

PENN PLACE 2

Preliminary Plan of Subdivision

TCP1-013-2024

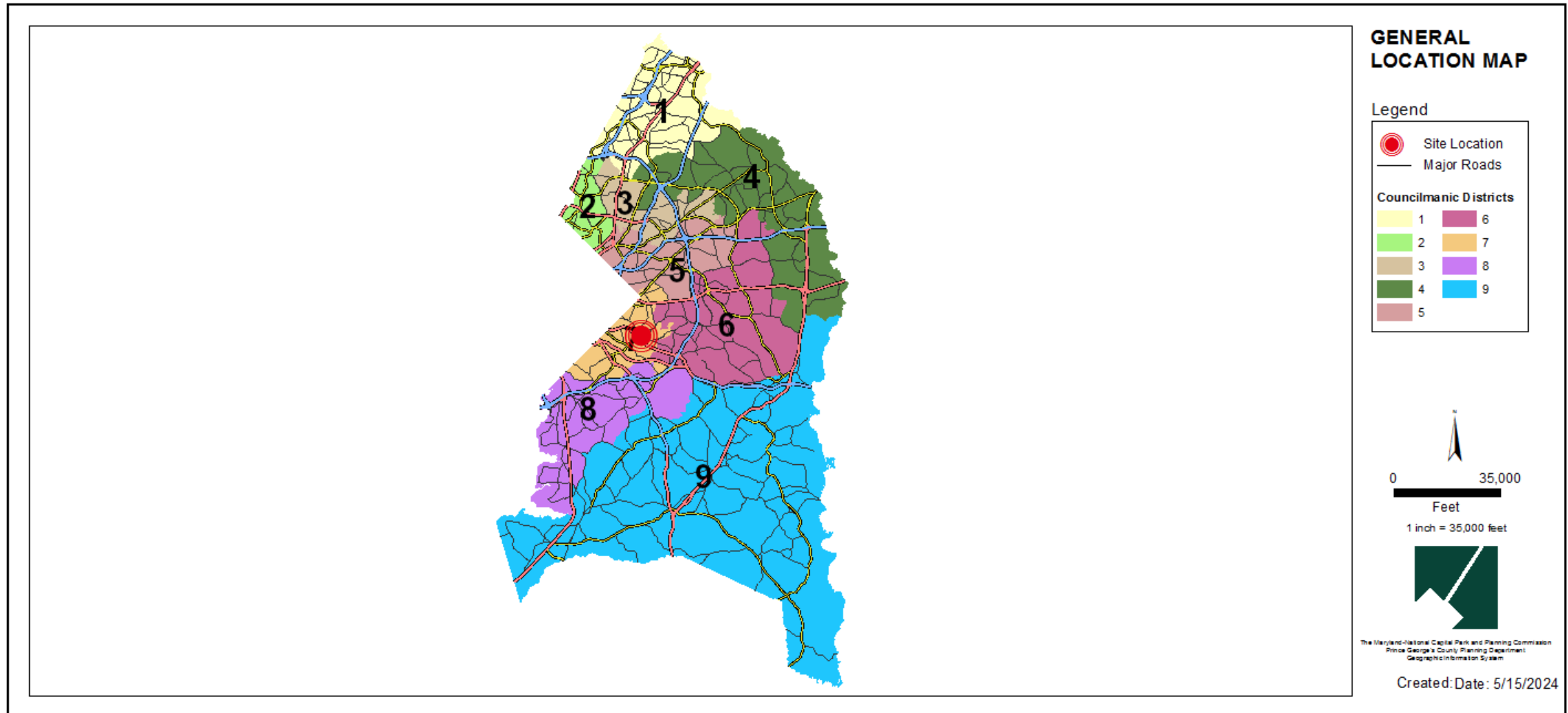
Staff Recommendation: APPROVAL with conditions



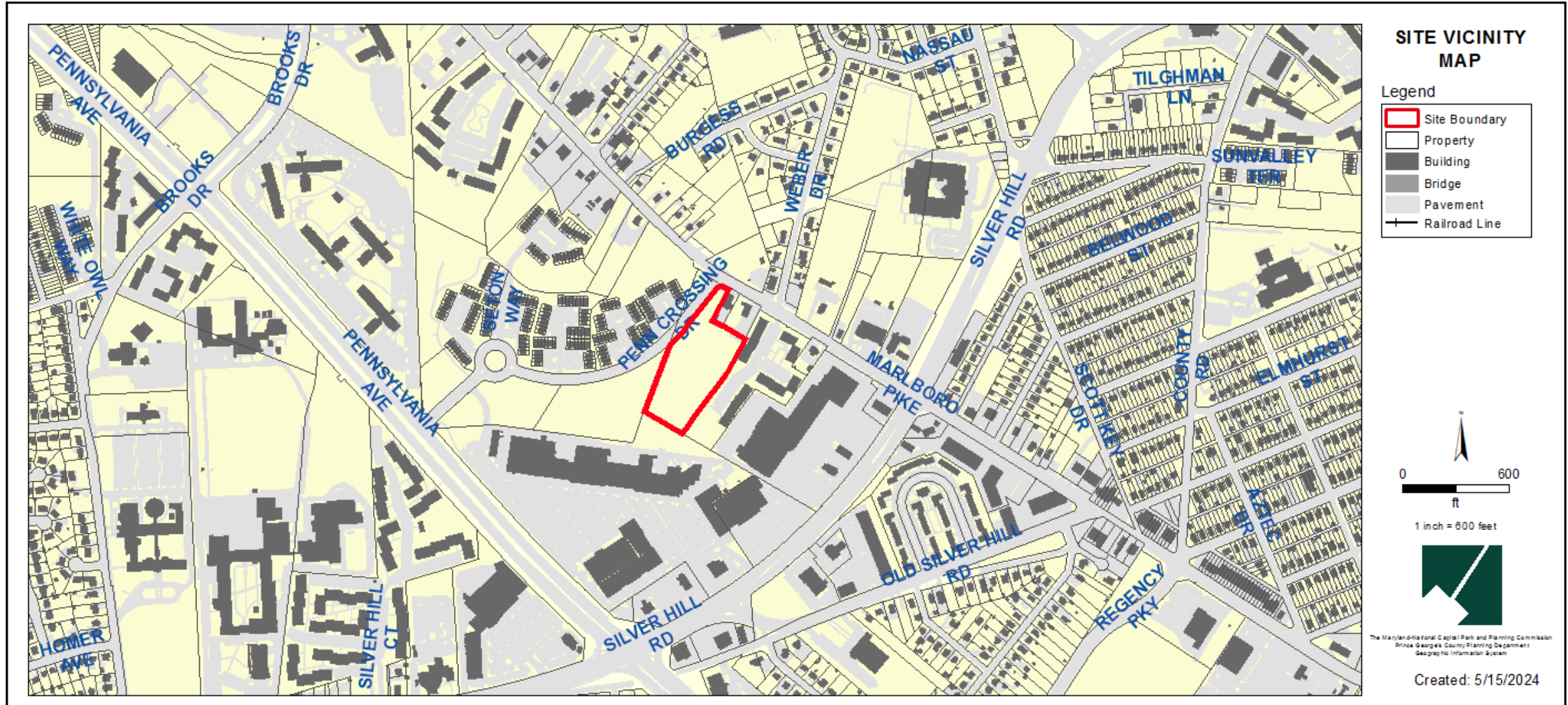
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A



SITE VICINITY MAP

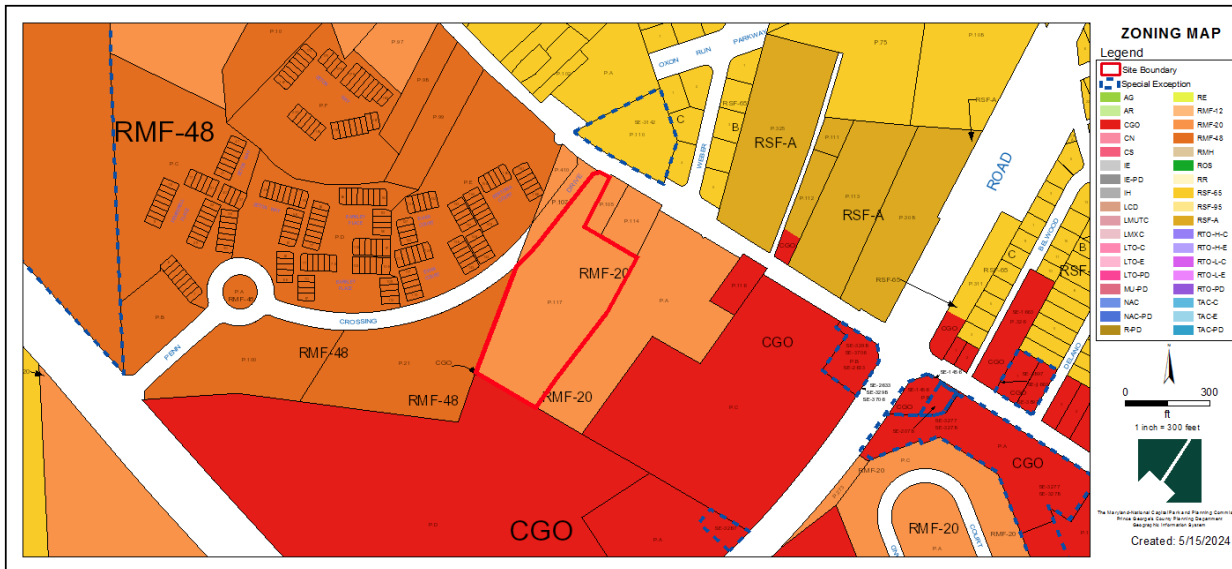


ZONING MAP (CURRENT & PRIOR)

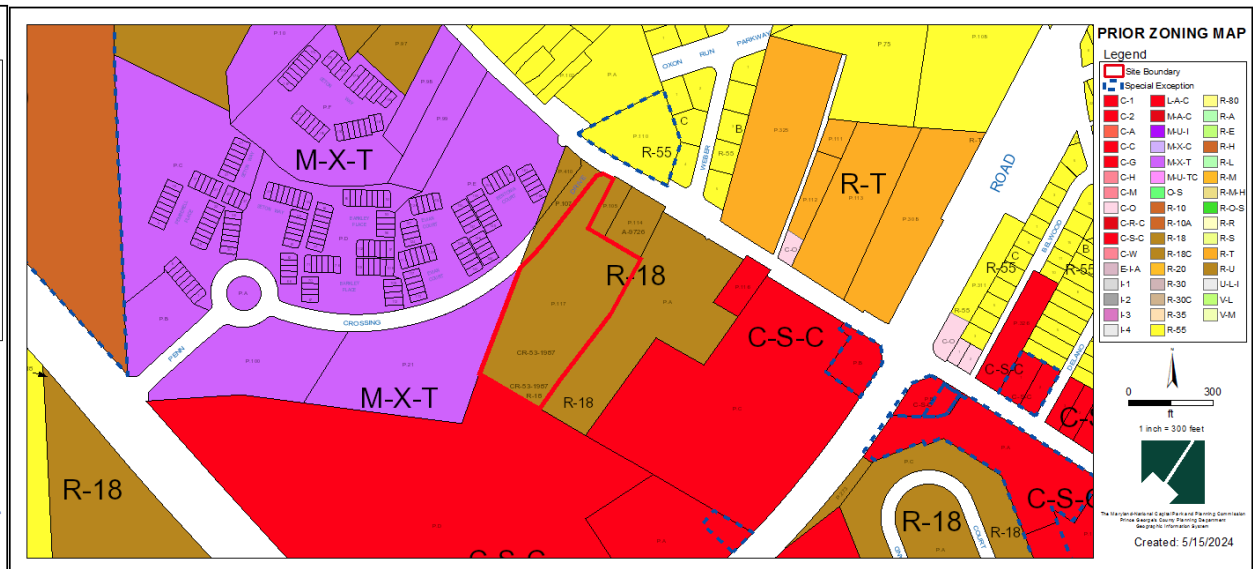
Current Property Zone: RMF-20

Prior Property Zone: R-18

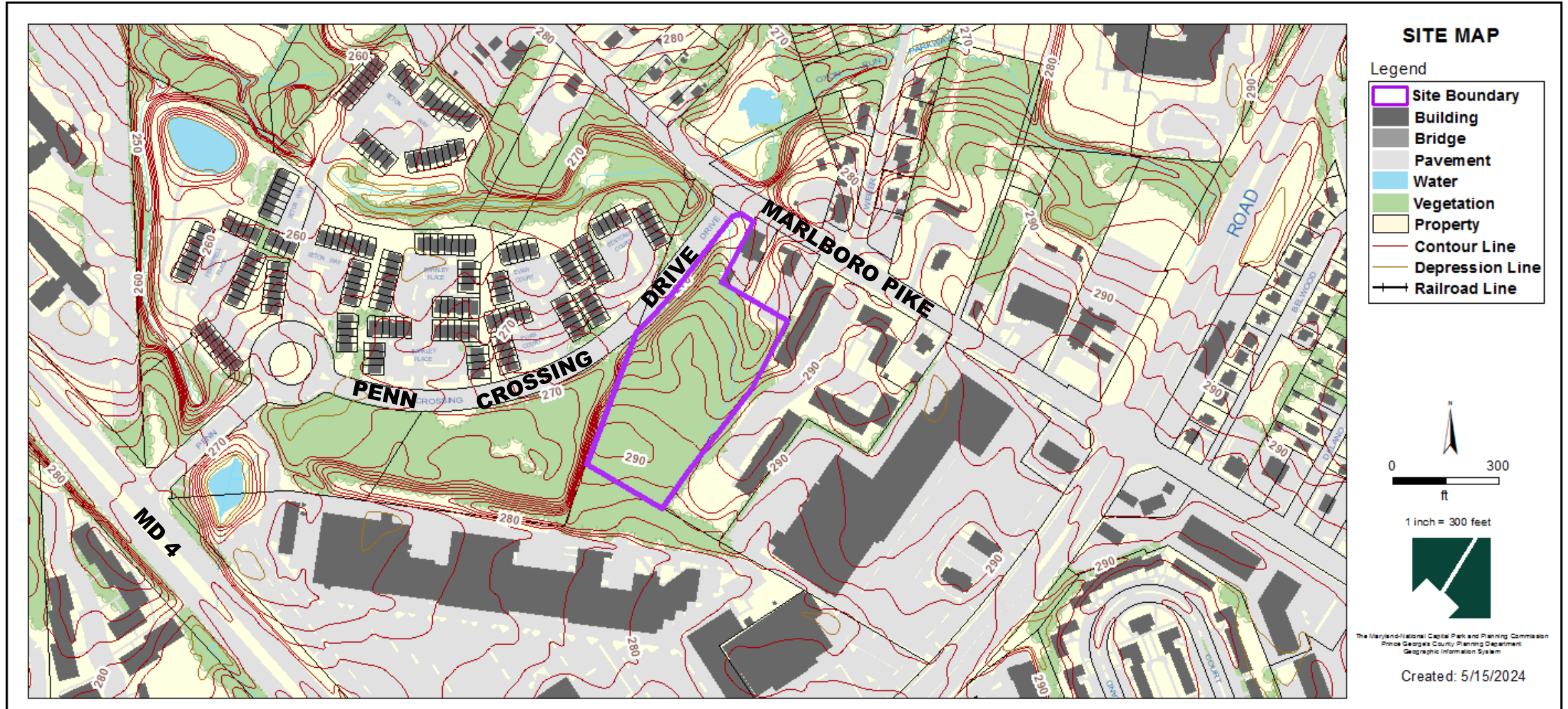
CURRENT ZONING MAP



PRIOR ZONING MAP



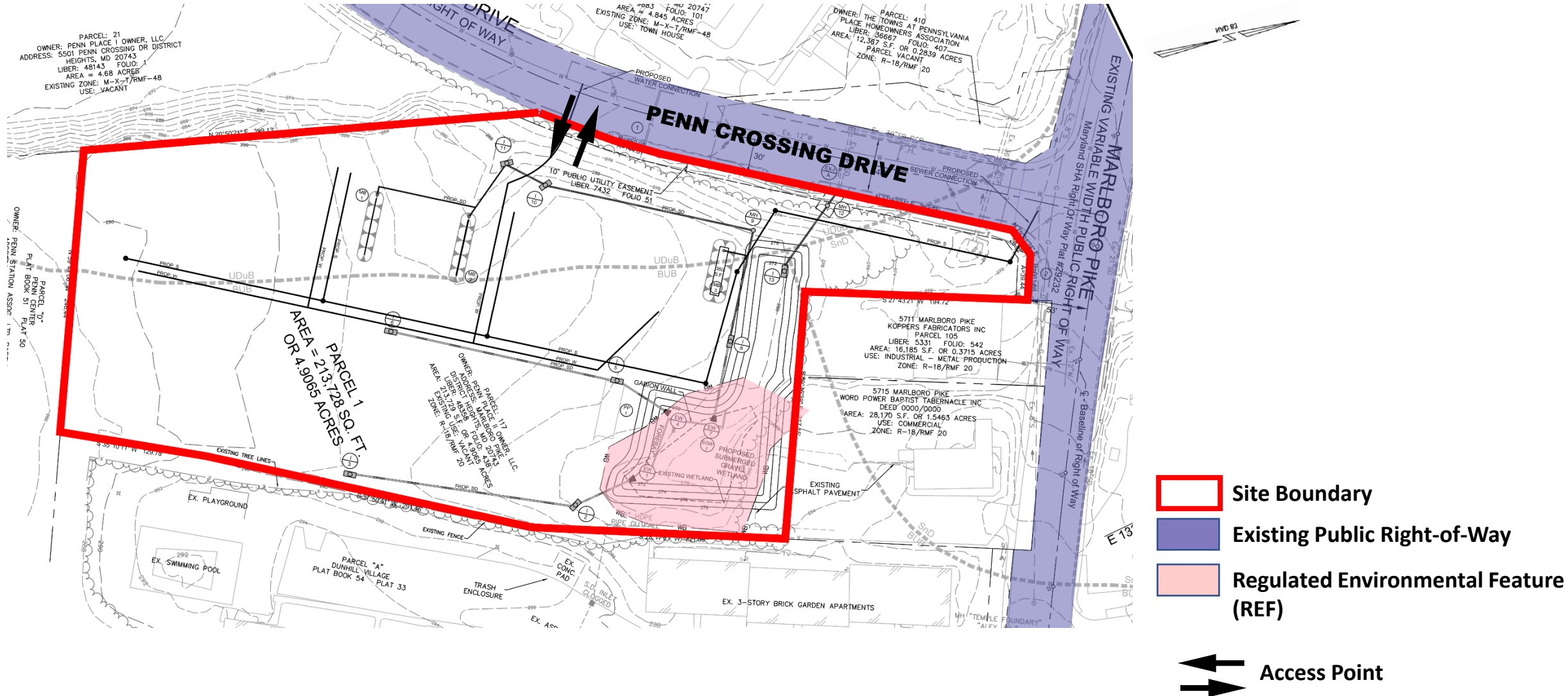
SITE MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



Site Plan Details:

- Site Boundary:** Red outline.
- Existing Public Right-of-Way:** Purple shaded area.
- Woodland Preservation Area:** Green hatched area.
- Impacts to the REF:** Yellow shaded area.
- Specimen Trees to Remain:** Green circle with a dot.
- Specimen Trees Recommended to be Removed:** Green circle with a red X.
- Specimen Trees not Recommended to be Removed:** Green circle with a blue X.

Site Features and Labels:

- ST-1, ST-2, ST-3, ST-4, ST-5, ST-6, ST-7:** Specimen trees marked with red X's, indicating they are recommended for removal.
- ST-6:** Specimen tree marked with a dot, indicating it is to remain.
- ST-4:** Specimen tree marked with a blue X, indicating it is not recommended for removal.
- Wetlands:** Yellow shaded area labeled "EXISTING WETLAND".
- Public Right-of-Way:** "PENN CROSSING DRIVE 60' R/W" and "MARLBORO PIKE 60' R/W".
- Other Labels:** "TREE SAVE AREA", "PRIVATE ROAD", "SIDEWALK", "PROPOSED ASPHALT PAVEMENT", "EXISTING ASPHALT PAVEMENT", "SLOPE", "ELEVATION", "AREA", "USE", "ZONE", "INVENTORY", "TREE", "SPECIMEN", "TO REMAIN", "RECOMMENDED TO BE REMOVED", "NOT RECOMMENDED TO BE REMOVED".

STAFF RECOMMENDATION

- **APPROVAL** of Preliminary Plan of Subdivision 4-22049
- **APPROVAL** of Type 1 Tree Conservation Plan TCP1-013-2024
- **APPROVAL** of Variance from Section 25-122(b)(1)(G) for Specimen Trees ST-1, ST-2, ST-3, and ST-7
- **DISAPPROVAL** of Variance from Section 25-122(b)(1)(G) for Specimen Tree ST-4

Major Issues:

- **None**

Applicant Required Mailings:

- Informational Mailing: 1/25/2024
- Acceptance Mailing: 3/21/2024