

FAIRVIEW

Preliminary Plan of Subdivision

TCP1-075-04-03

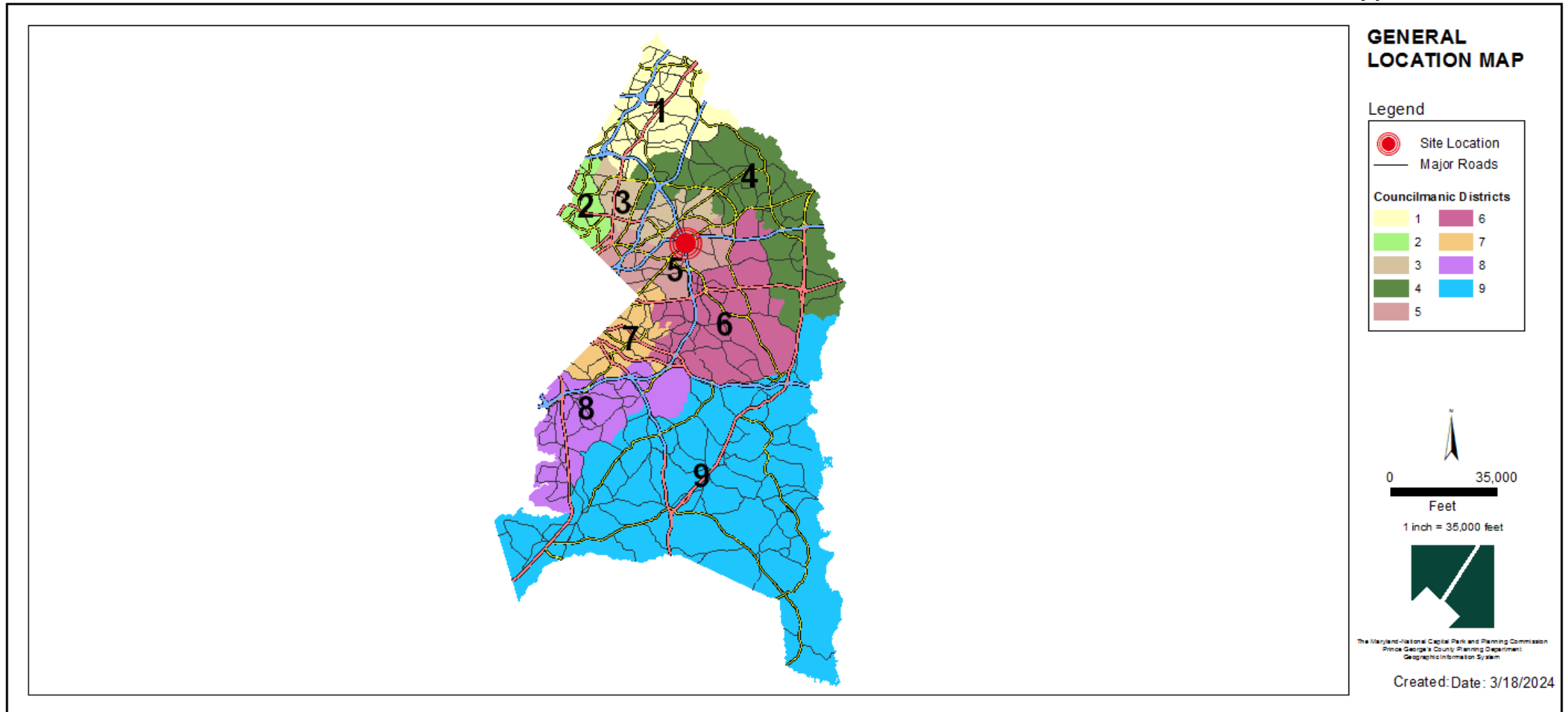
Staff Recommendation: APPROVAL with conditions



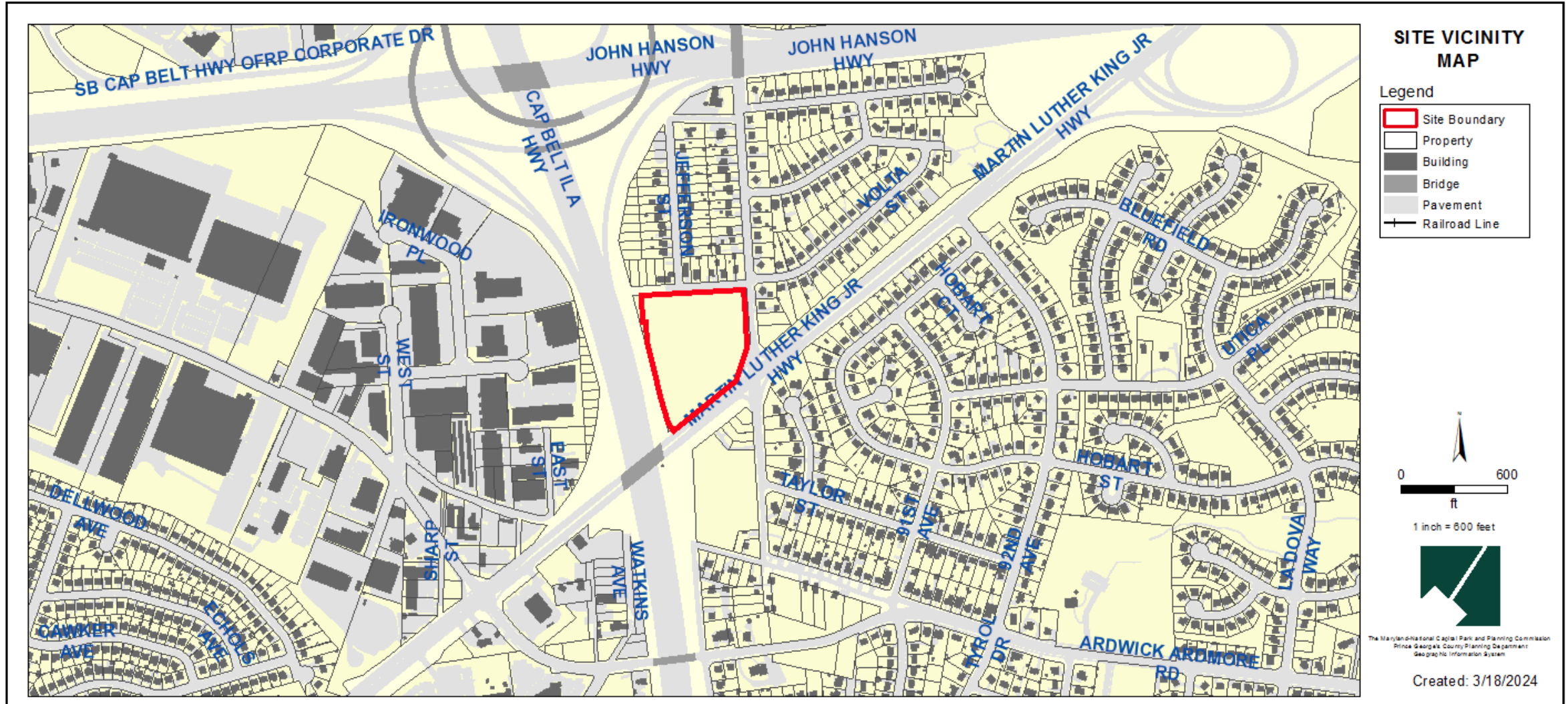
GENERAL LOCATION MAP

Council District: 05

Planning Area: 073



SITE VICINITY MAP

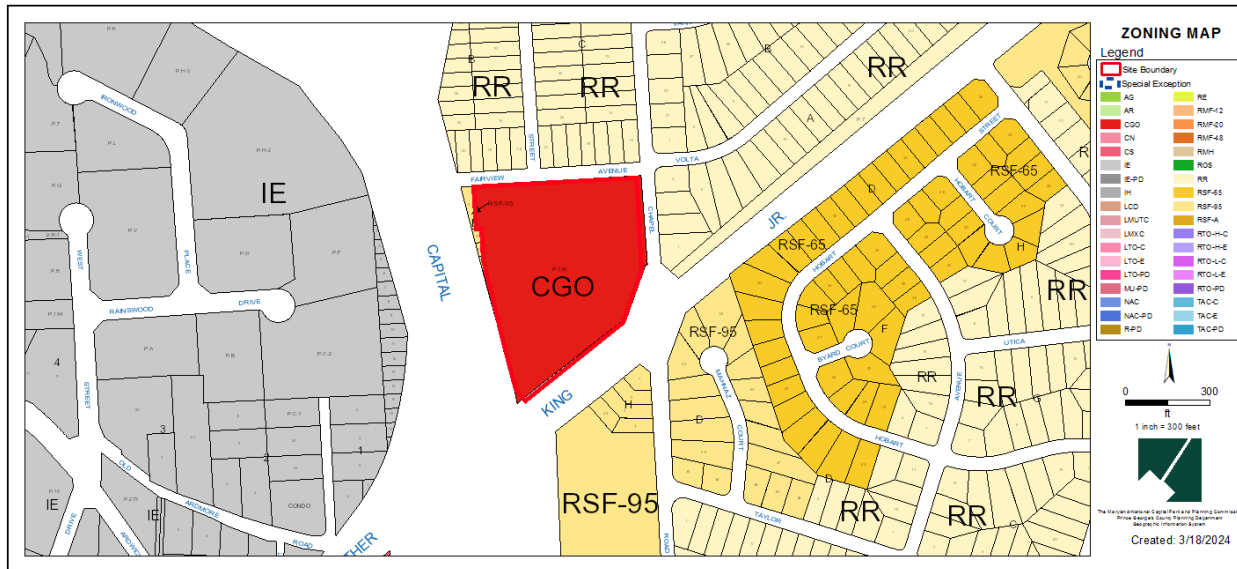


ZONING MAP (CURRENT AND PRIOR)

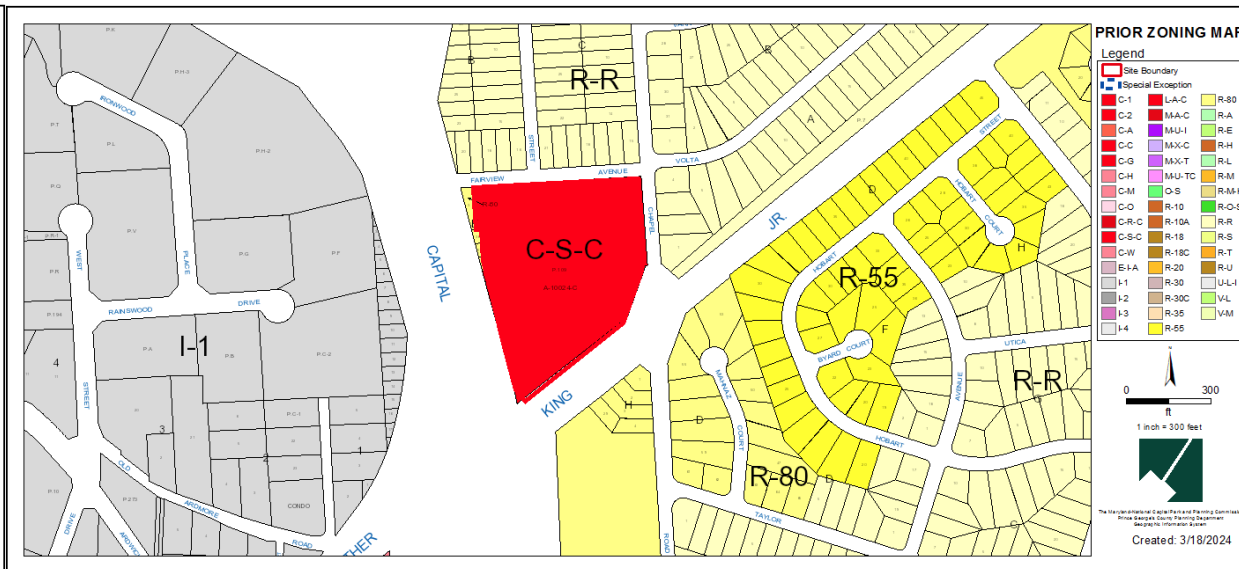
Current Property Zone: CGO

Prior Property Zone: C-S-C

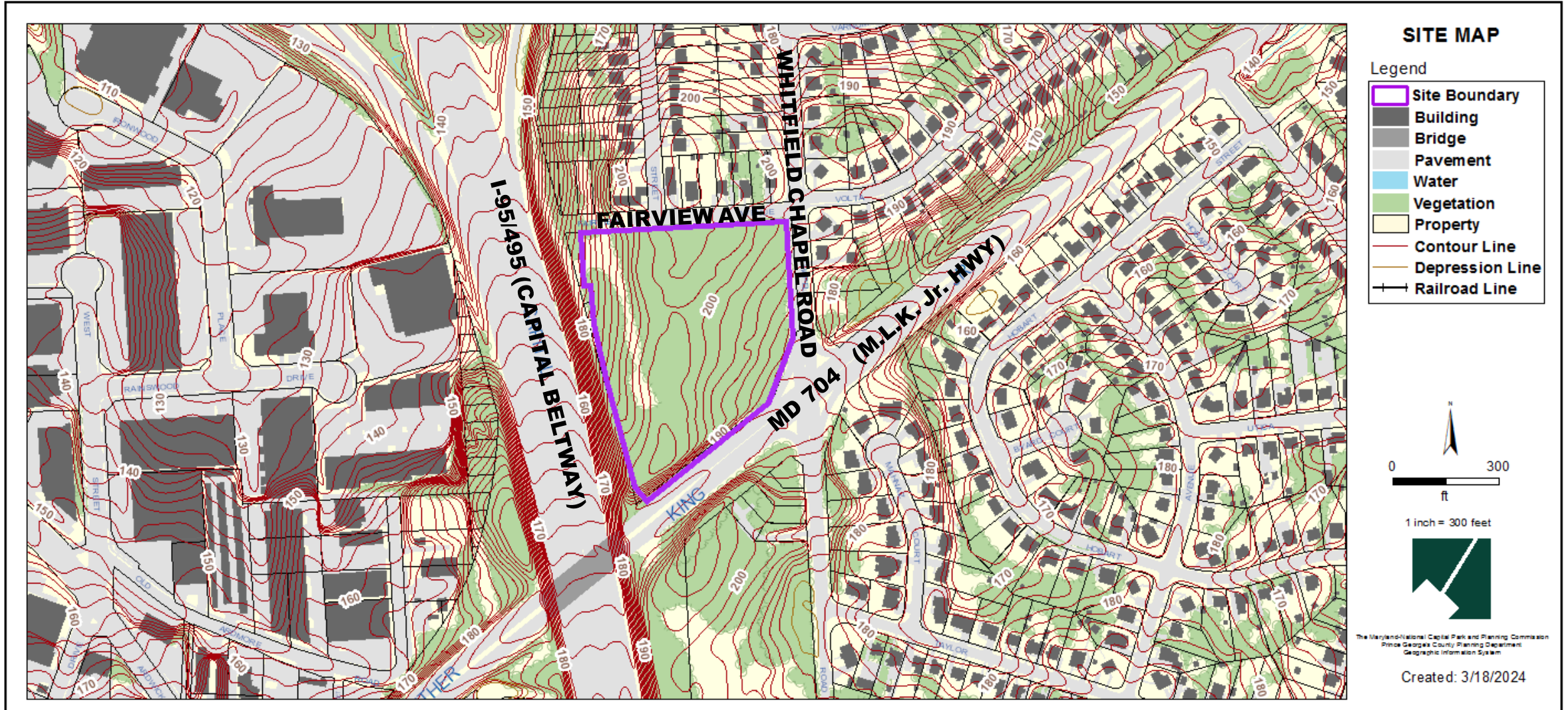
CURRENT ZONING MAP



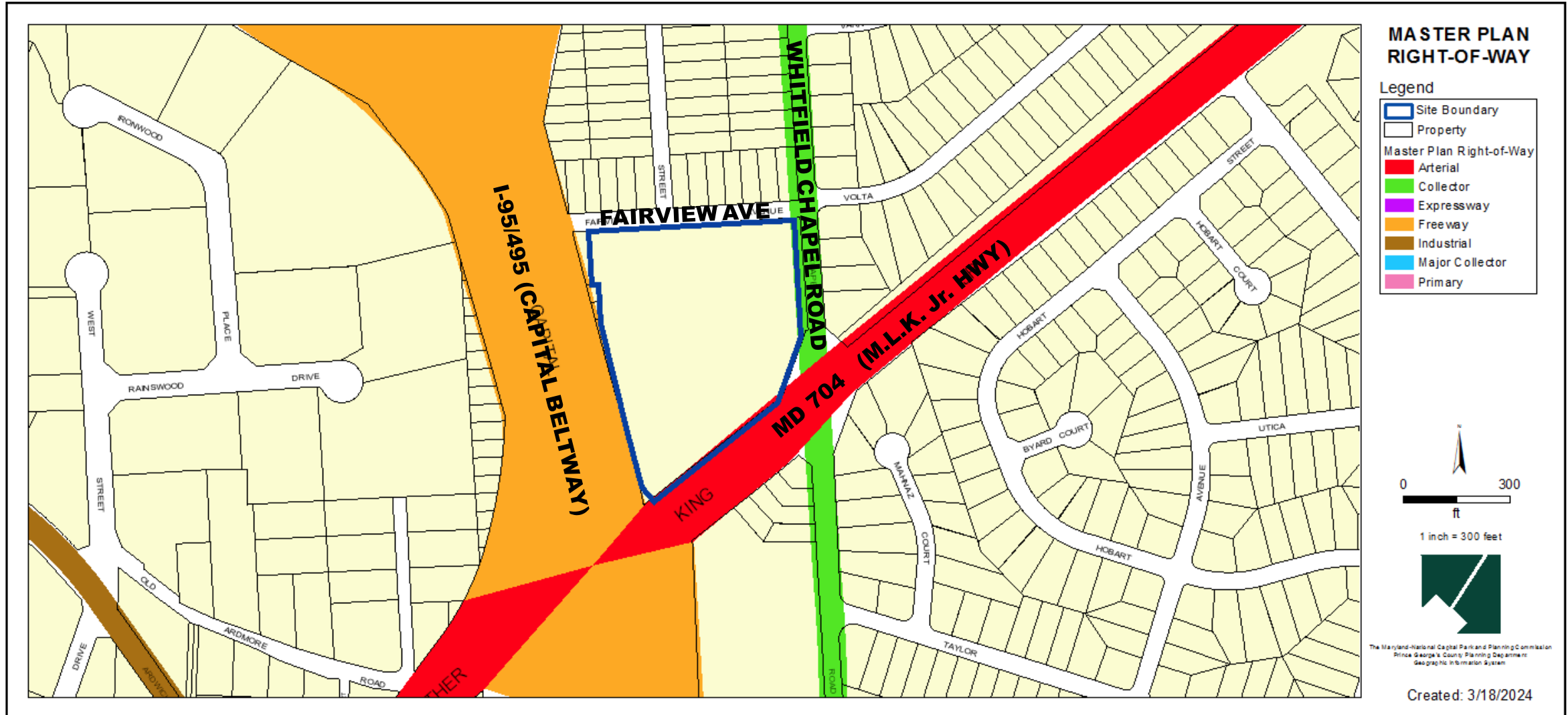
PRIOR ZONING MAP



SITE MAP



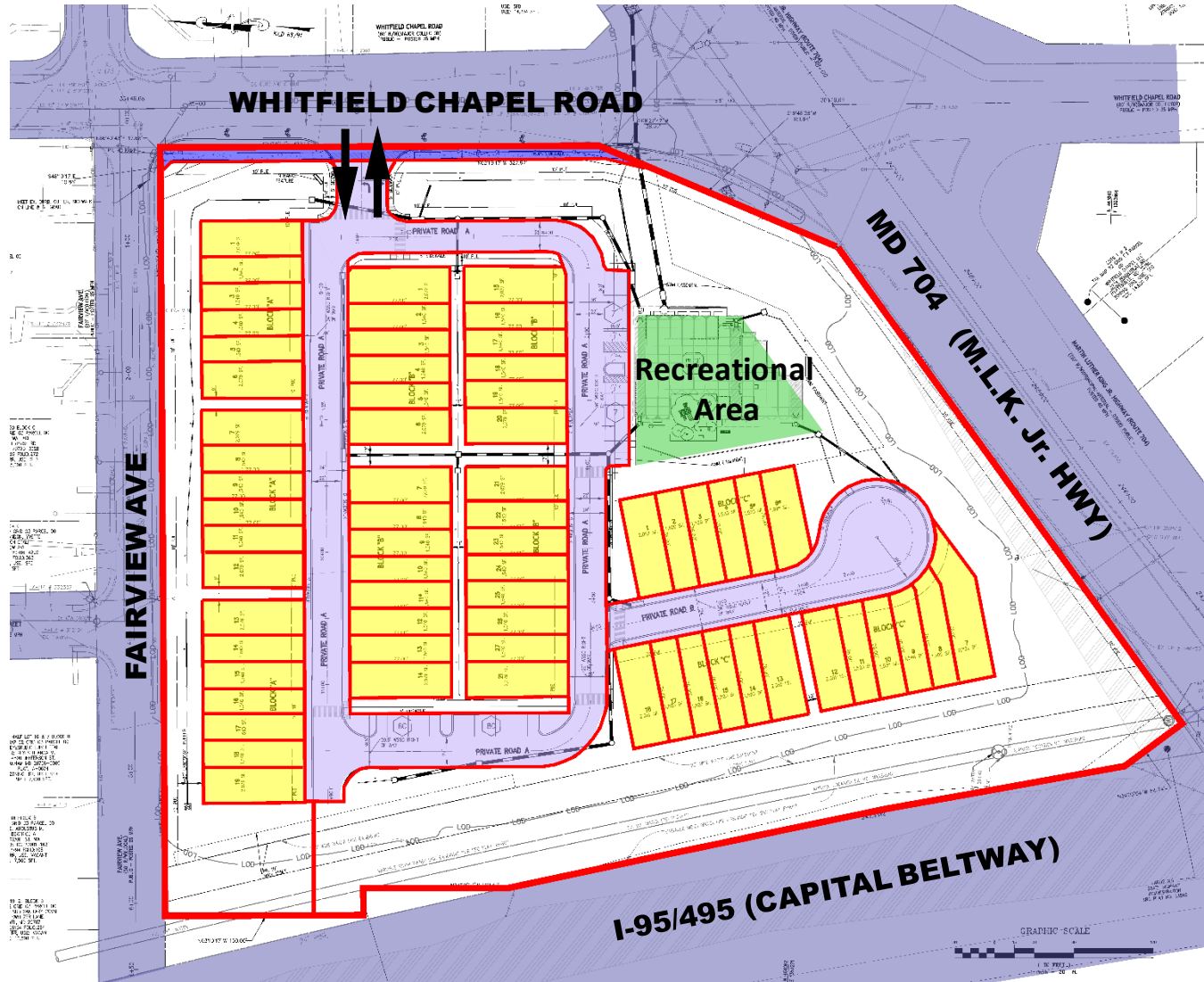
MASTER PLAN RIGHT-OF-WAY MAP


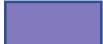





BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



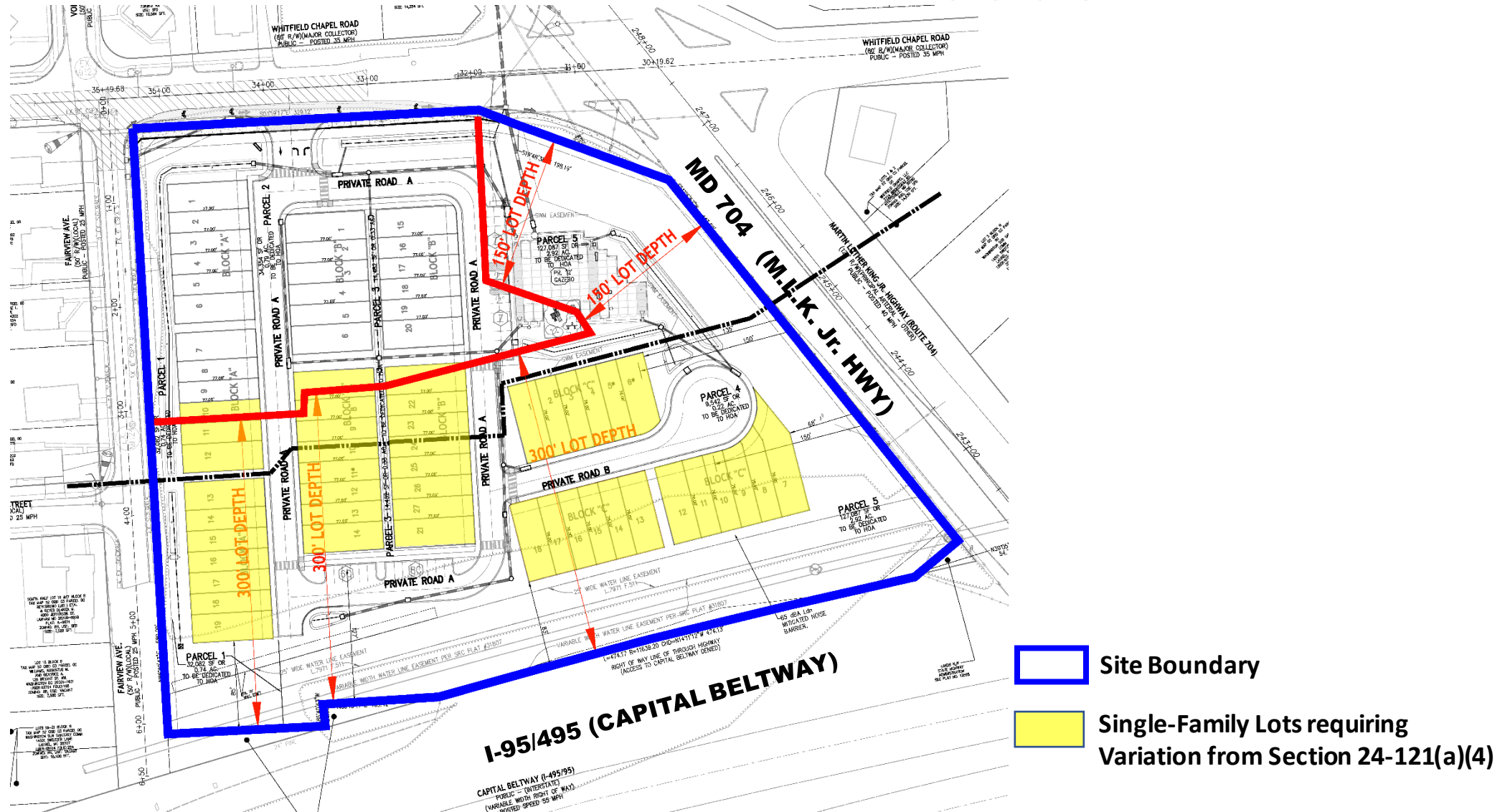
-  Lot/Parcel Boundary
-  Existing Public Rights-of-Way
-  Proposed Public Rights-of-Way
-  Proposed Private Right-of-Way
-  Proposed Single-Family Lots

 Access Point

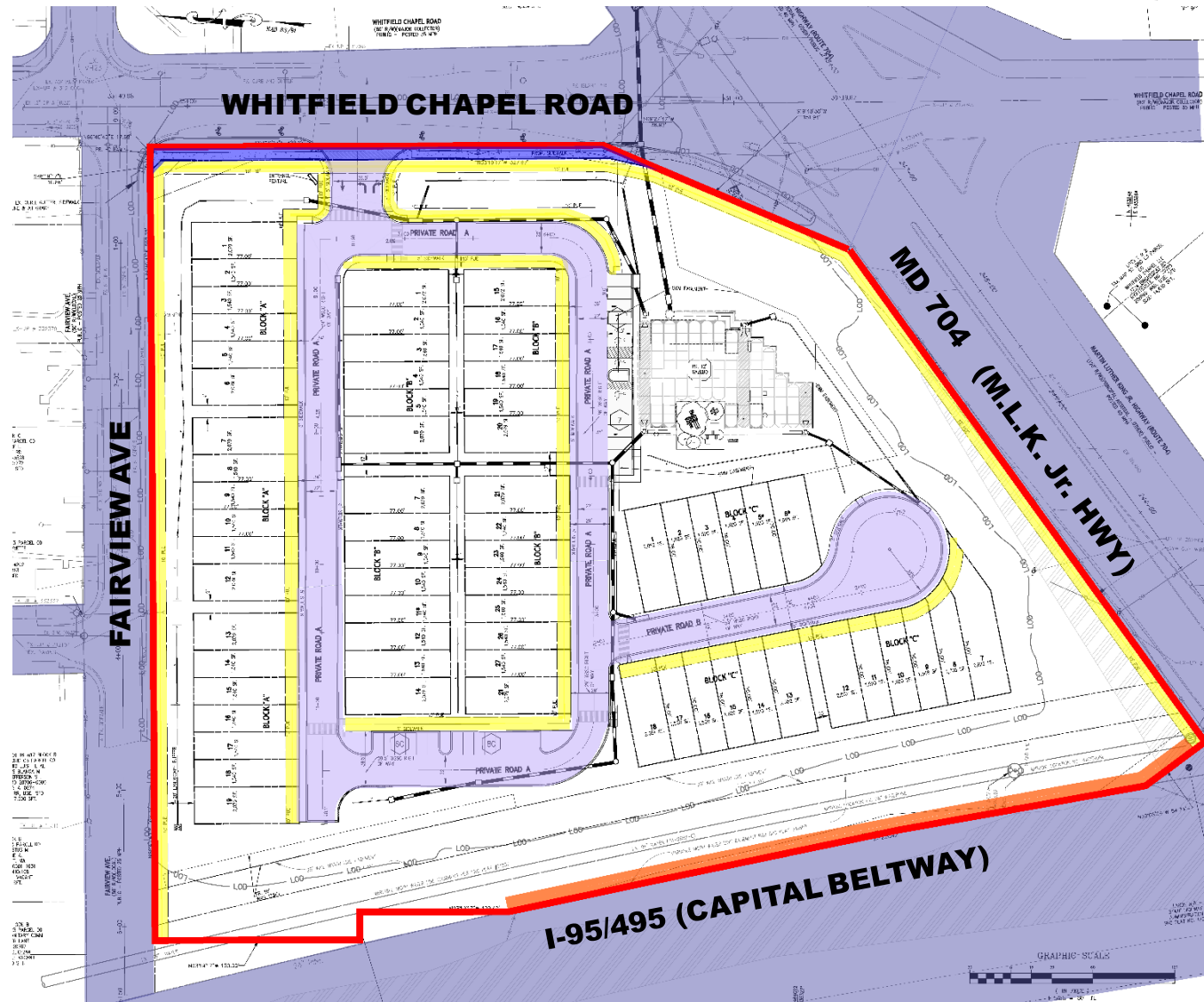
CONCEPTUAL RENDERING









VARIATION FROM SECTION 24-121(a)(4)

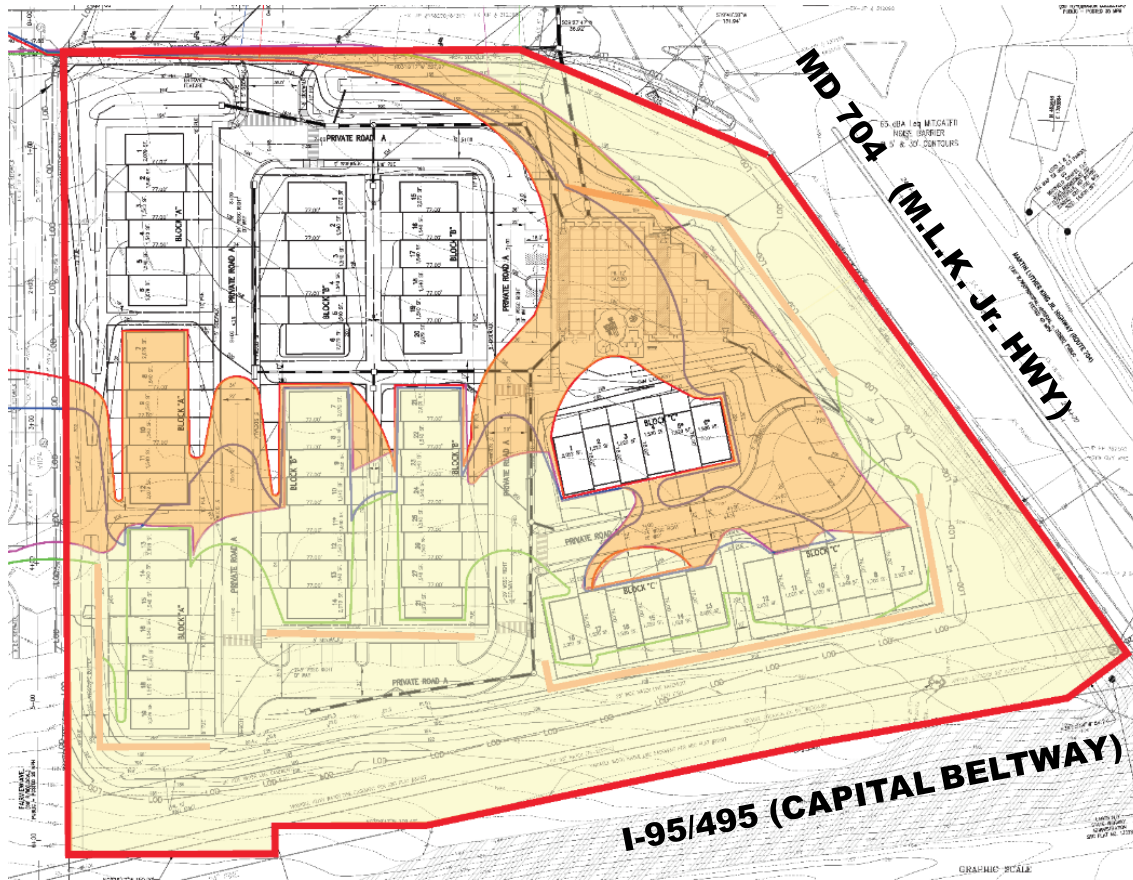


VARIATION FROM SECTION 24-122(a)

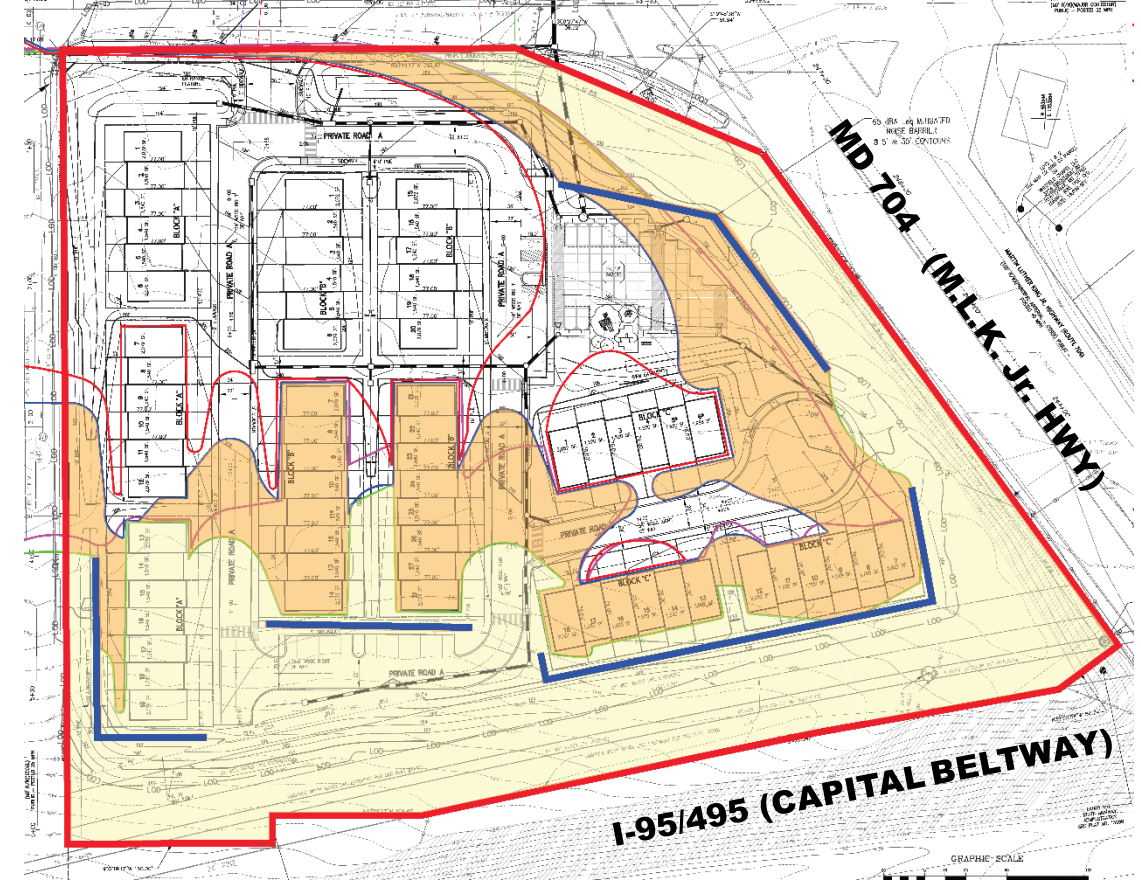


-  Site Boundary
-  Existing Public Rights-of-Way
-  Proposed Public Rights-of-Way
-  Proposed Private Right-of-Way
-  Proposed Public Utility Easements
-  Variation Requested from Section 24-122(a)

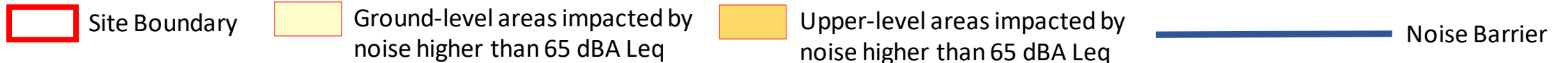
SITE AREA IMPACTED BY NOISE DURING DAYTIME



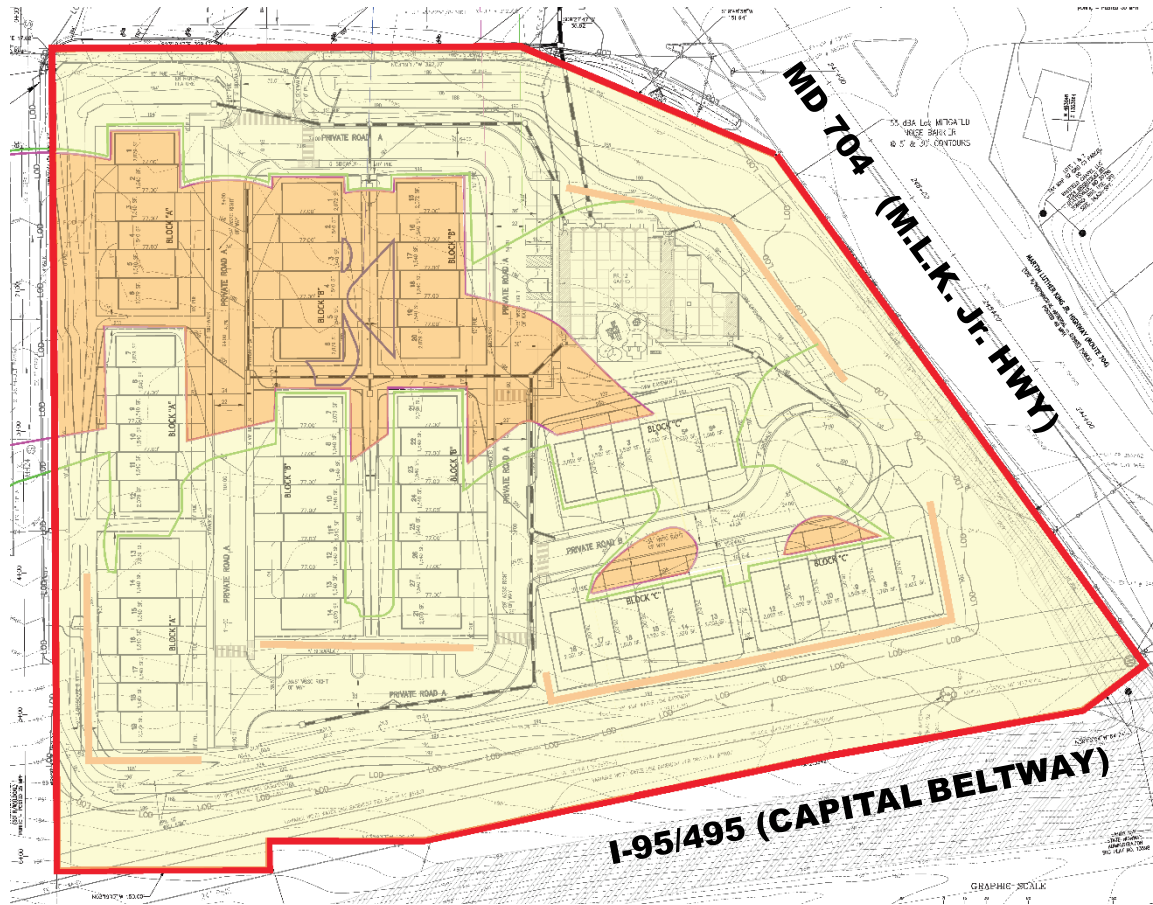
WITHOUT NOISE BARRIERS



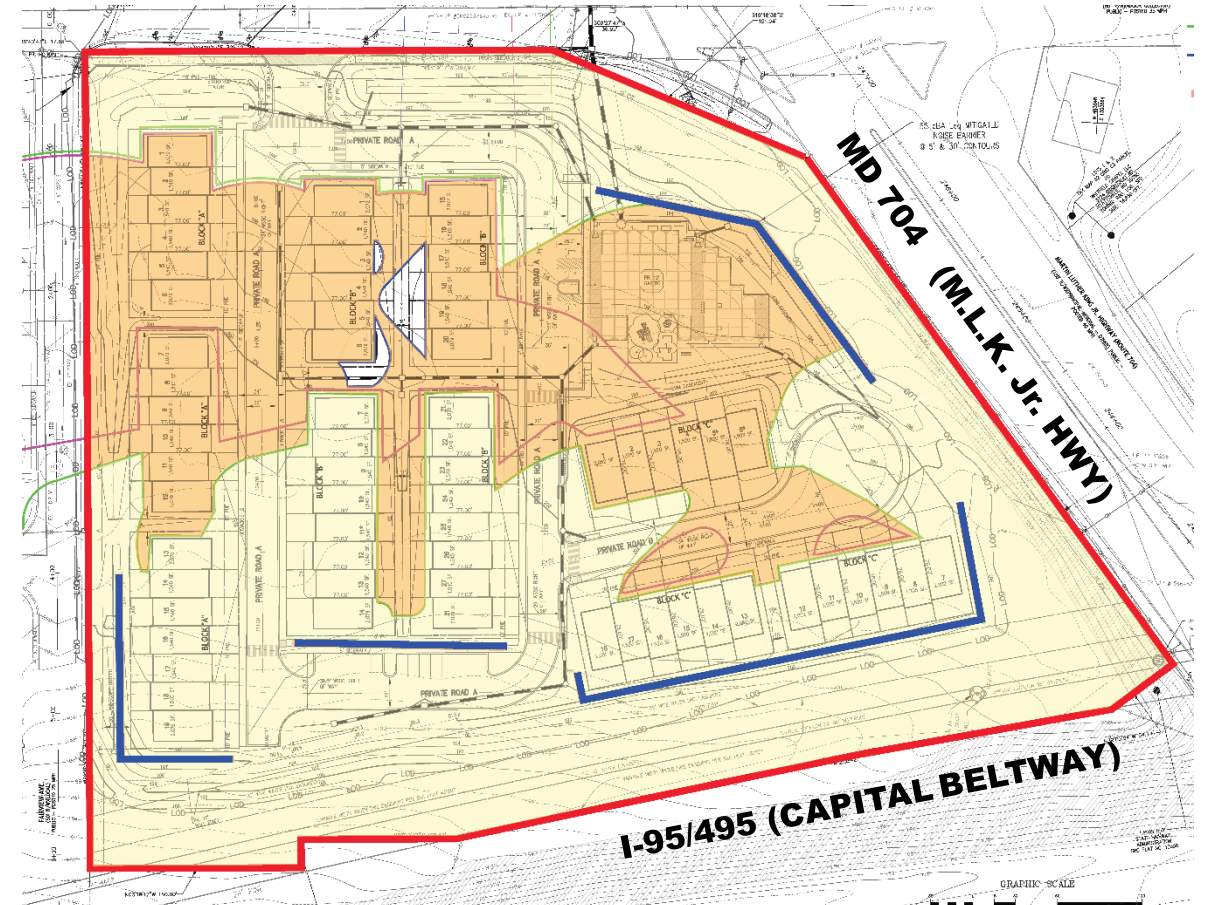
WITH NOISE BARRIERS



SITE AREA IMPACTED BY NOISE DURING NIGHTTIME



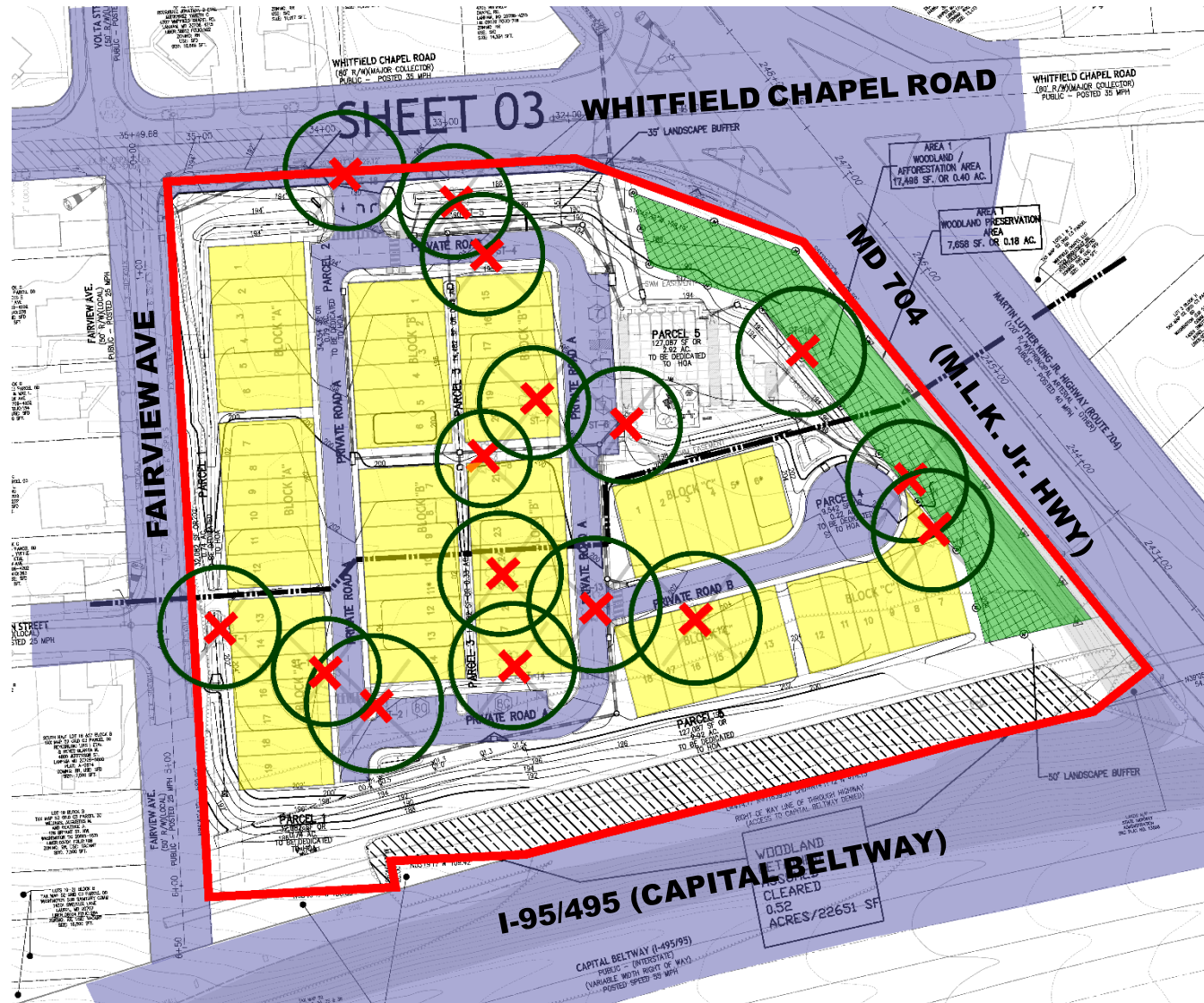
WITHOUT NOISE BARRIERS








WITH NOISE BARRIERS



TYPE 1 TREE CONSERVATION PLAN



-  Parcel Boundary
-  Public/Private Rights-of-Way
-  Proposed Single-Family Lots
-  Woodland Preservation/Afforestation Areas
-  Specimen Trees to be Removed

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-22050
- Type 1 Tree Conservation Plan TCP1-075-04-03
- Variation from Section 24-121(a)(4)
- Variation from Section 24-122(a)
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- Applicant's request to delete Condition 11a.

Applicant Required Mailings:

- Informational Mailing: 3/25/2023
- Acceptance Mailing: 1/18/2024;
3/19/2024