

SWANN CROSSING

4-22048

Preliminary Plan of Subdivision

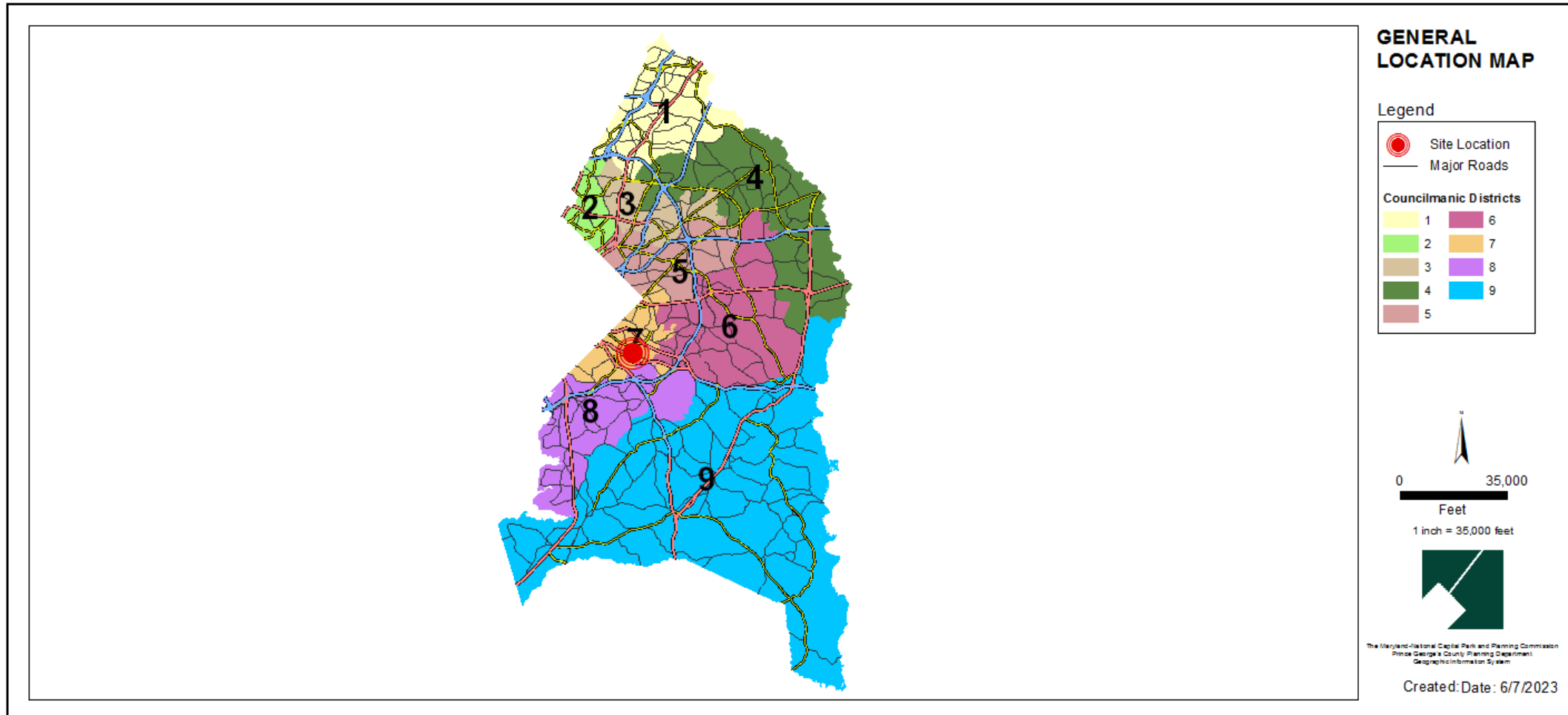
Staff Recommendation: APPROVAL with conditions



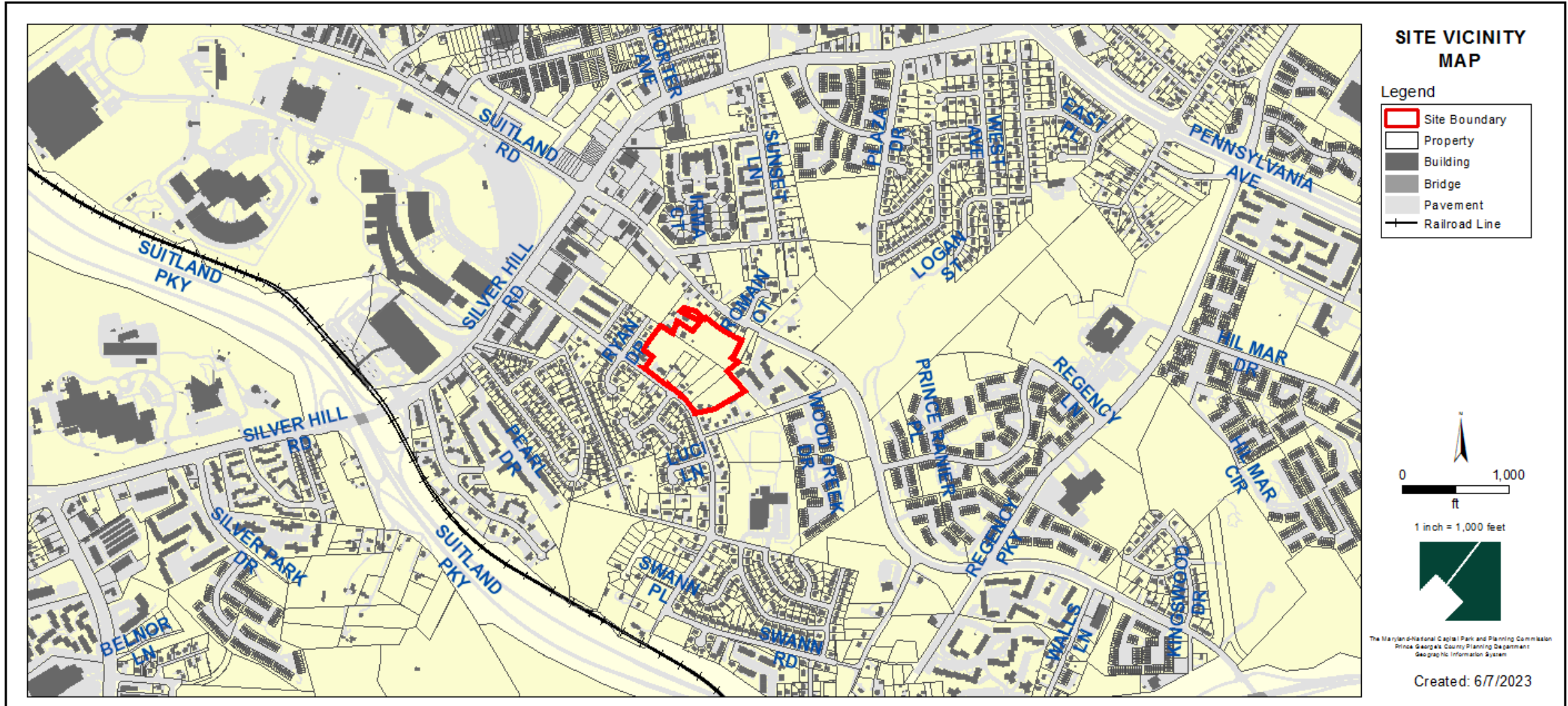
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A



SITE VICINITY MAP

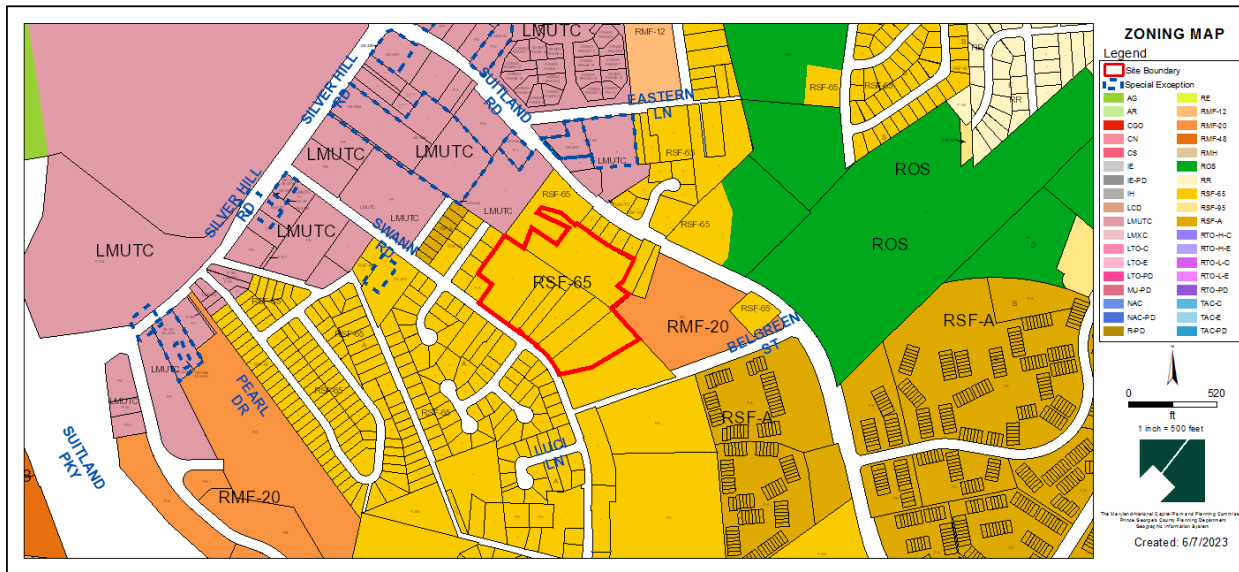


ZONING MAP

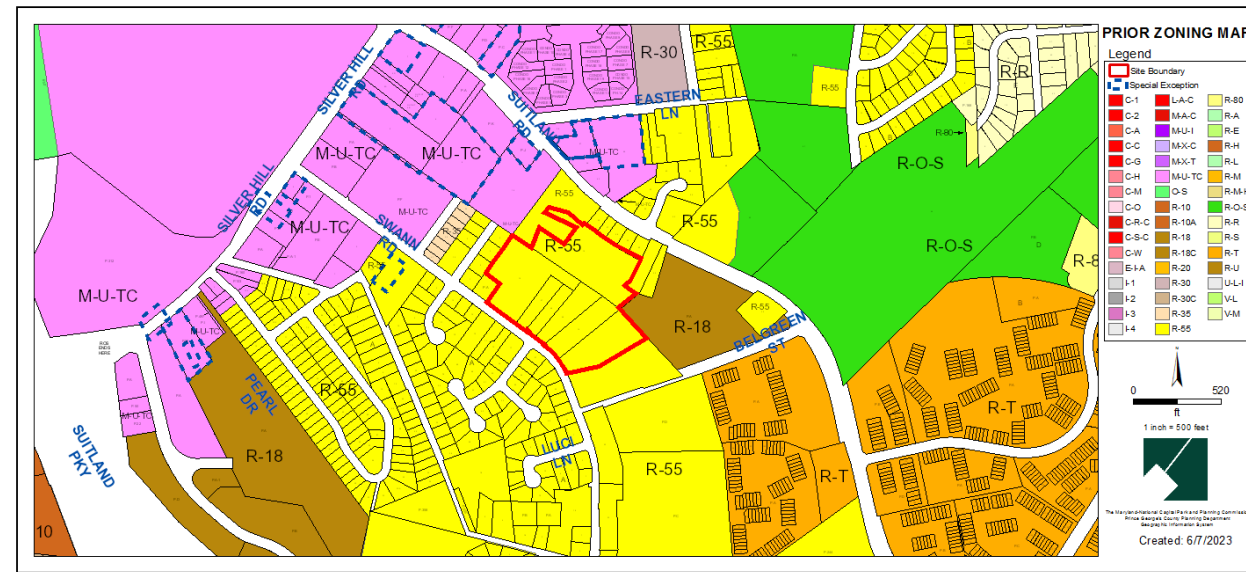
Property Zone: RSF-65

Prior Property Zone: R-55

CURRENT ZONING MAP



PRIOR ZONING MAP

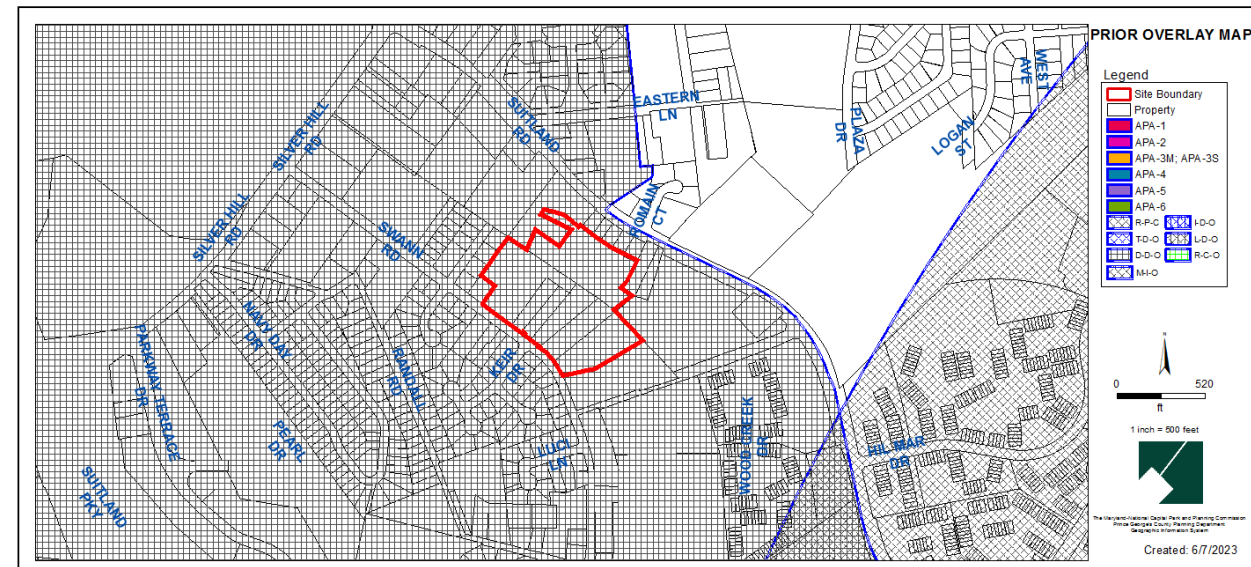
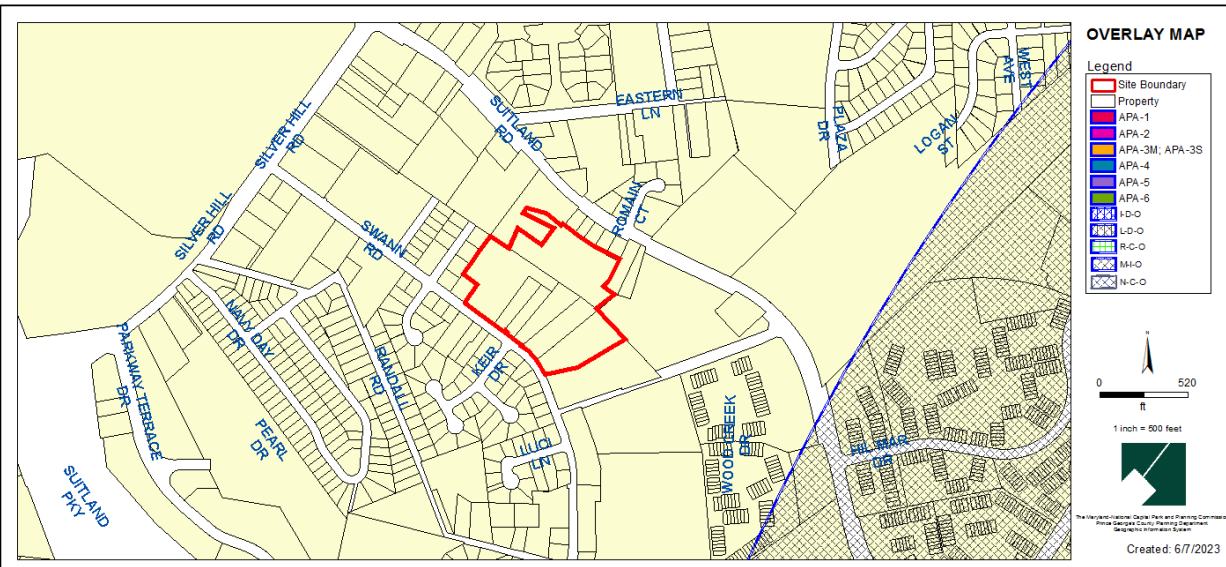


OVERLAY MAP

Overlay Zone: N/A
Prior Overlay Zone: D-D-O

CURRENT OVERLAY MAP

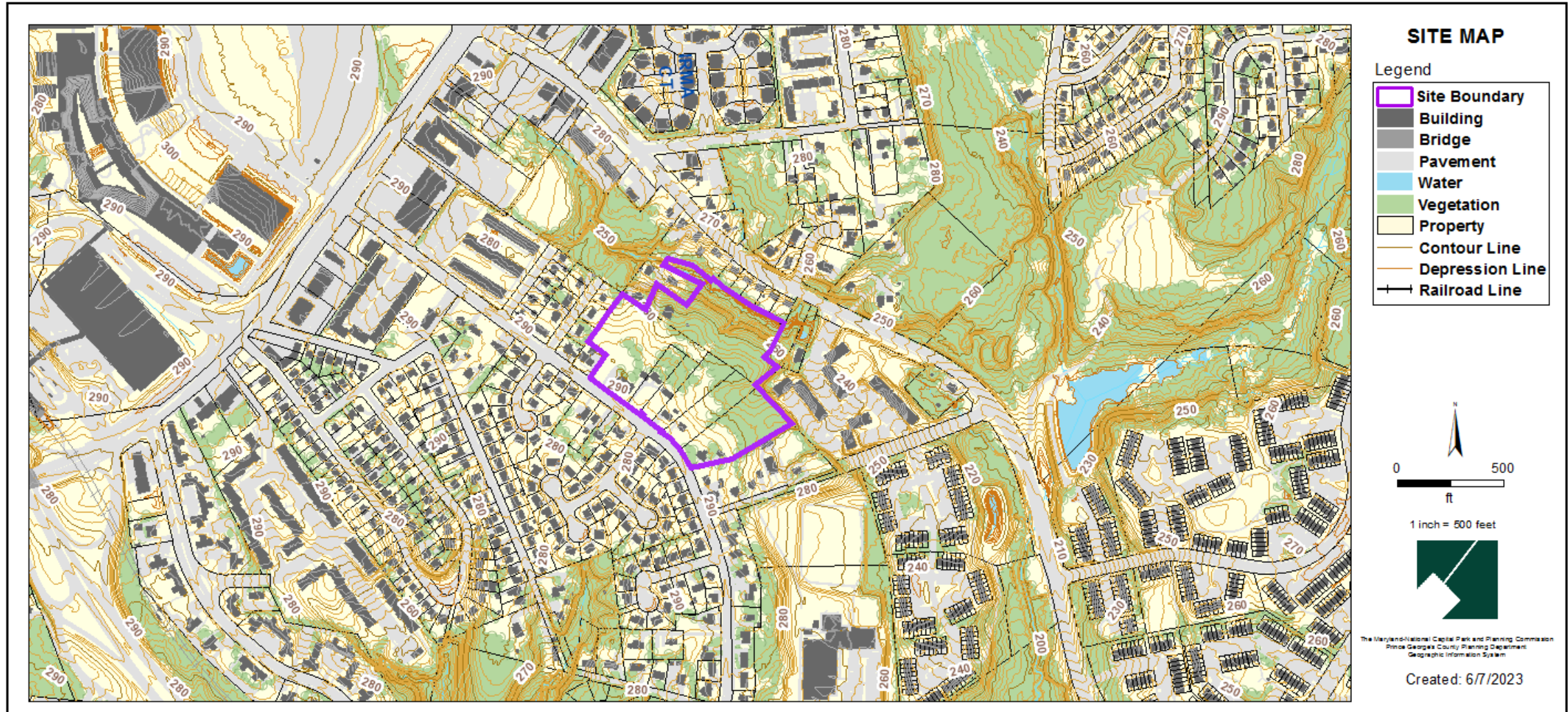
PRIOR OVERLAY MAP



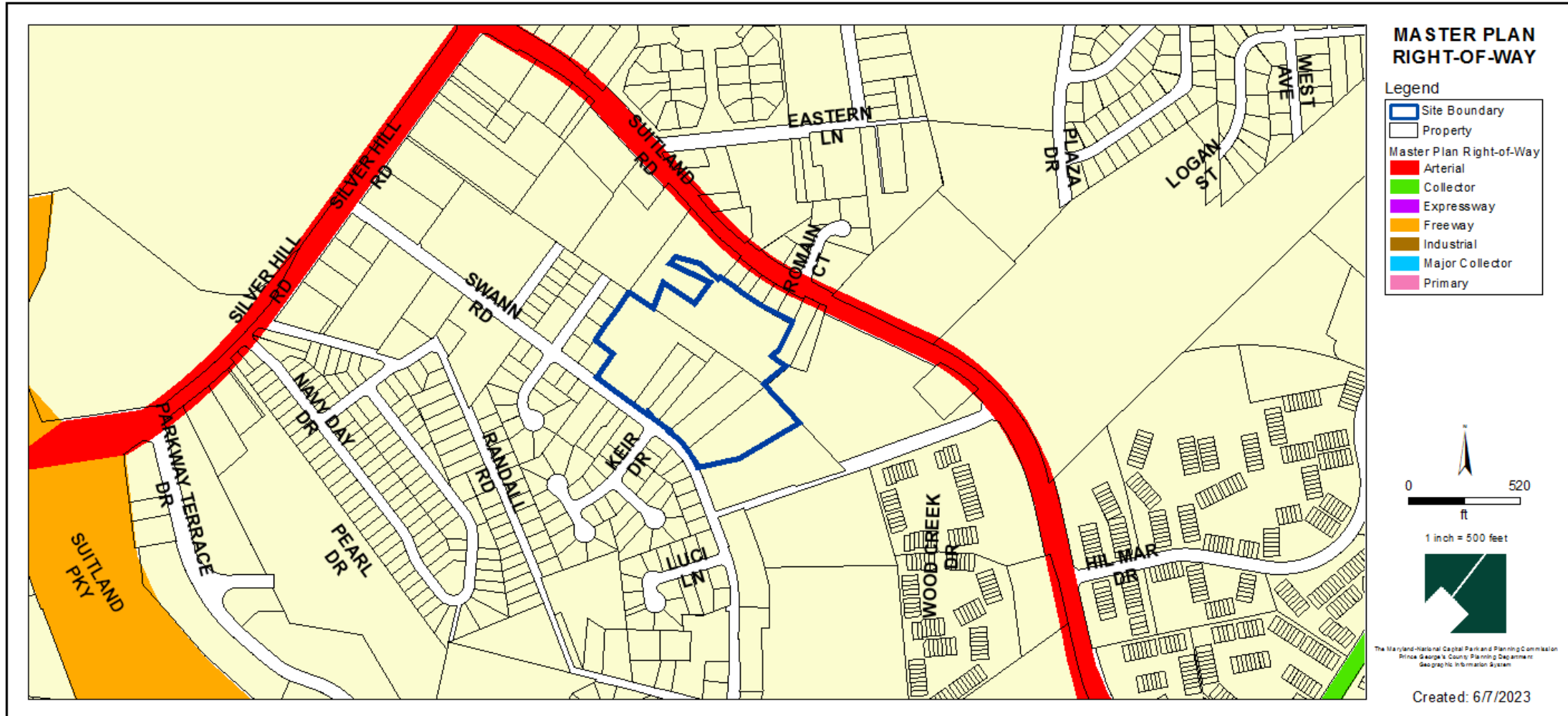
AERIAL MAP



SITE MAP



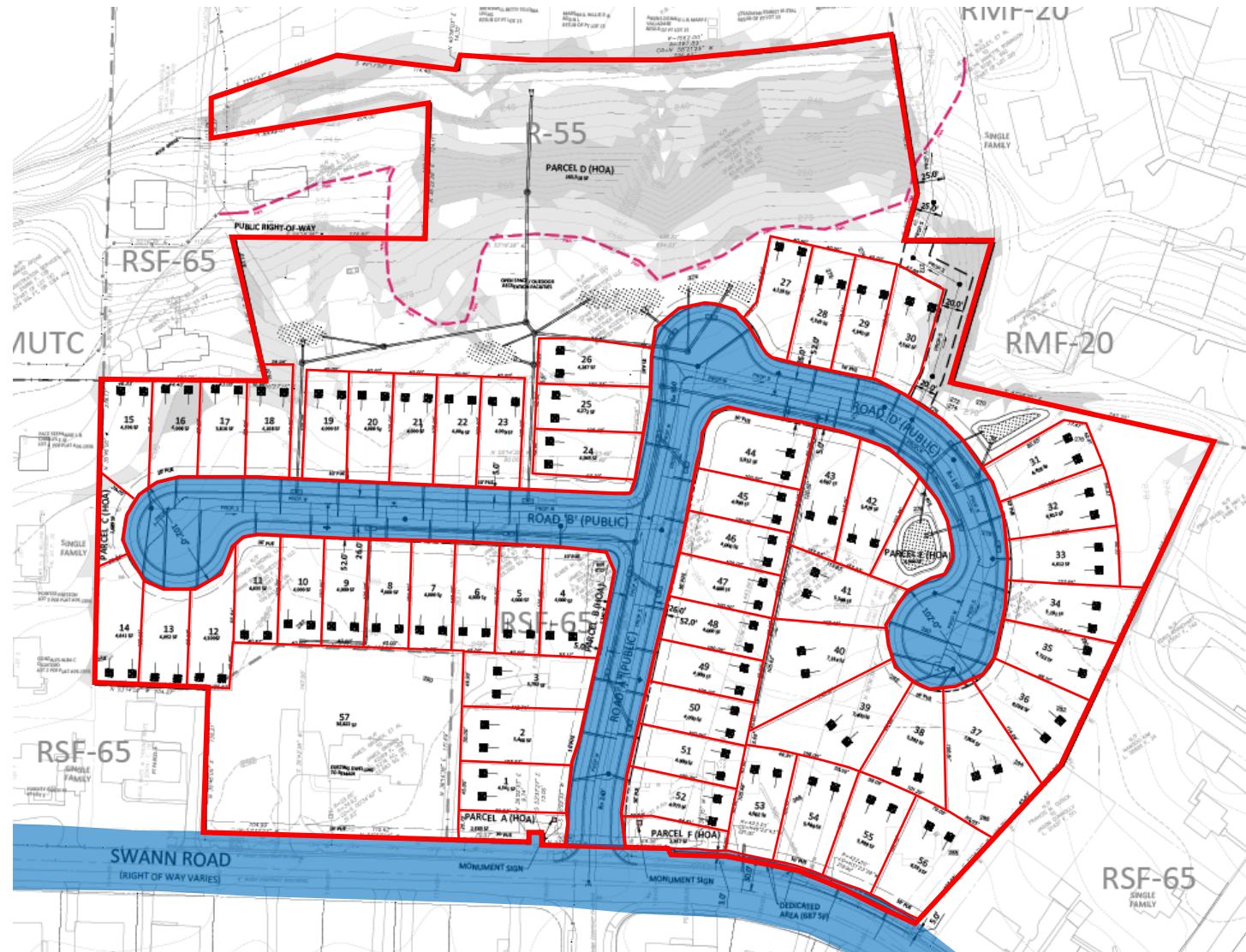
MASTER PLAN RIGHT-OF-WAY MAP



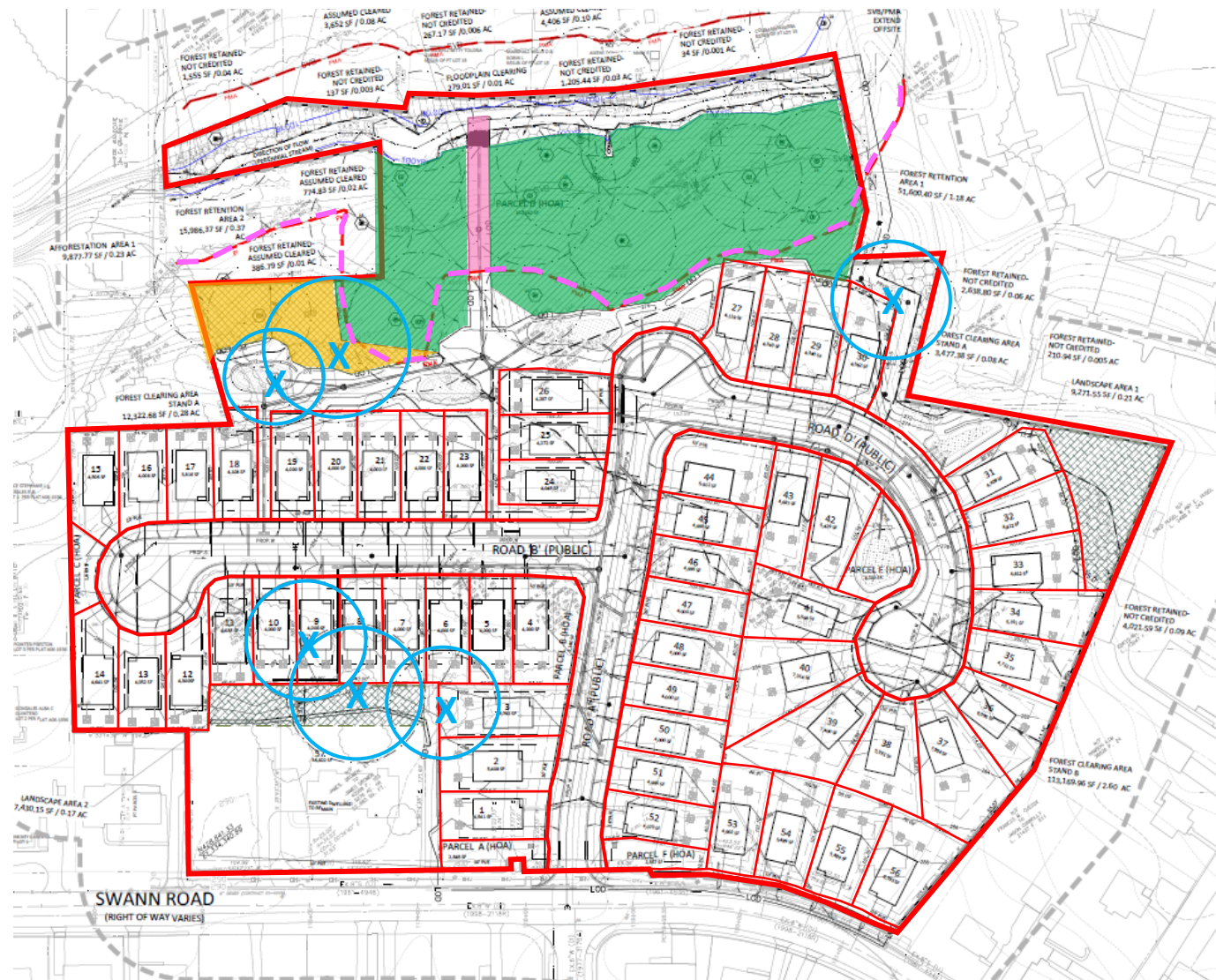
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



-  Specimen Trees to be Removed
-  Woodland Preservation
-  Afforestation
-  PMA
-  PMA Impacts

PMA IMPACTS



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 4-22048
- Approval of TCP1-008-2023
- Approval of Variance from Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/30/2023
- Acceptance Mailing: 4/14/2023