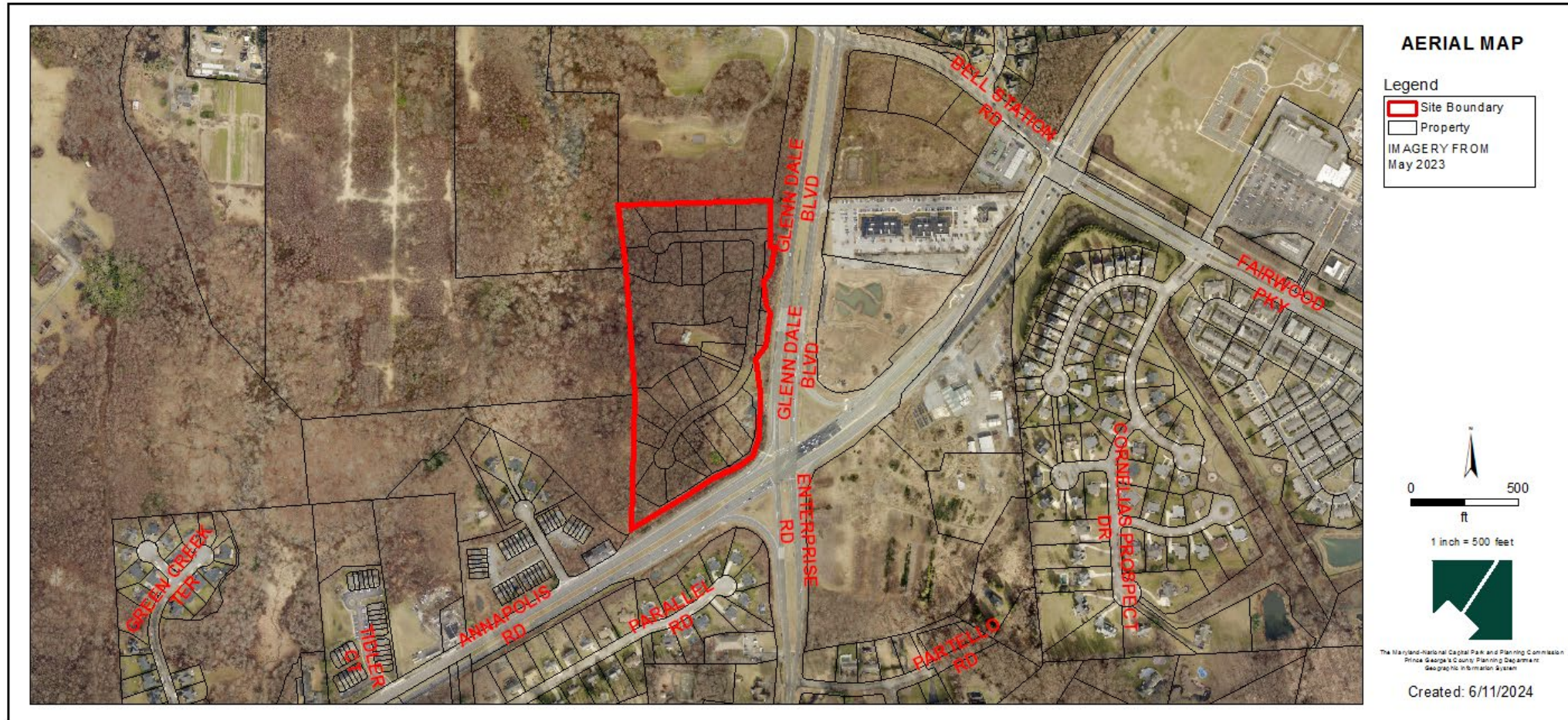


# IVY CREEK

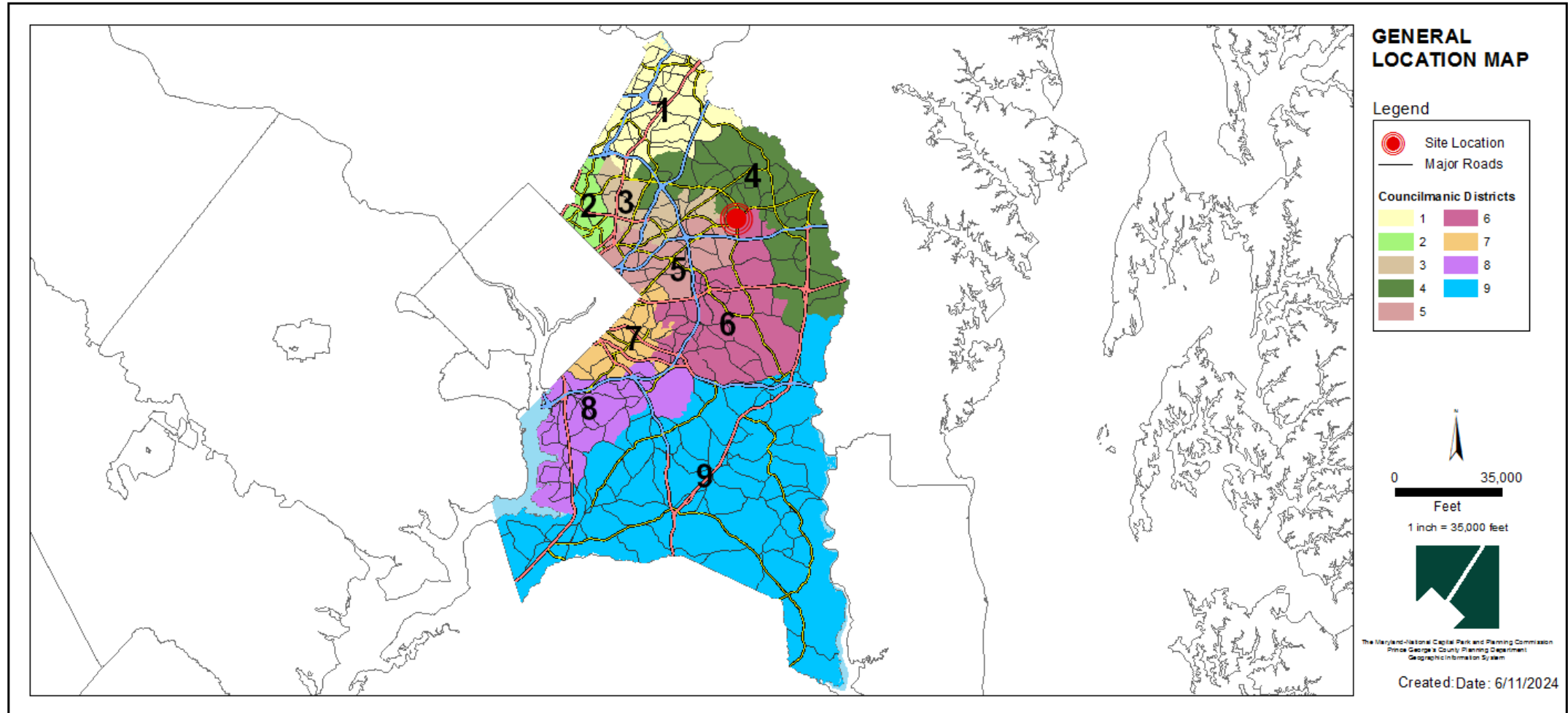
Preliminary Plan of Subdivision  
Type 1 Tree Conservation Plan TCP1-011-2024  
Staff Recommendation: Continuance



# GENERAL LOCATION MAP

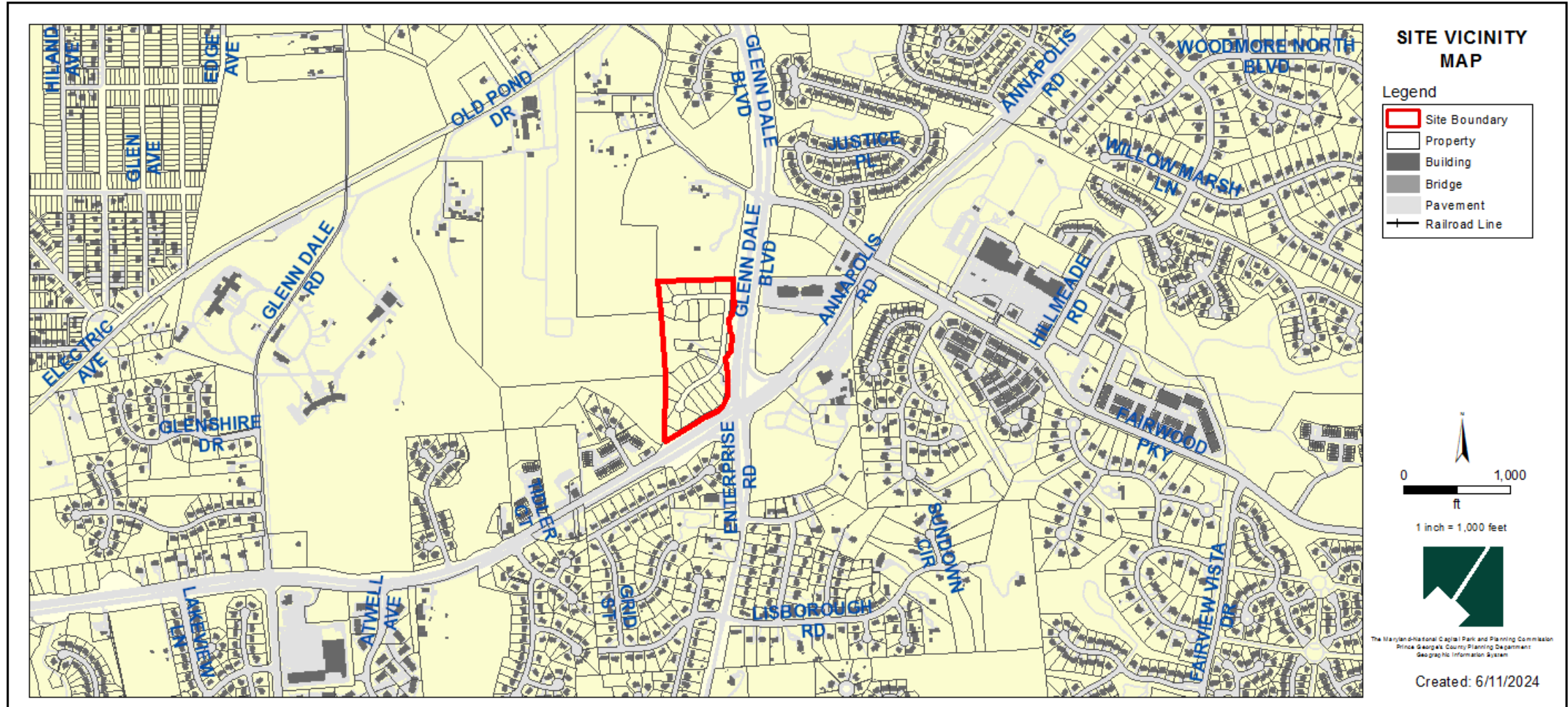
Council District: 04

Planning Area: 70





# SITE VICINITY MAP

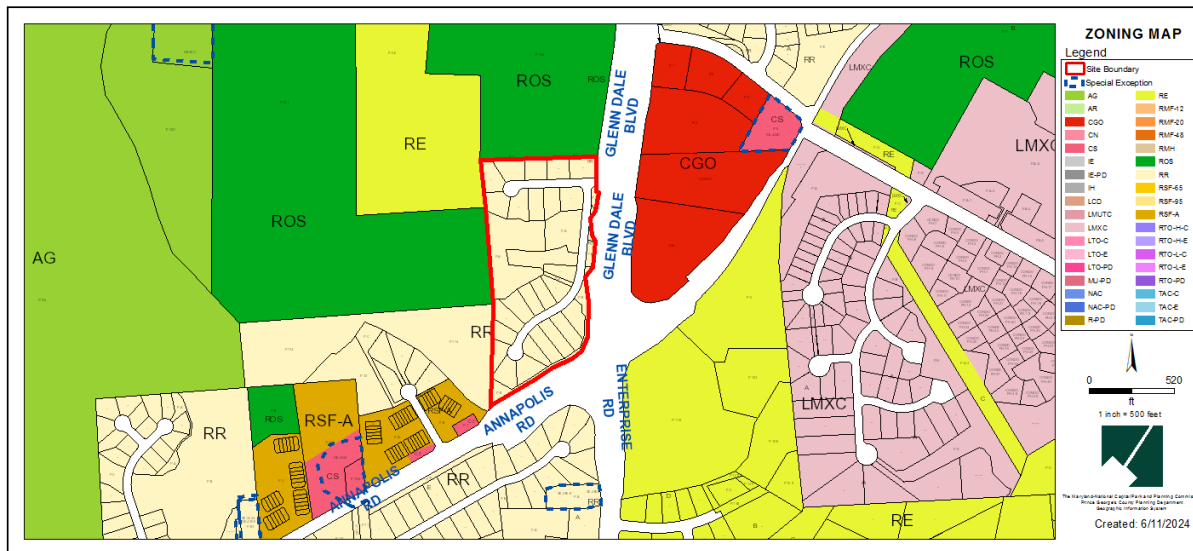


# ZONING MAP (CURRENT & PRIOR)

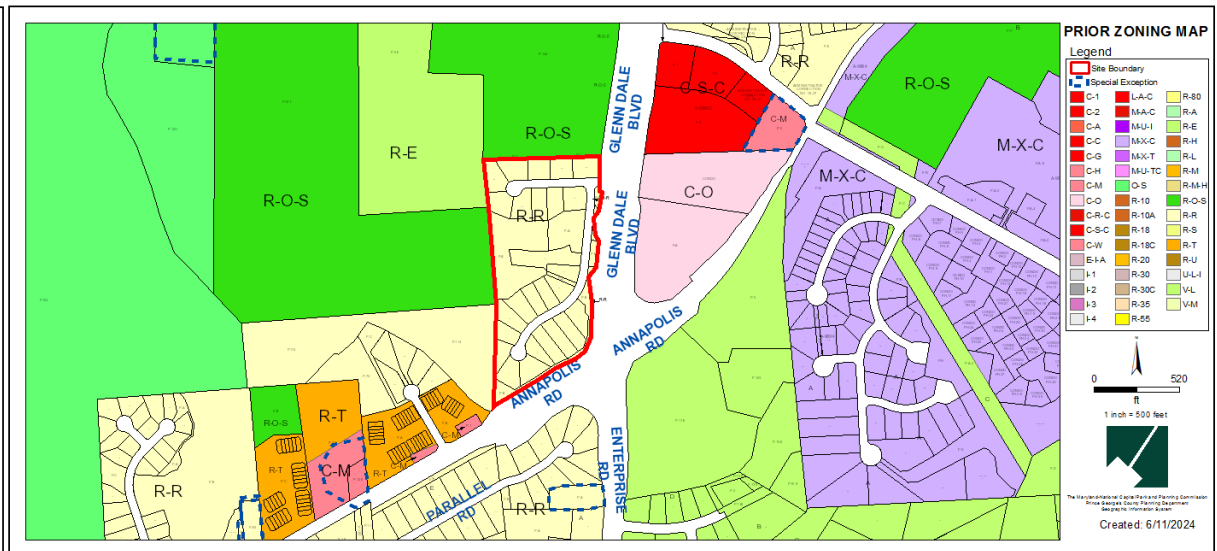
Current Property Zone: RR

Prior Property Zone: R-R

Current Zoning Map: RR



Prior Zoning Map: R-R



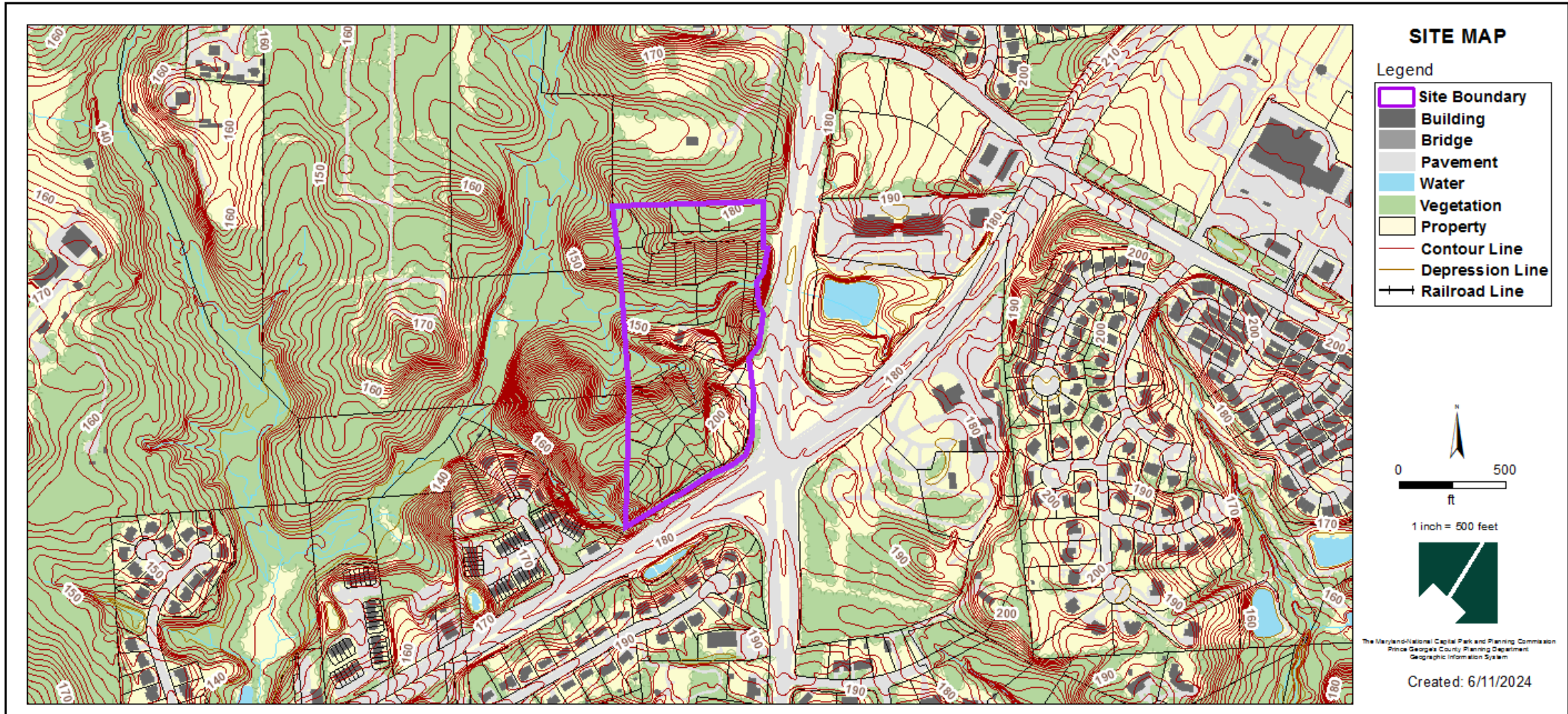


# AERIAL MAP

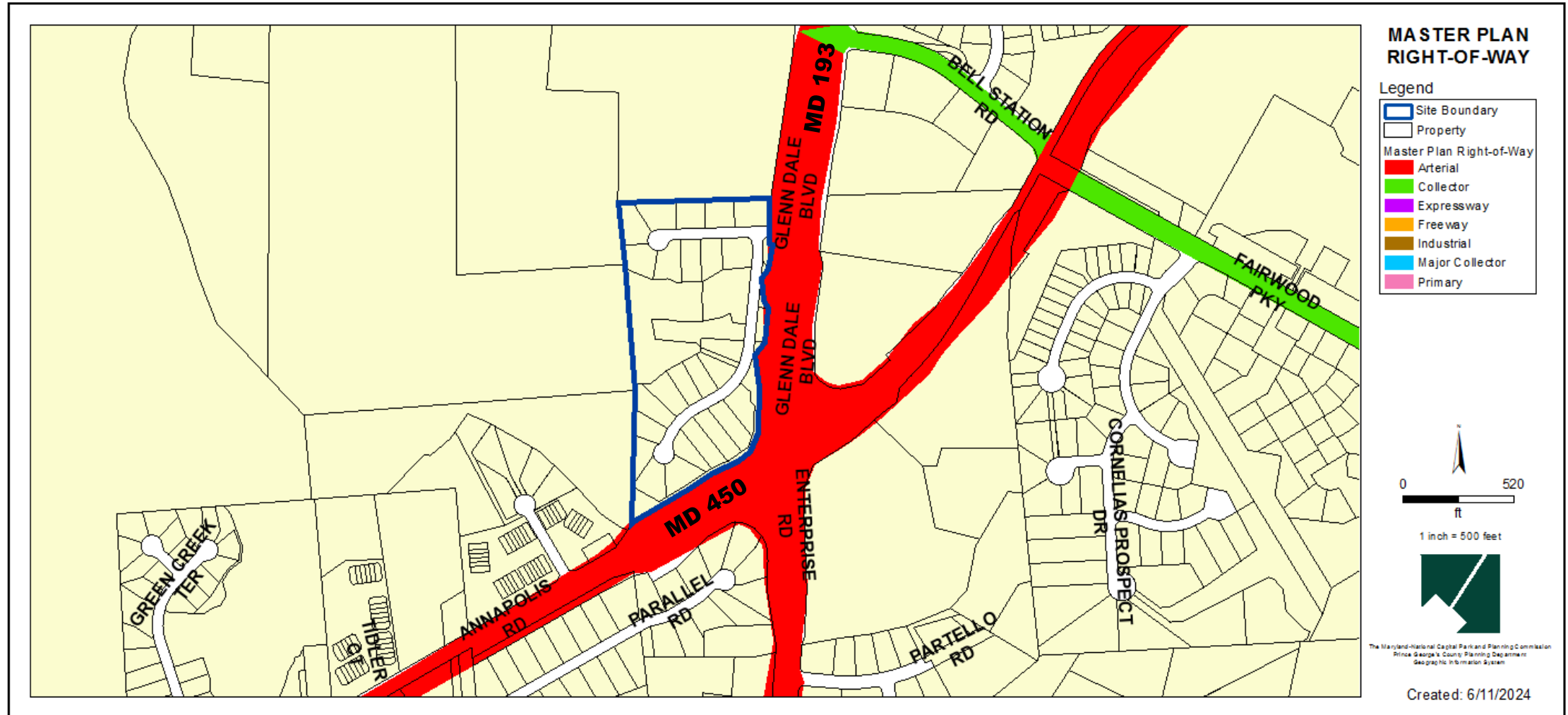




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



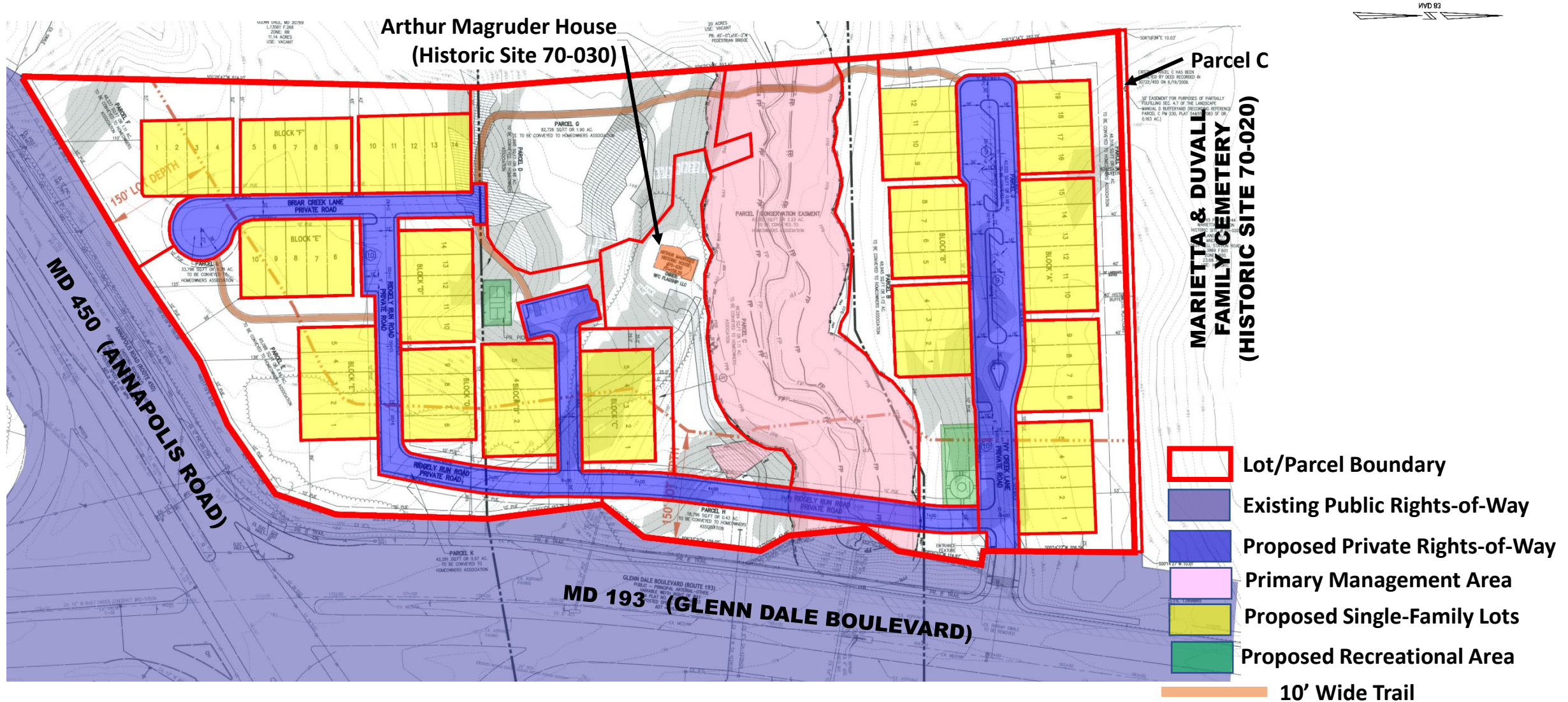


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



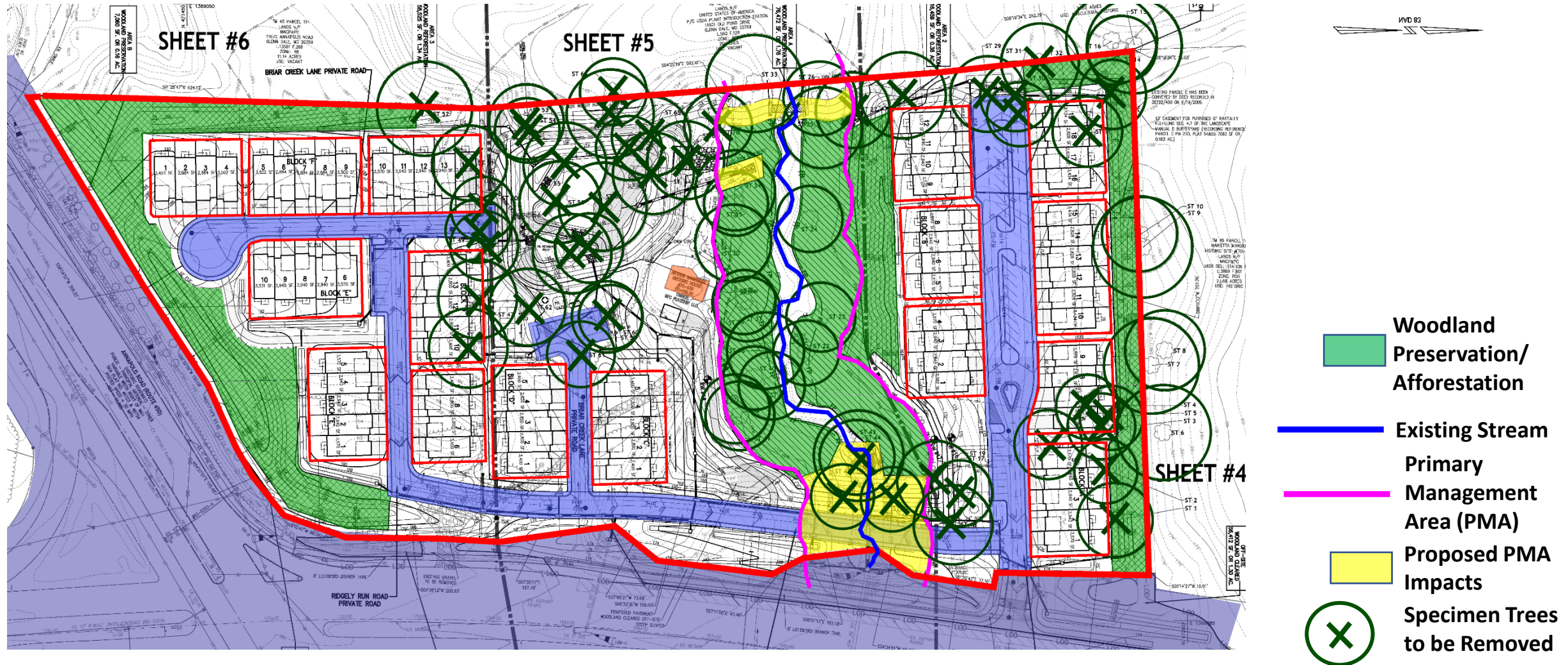


# PRELIMINARY PLAN OF SUBDIVISION





# TYPE I TREE CONSERVATION PLAN





# STAFF RECOMMENDATION

## APPROVAL OF CONTINUANCE TO SEPTEMBER 12, 2024

### Major Issues:

- None

### Applicant Required Mailings:

- Informational Mailing: 3/25/2023;  
2/8/2024
- Acceptance Mailing: 3/7/2024