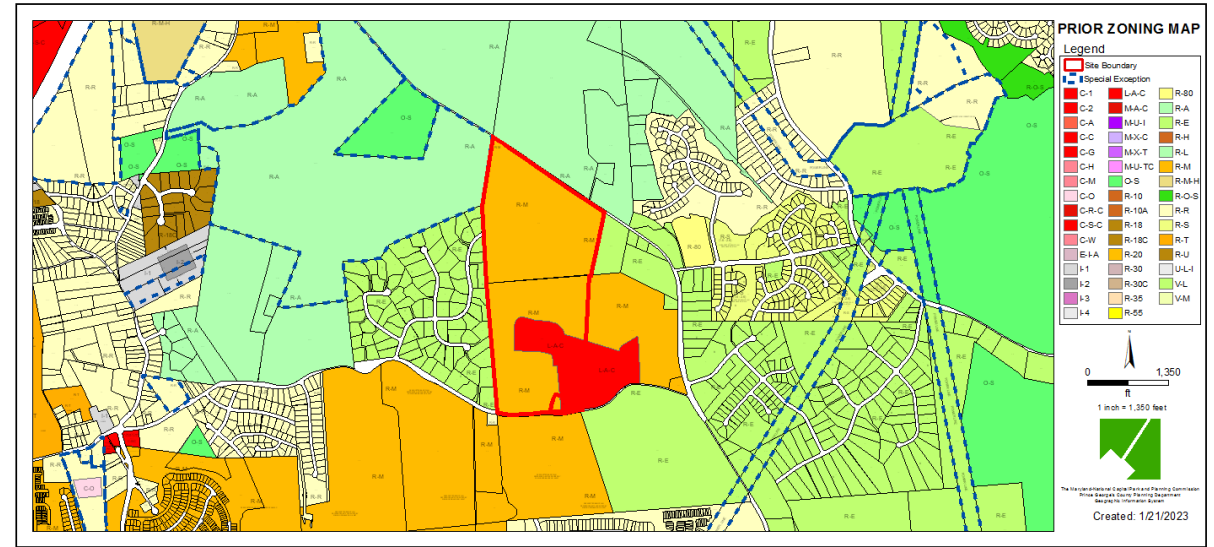
# ZONING MAP (CURRENT & PRIOR)

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

# CURRENT ZONING MAP



## PRIOR ZONING MAP

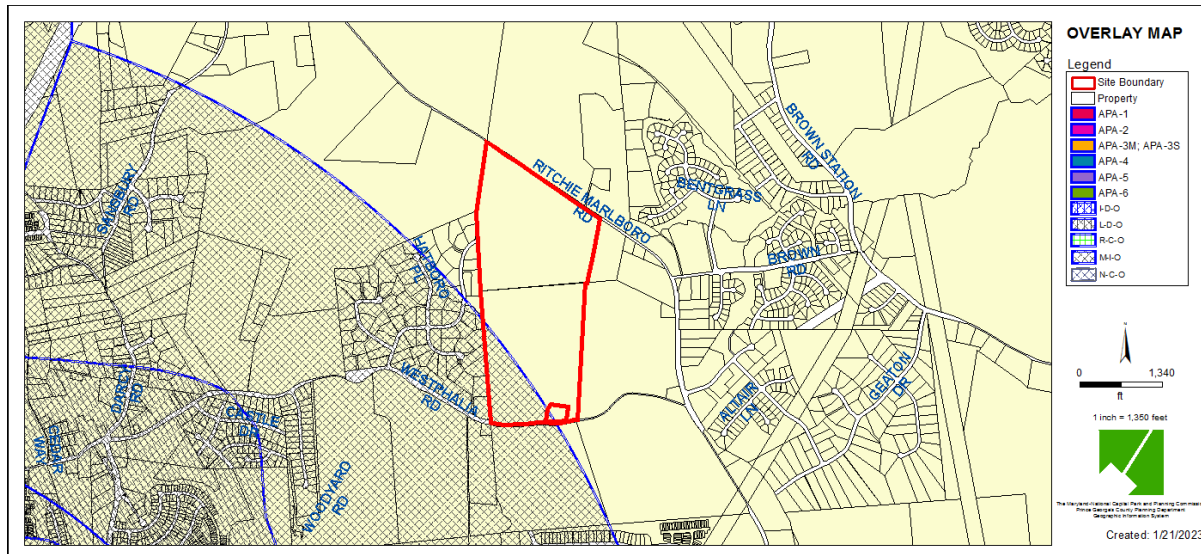




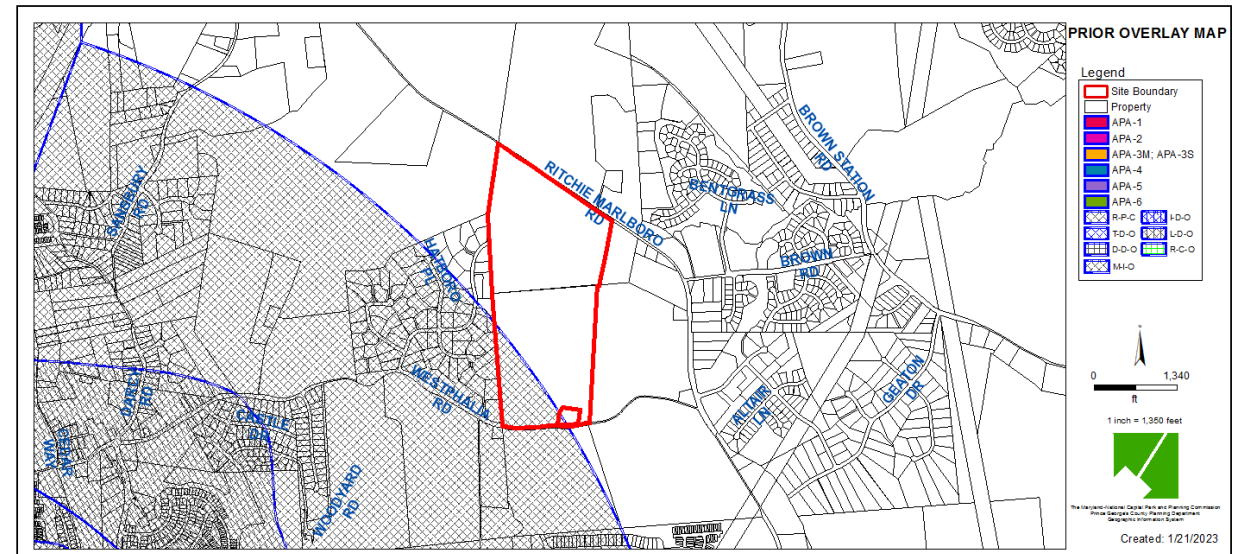
# OVERLAY MAP (CURRENT & PRIOR)

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

CURRENT OVERLAY MAP

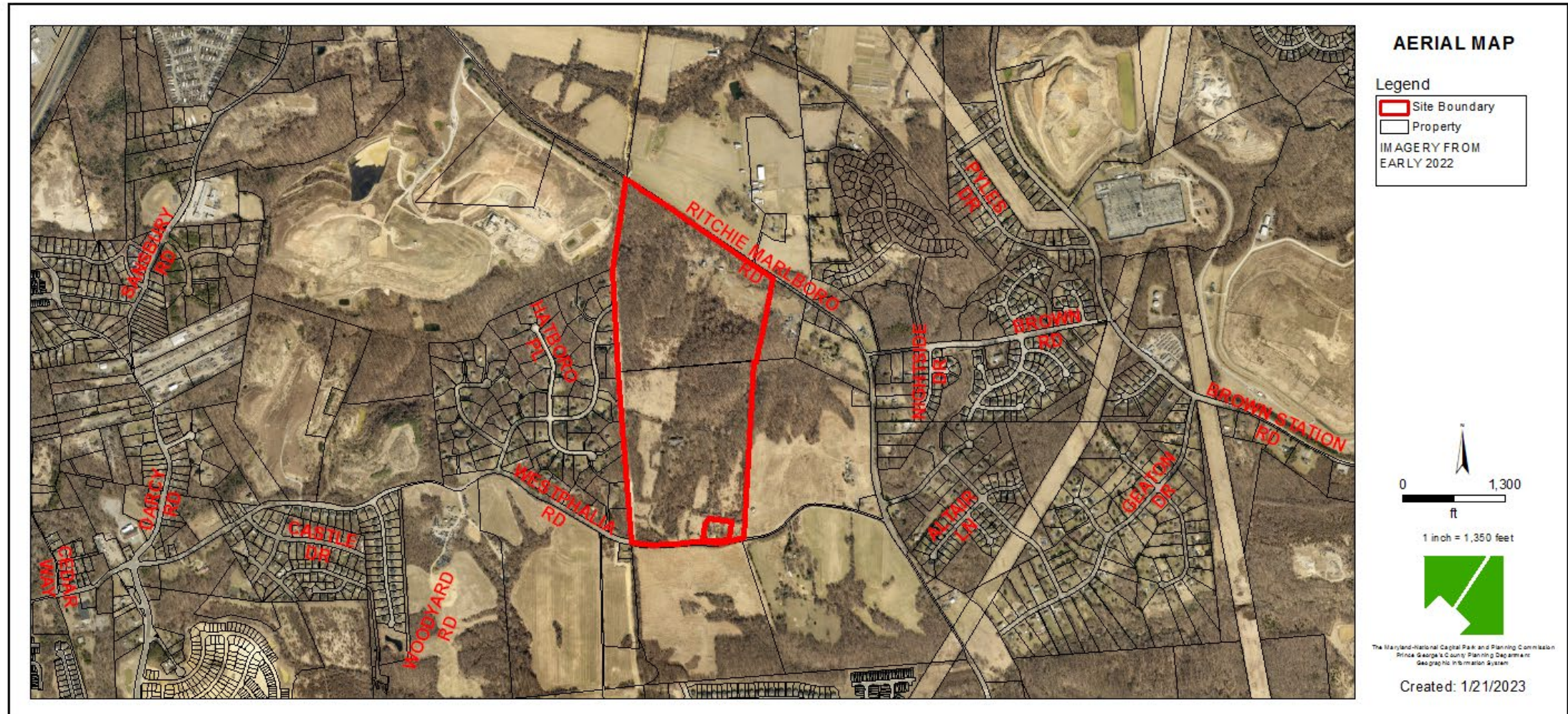


PRIOR OVERLAY MAP



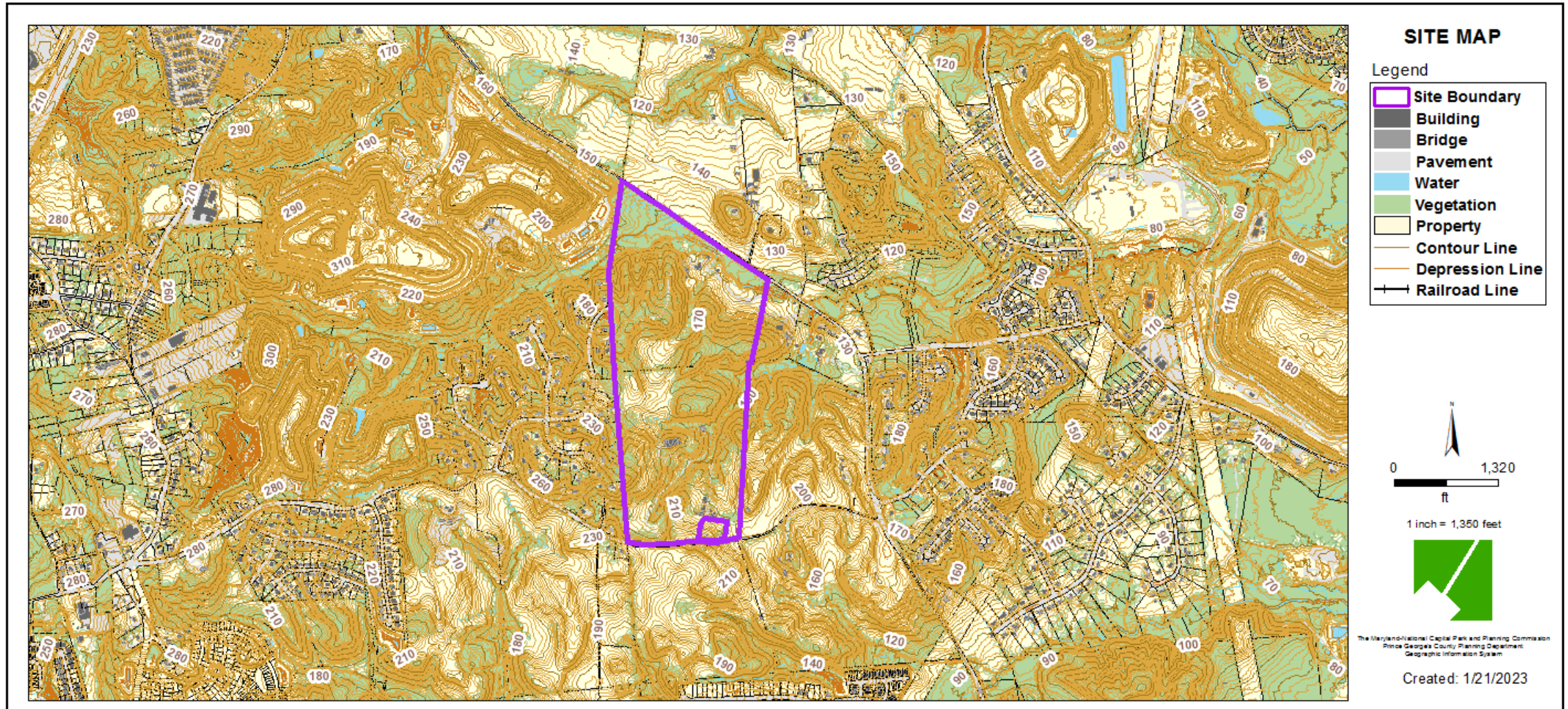


# AERIAL MAP



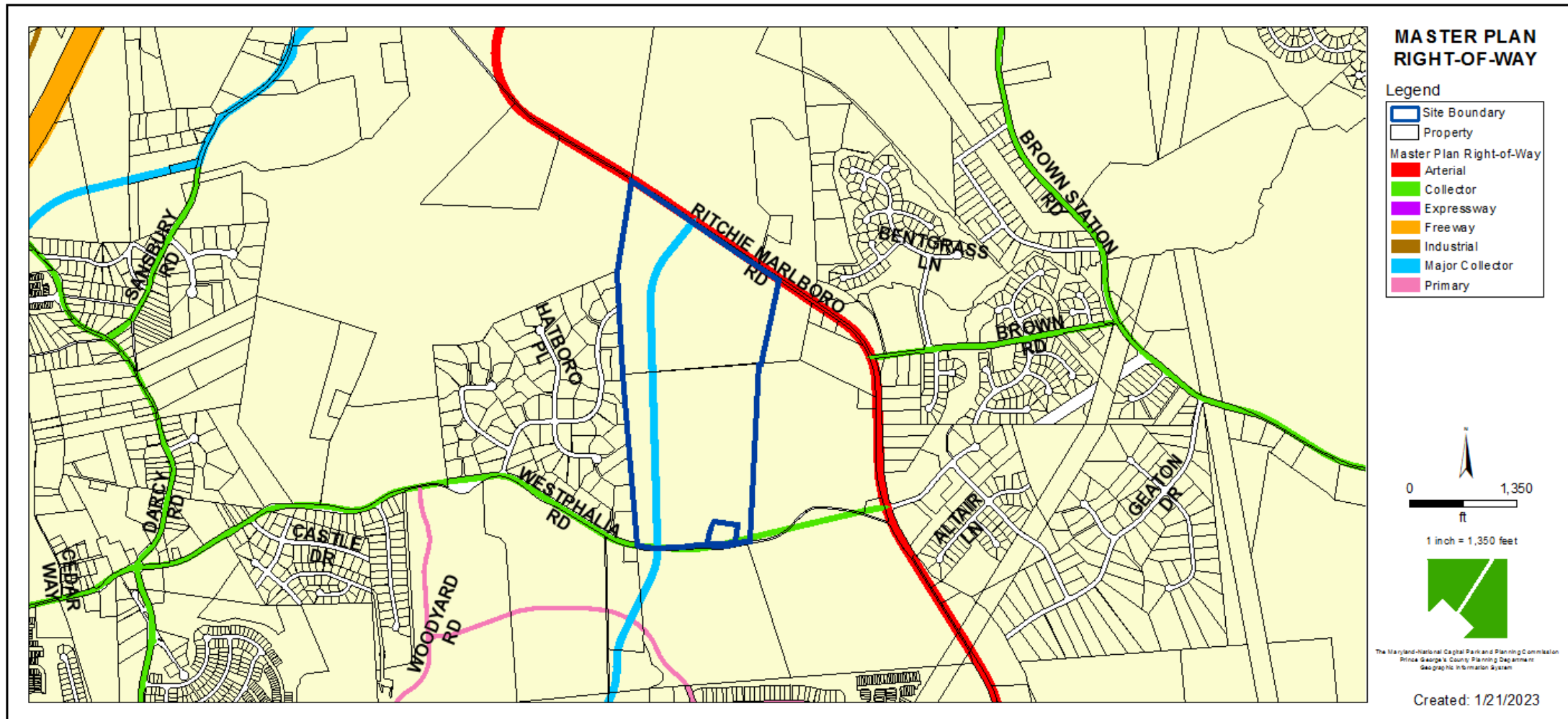


# SITE MAP



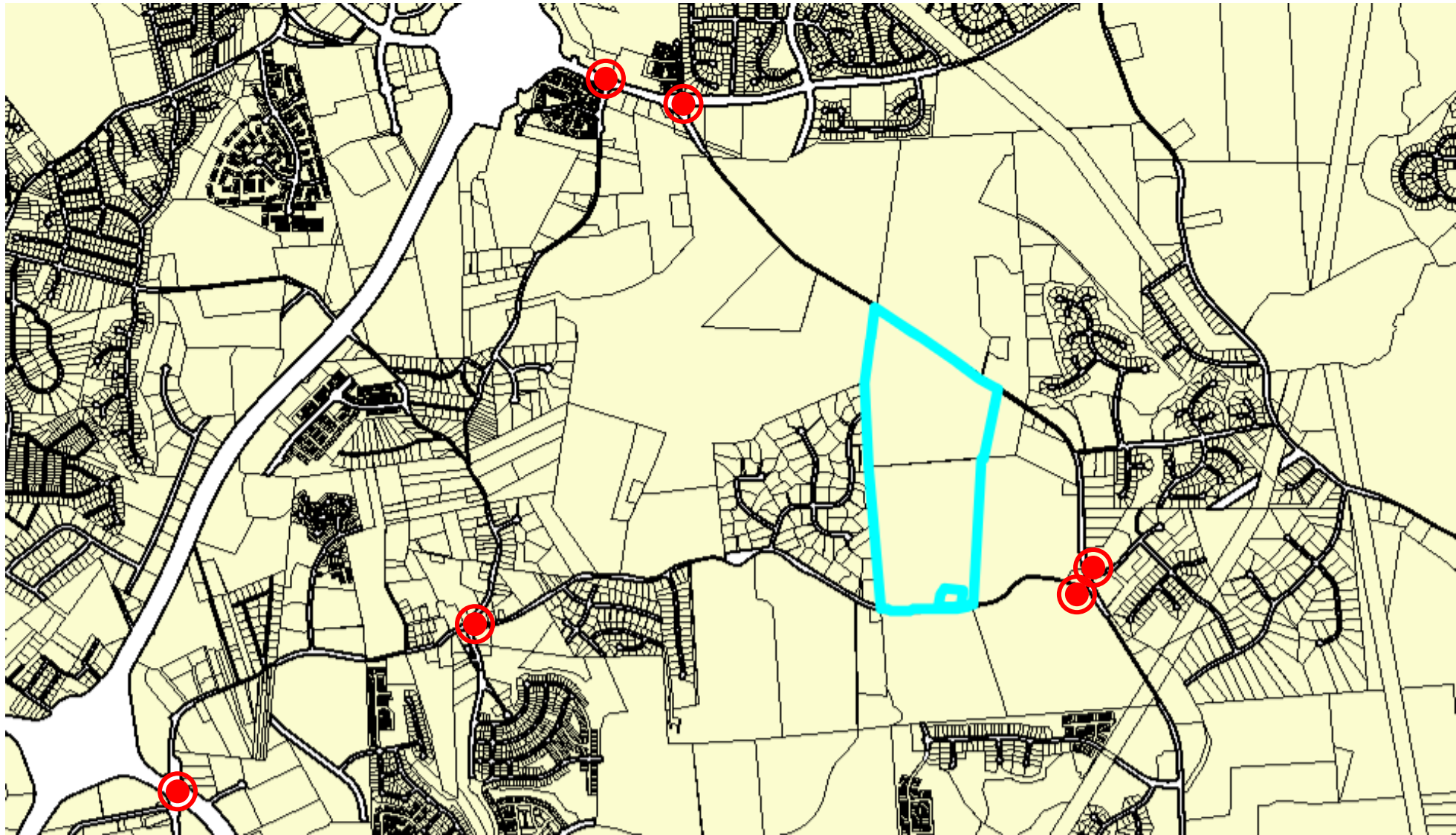


# MASTER PLAN RIGHT-OF-WAY MAP

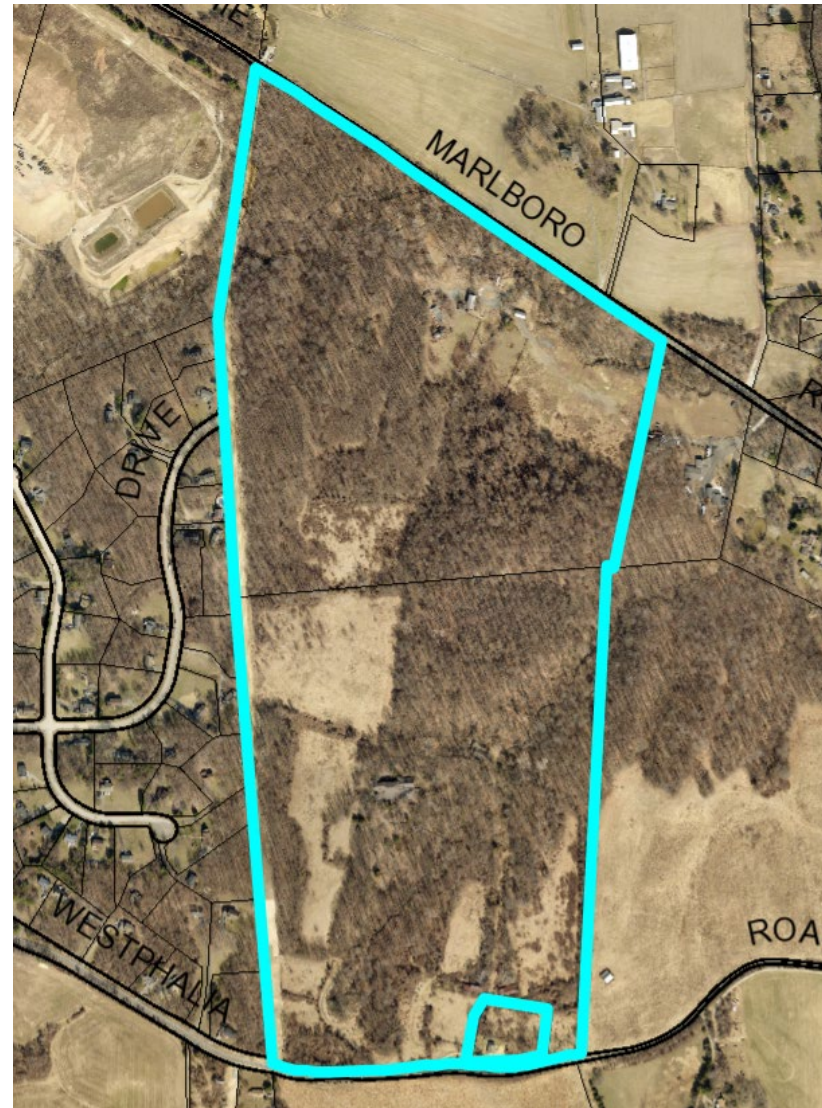




# CRITICAL INTERSECTIONS

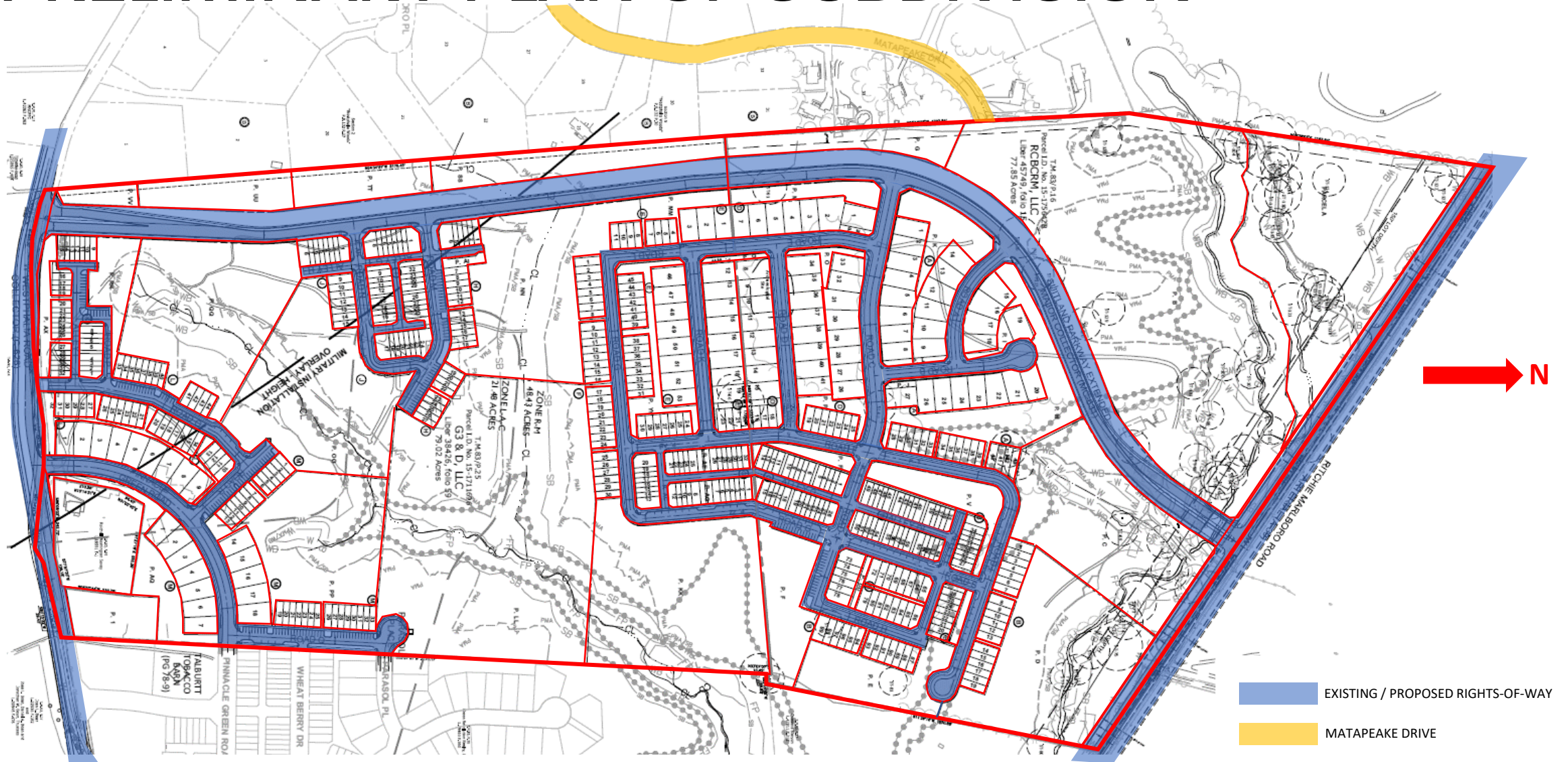


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# PRELIMINARY PLAN OF SUBDIVISION



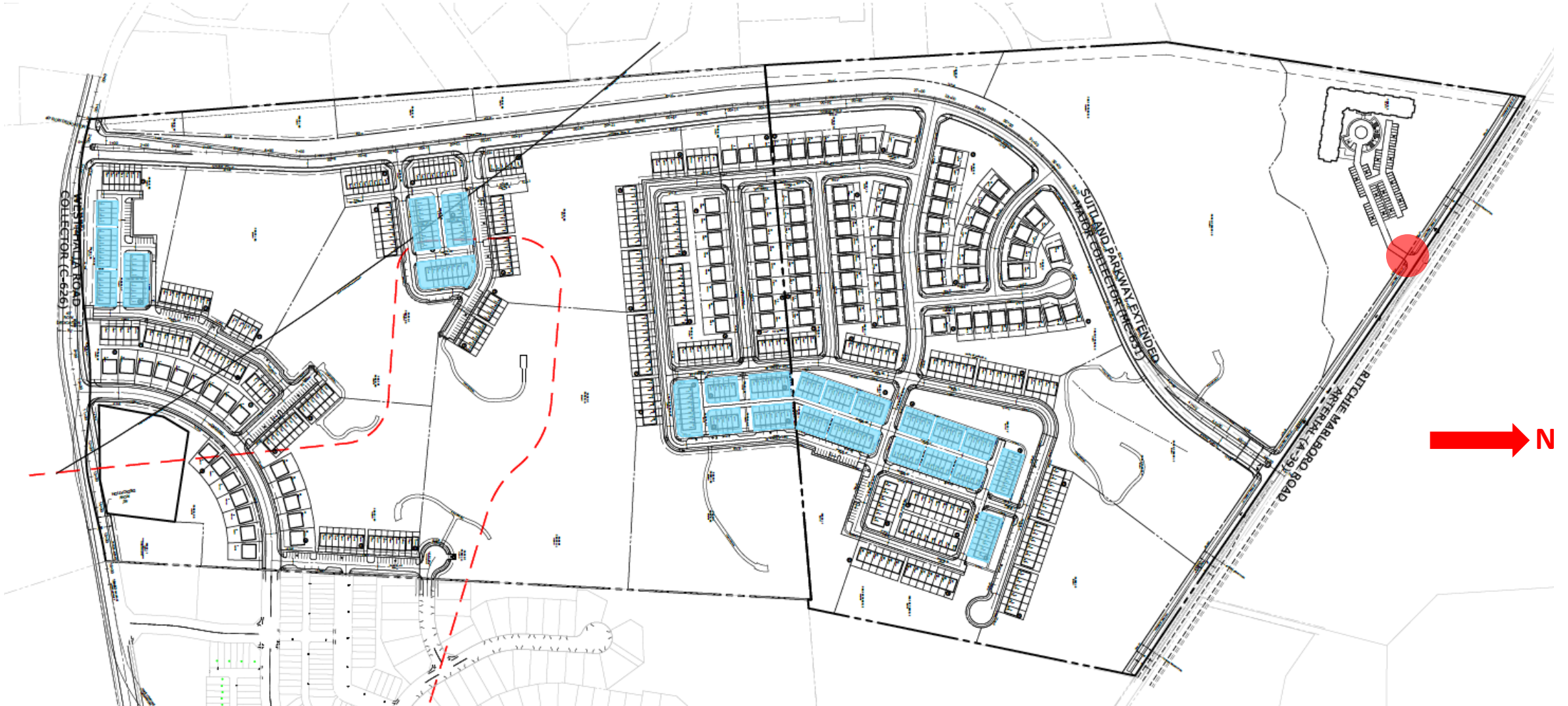


# TYPE 1 TREE CONSERVATION PLAN





# VARIATION REQUESTS



# STAFF RECOMMENDATION

## **APPROVAL** with 28 conditions

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

## **Major Issues:**

- N/A

## **Applicant Required Mailings:**

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