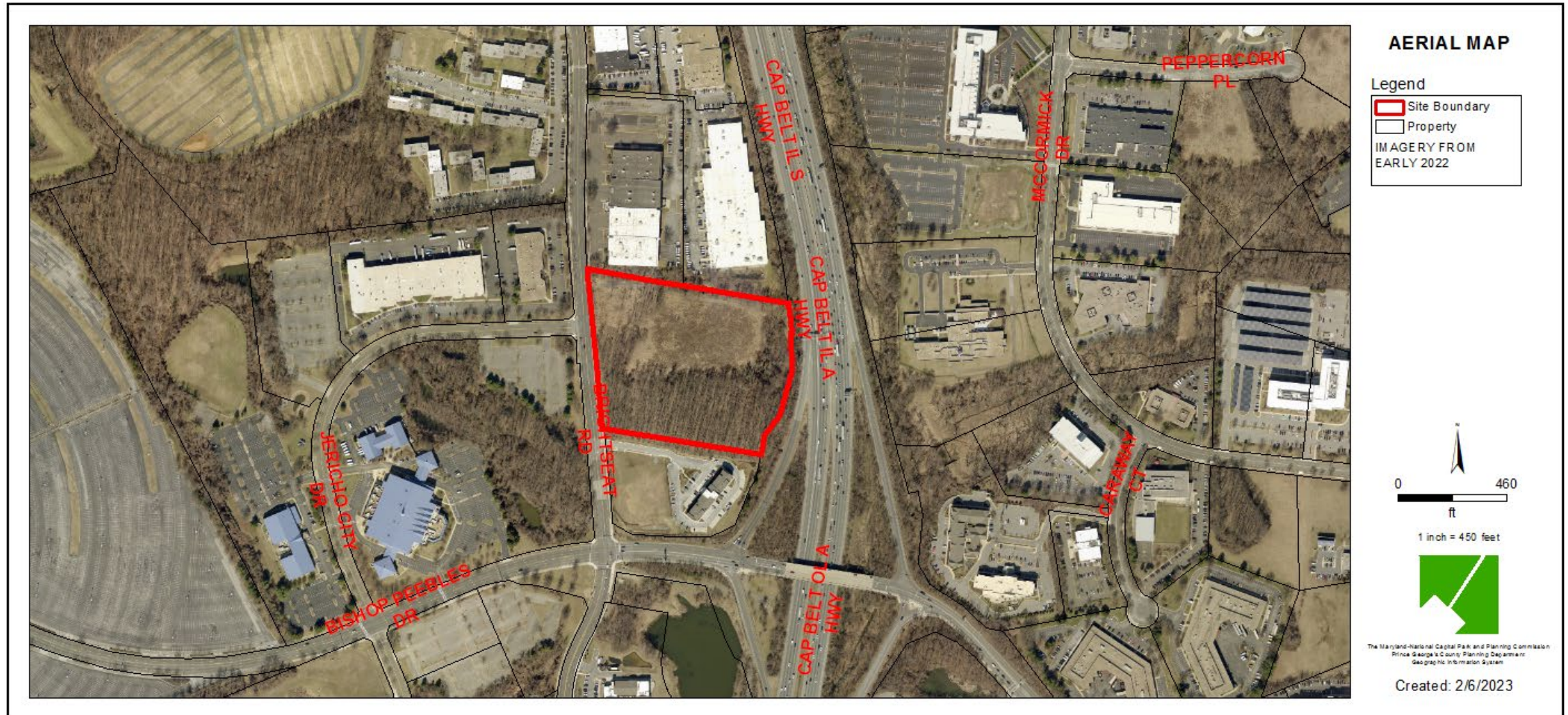


BRIGHTSEAT INDUSTRIAL

Preliminary Plan of Subdivision

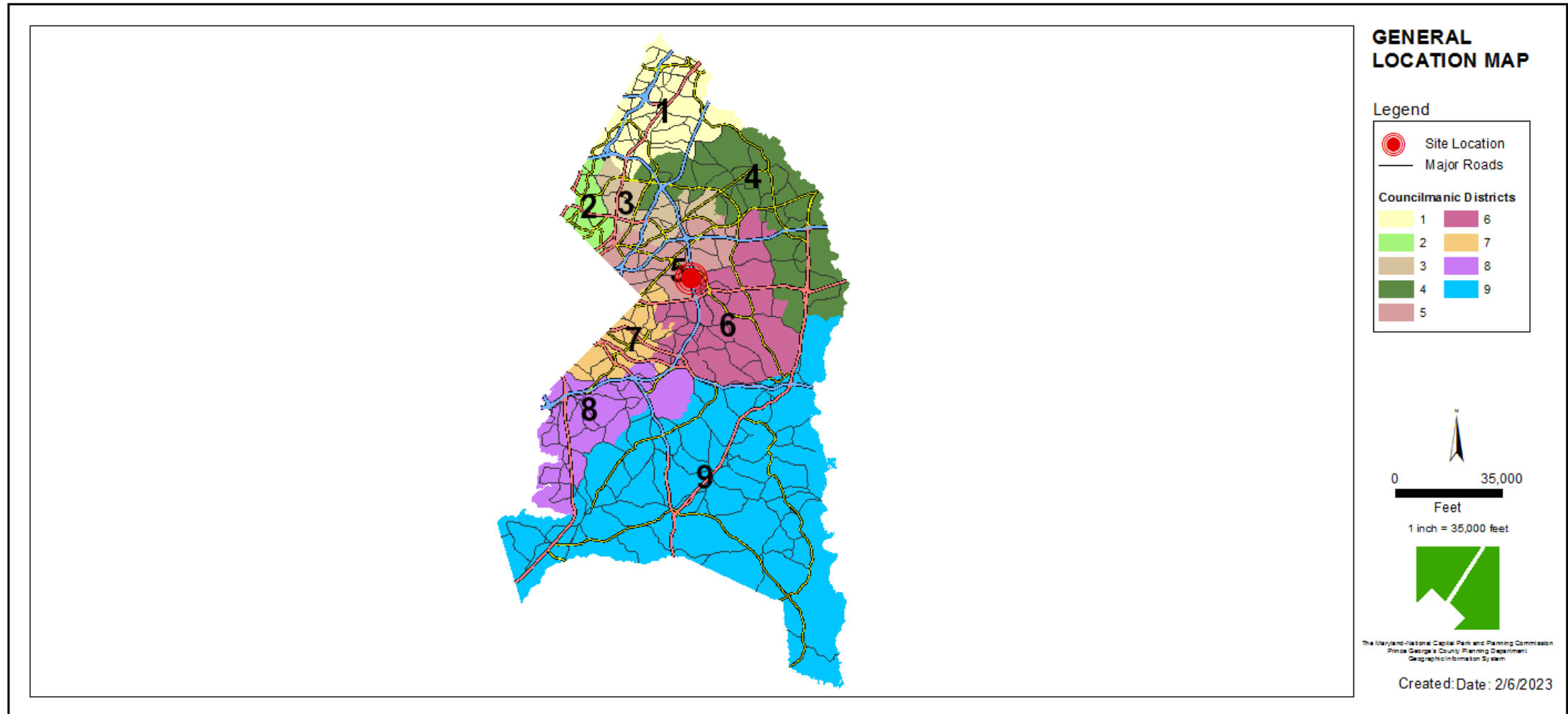
Staff Recommendation: APPROVAL with conditions



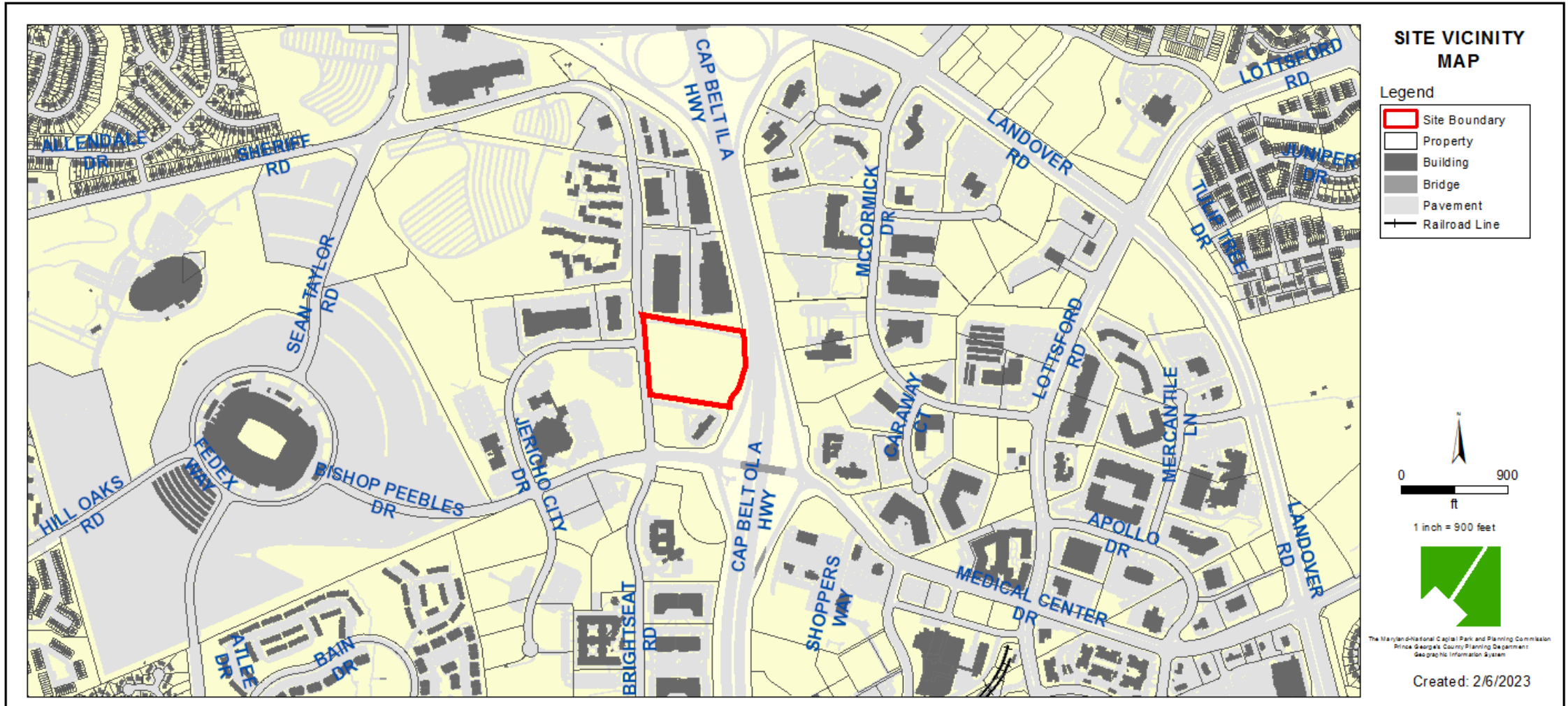
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP



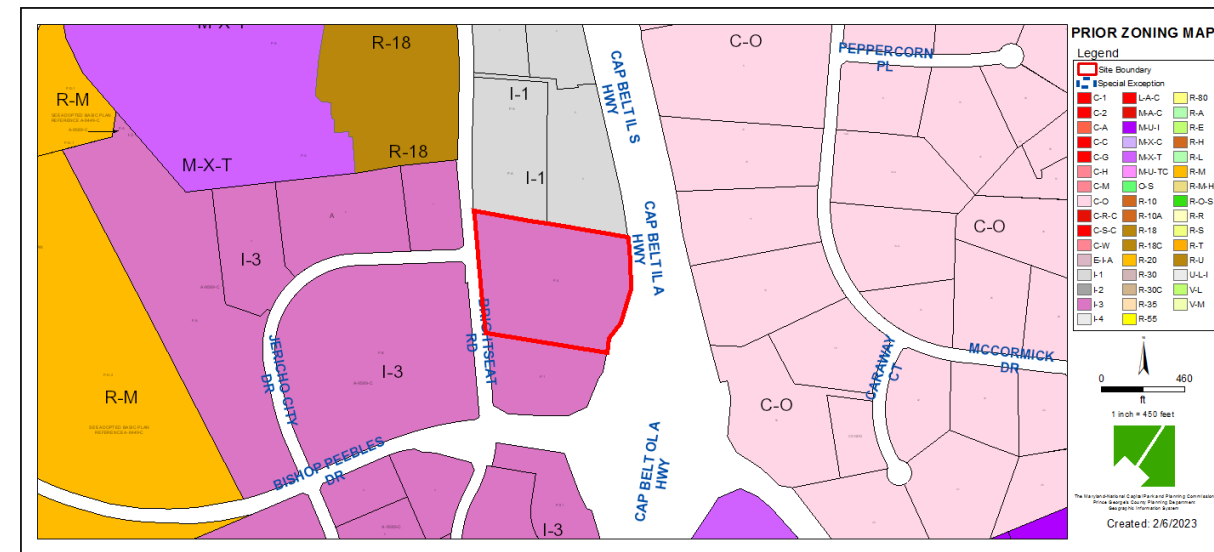
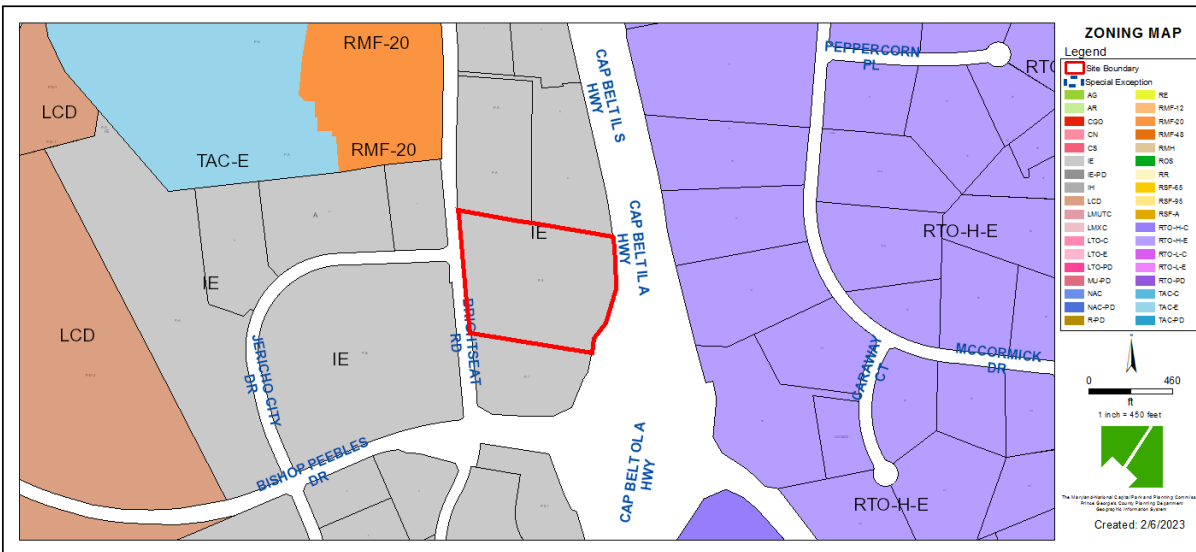
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: IE

Prior Property Zone: I-3

CURRENT ZONING MAP

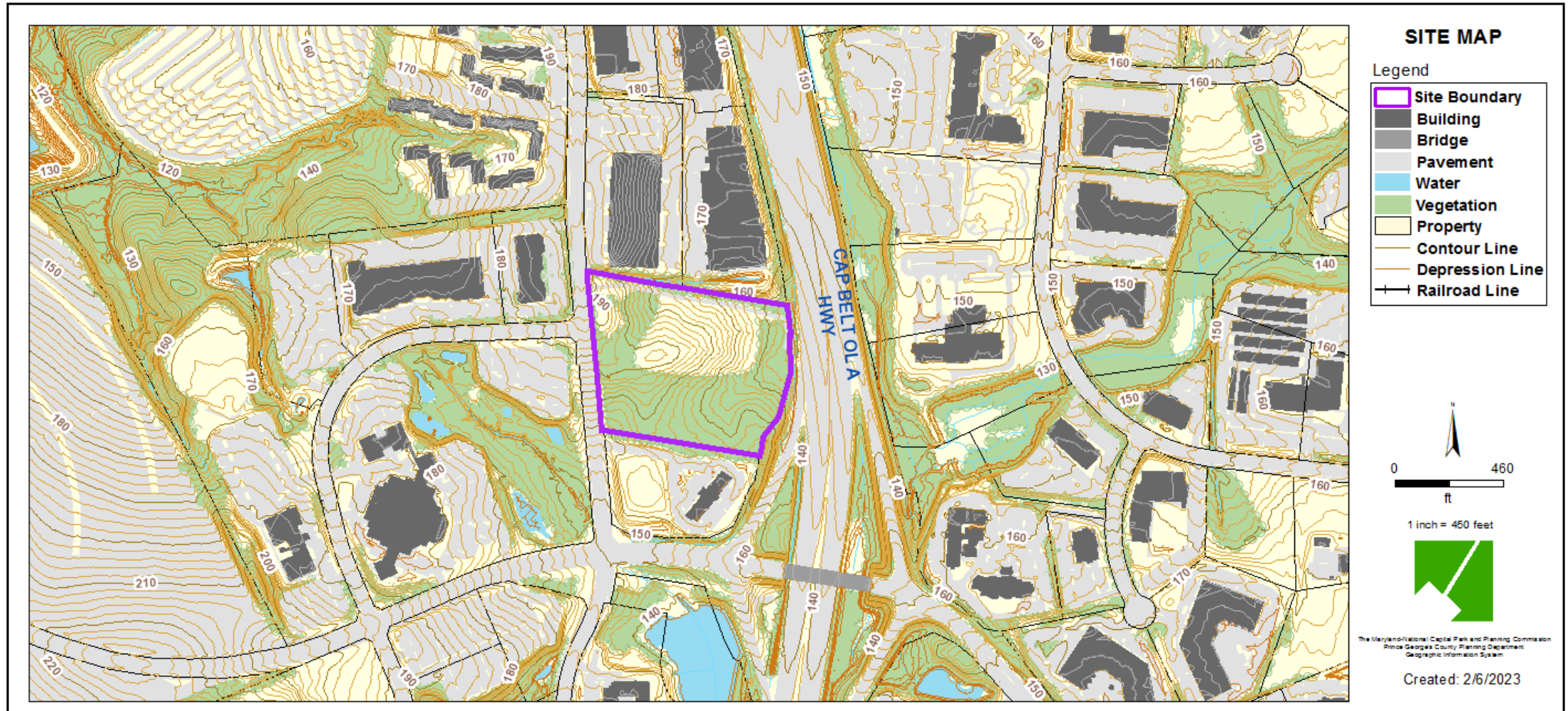
PRIOR ZONING MAP



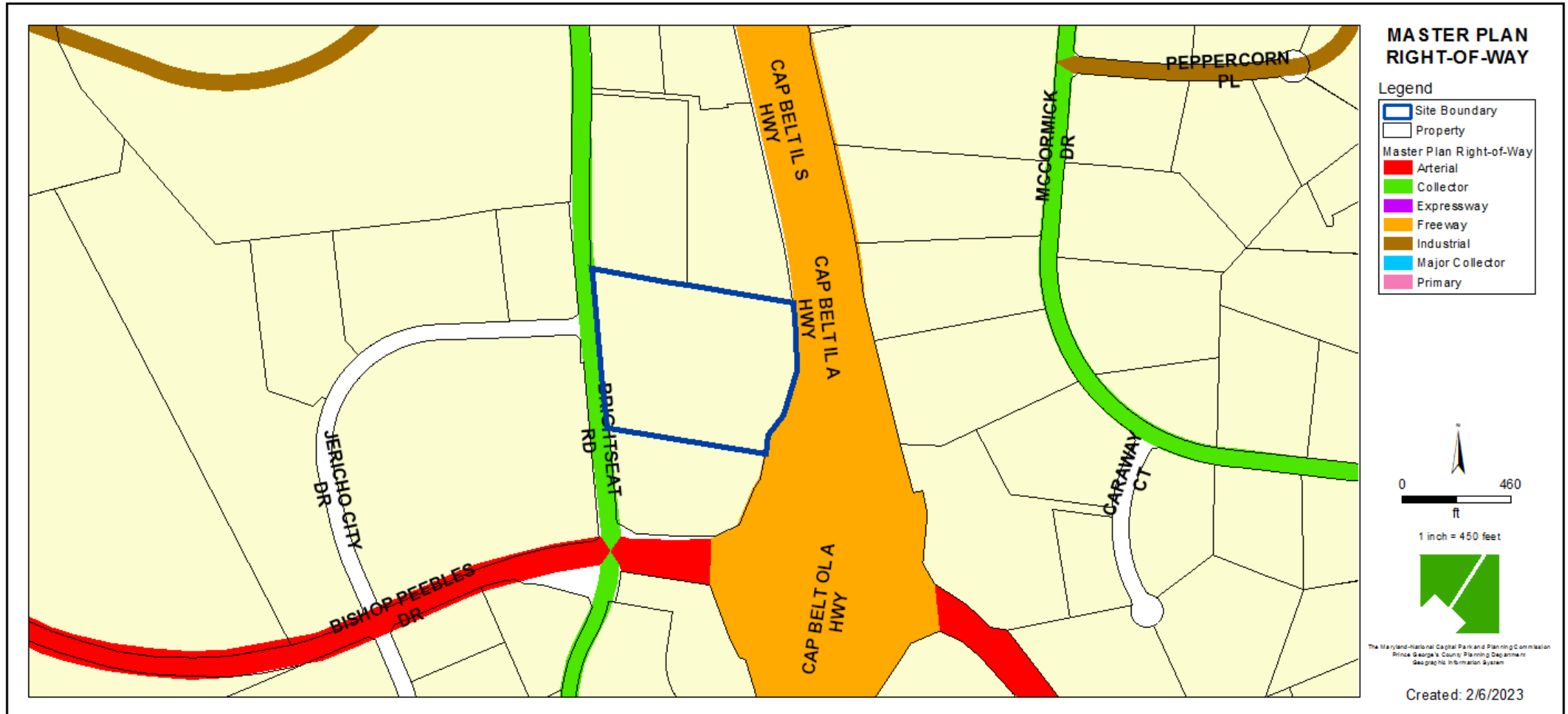
AERIAL MAP



SITE MAP



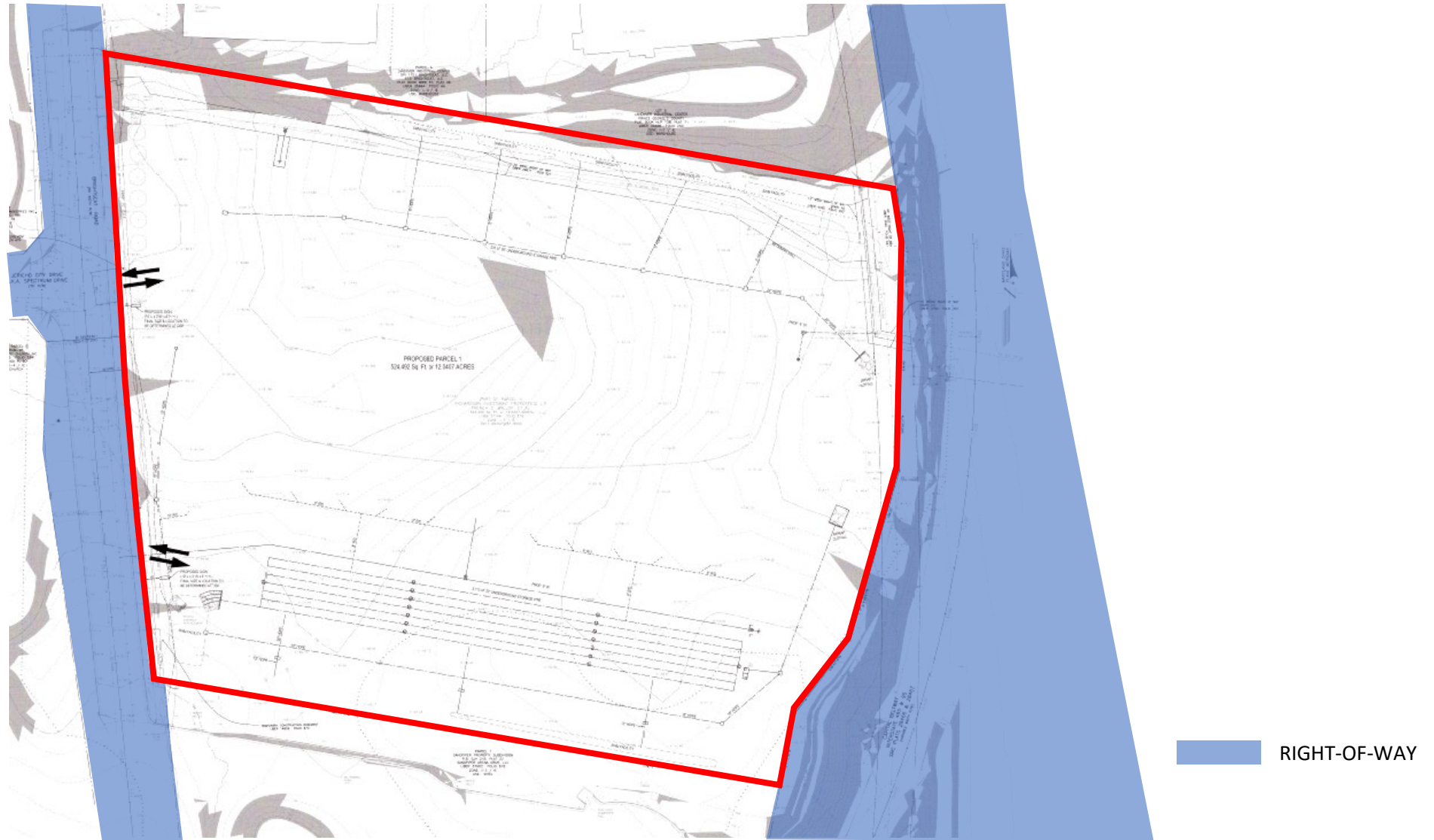
MASTER PLAN RIGHT-OF-WAY MAP



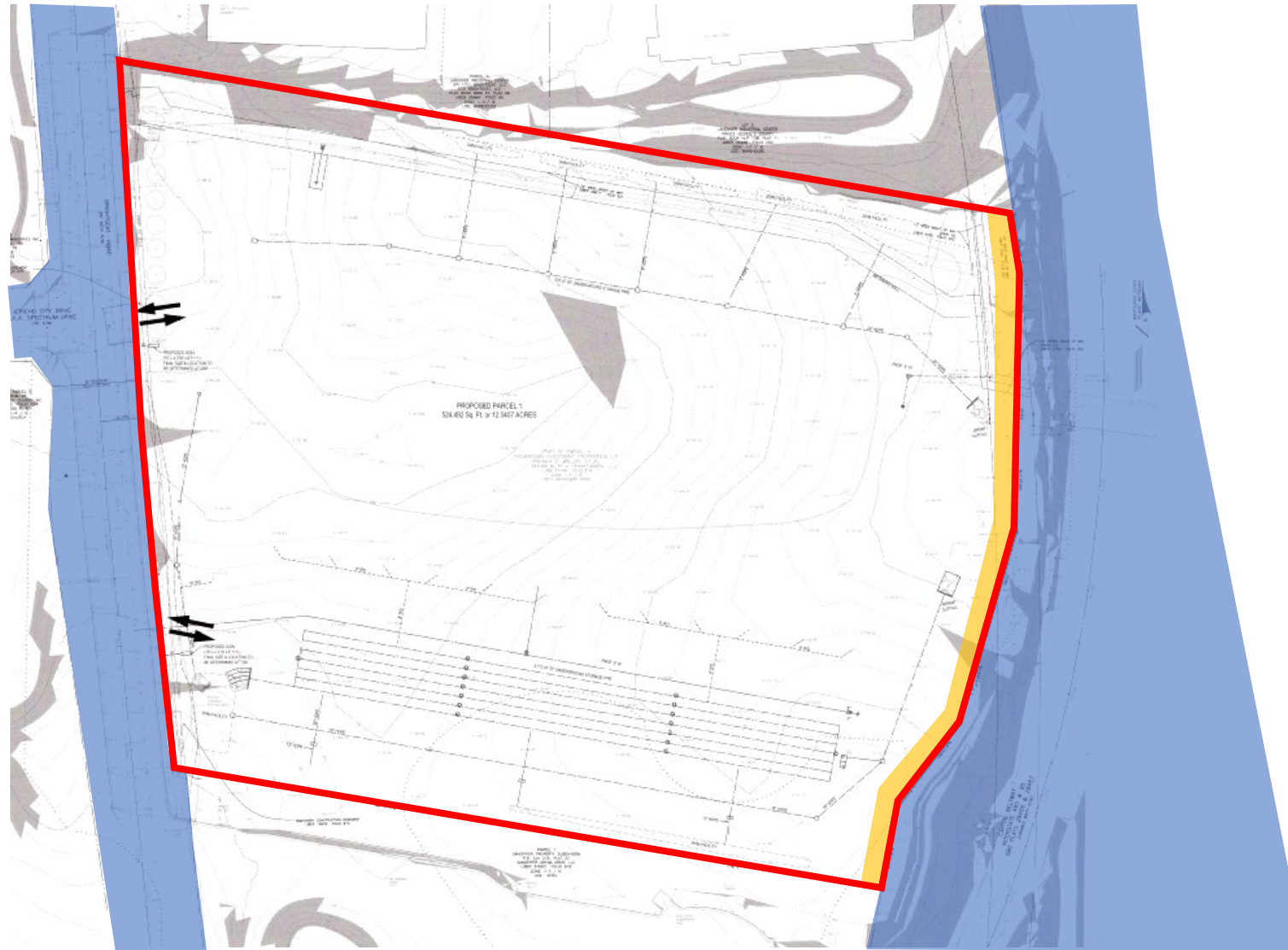
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION

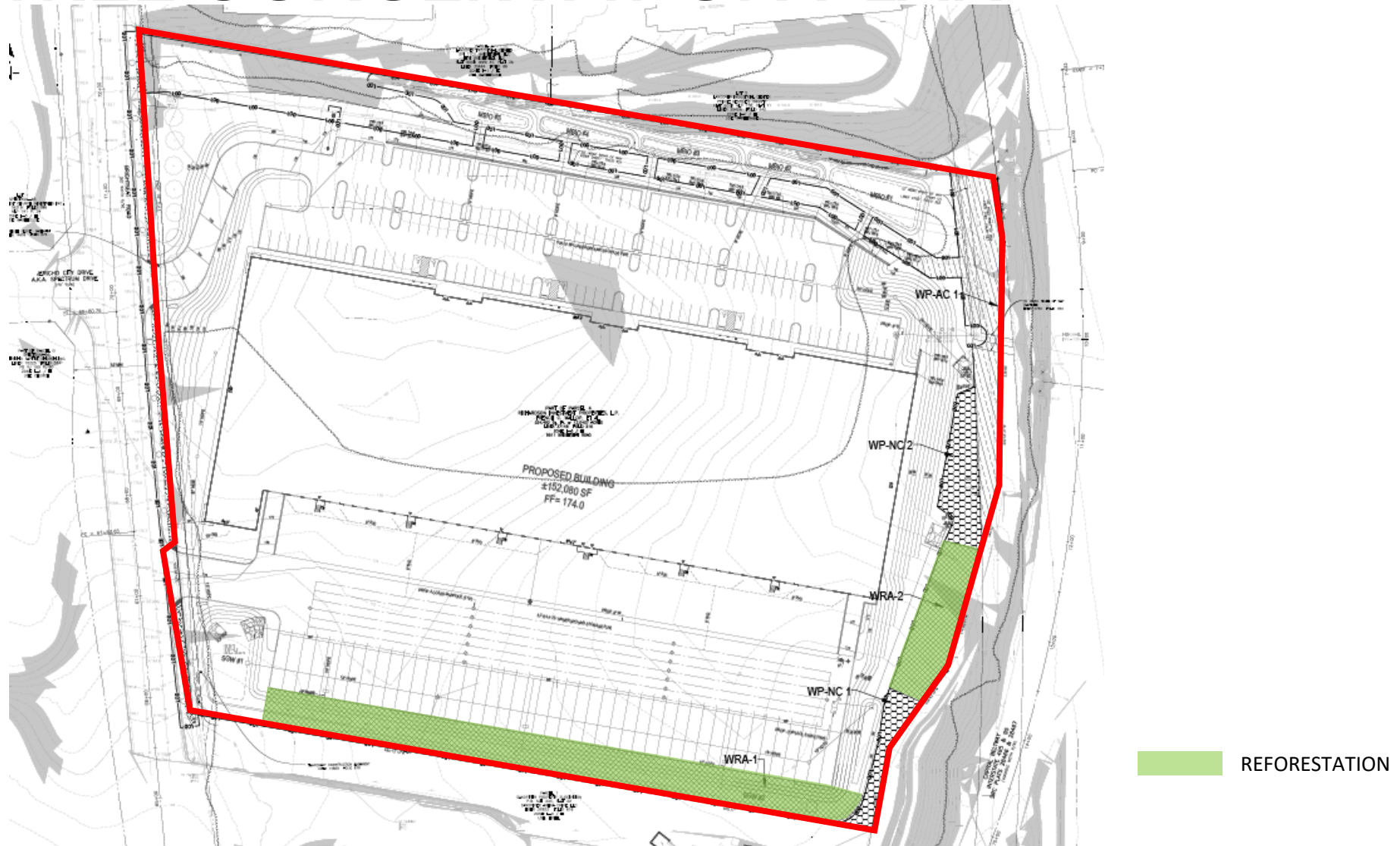


VARIATION REQUEST



 PUE REMOVED

TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with 7 conditions

- 4-22046
- TCP1-021-2022-01
- Variation from Section 24-122(a)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailings: 06/17/2022
- Acceptance Mailings: 12/19/2022