

NATIONAL VIEW

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-009-2022-01

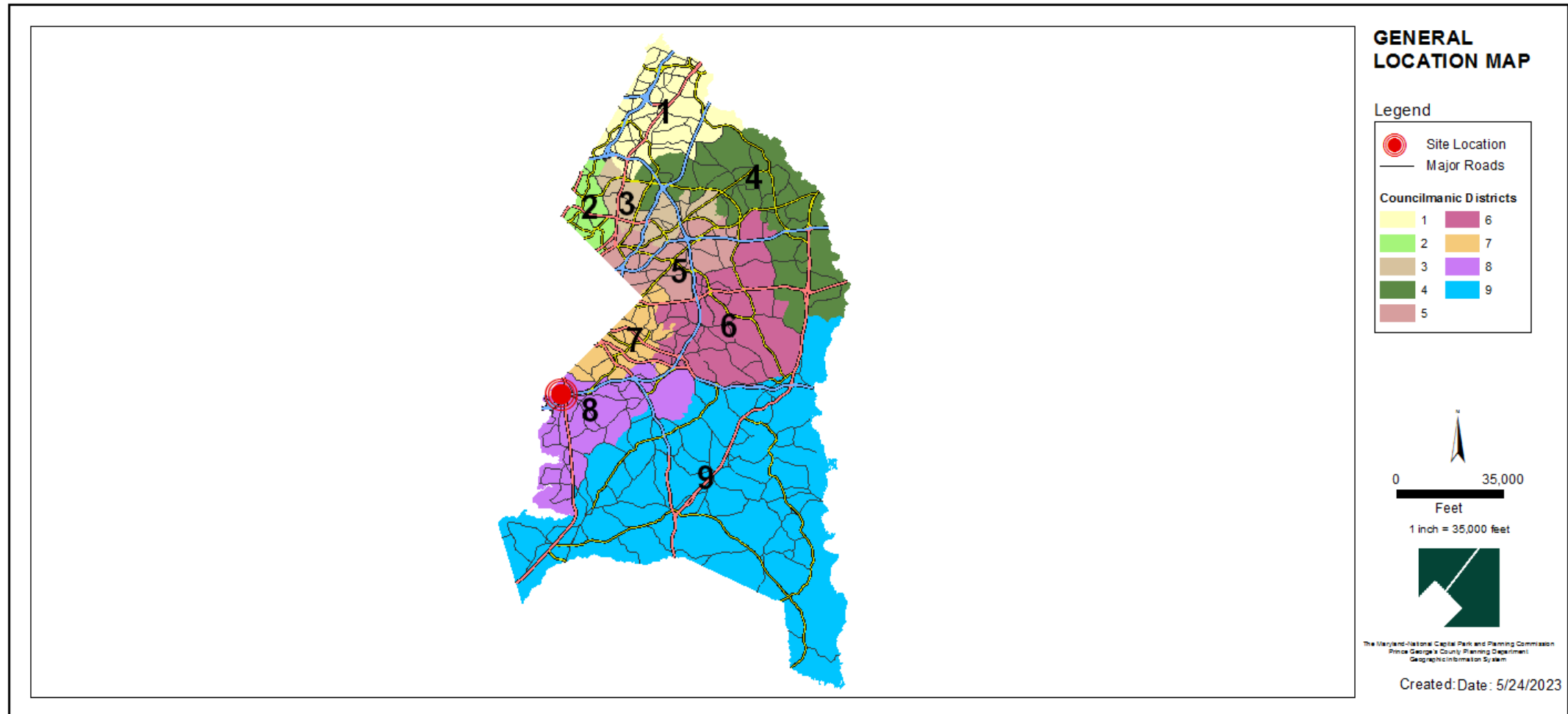
Staff Recommendation: APPROVAL with conditions



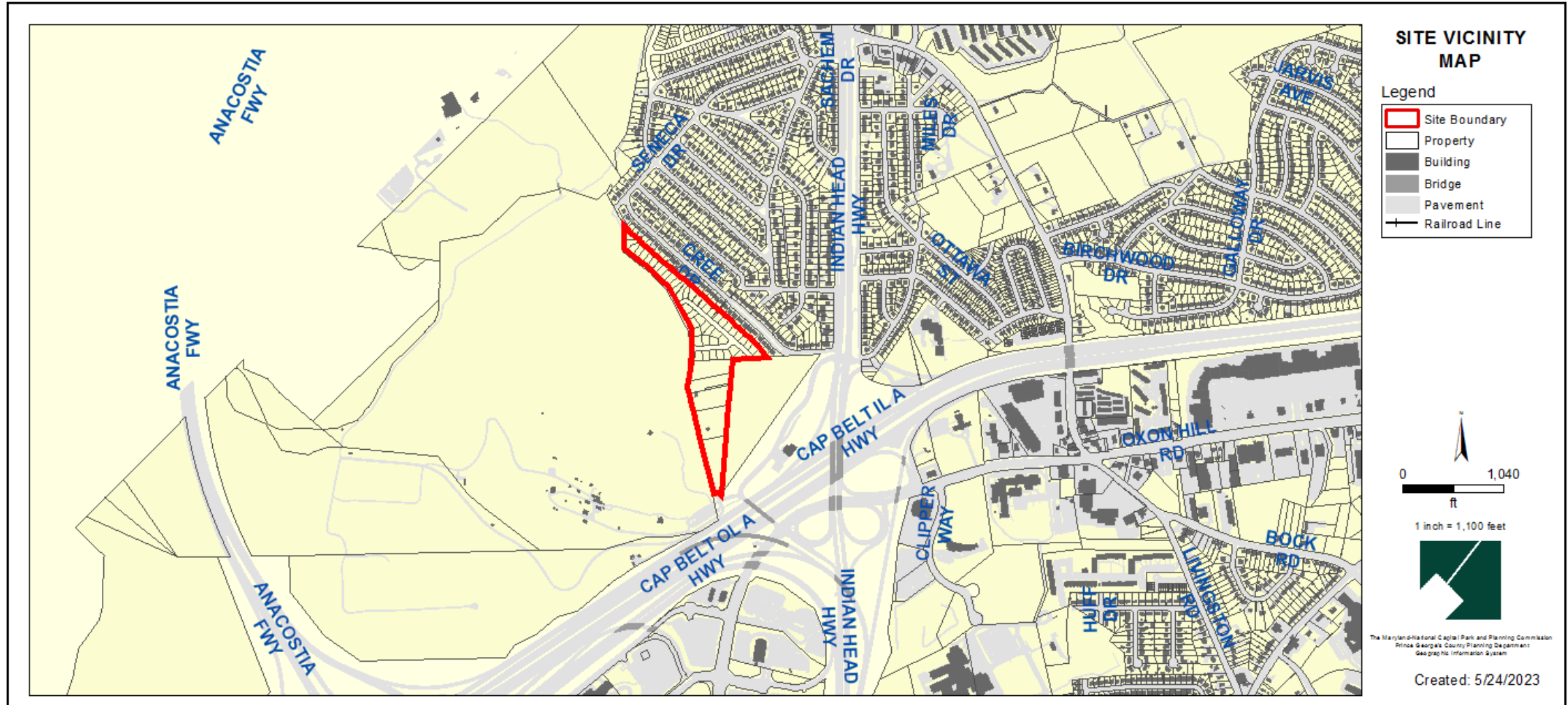
GENERAL LOCATION MAP

Council District: 08

Planning Area: 76A



SITE VICINITY MAP

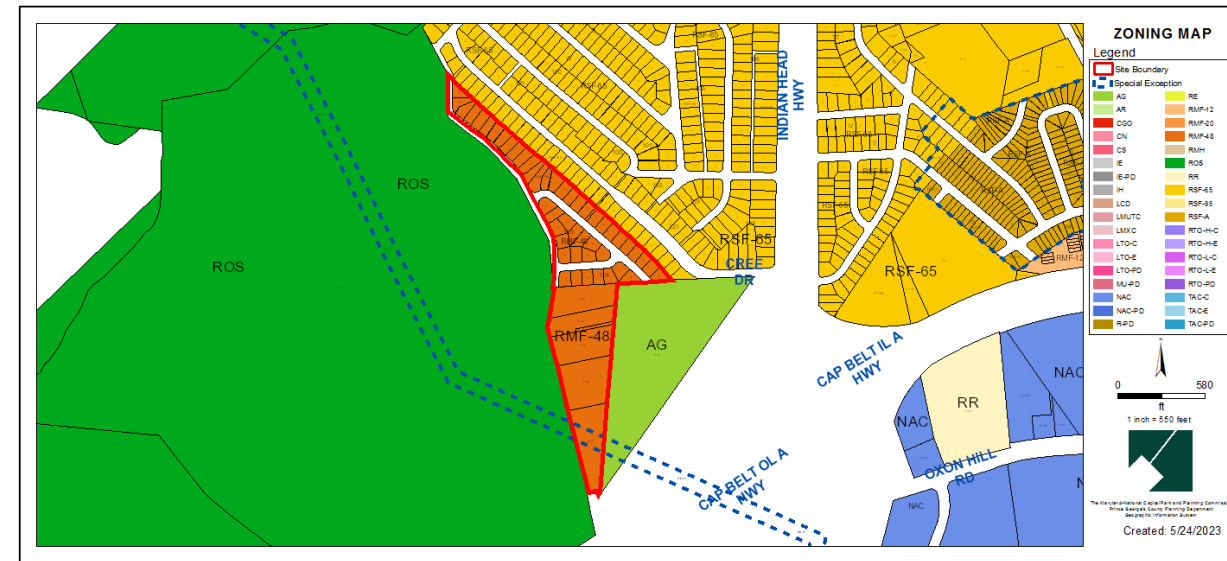
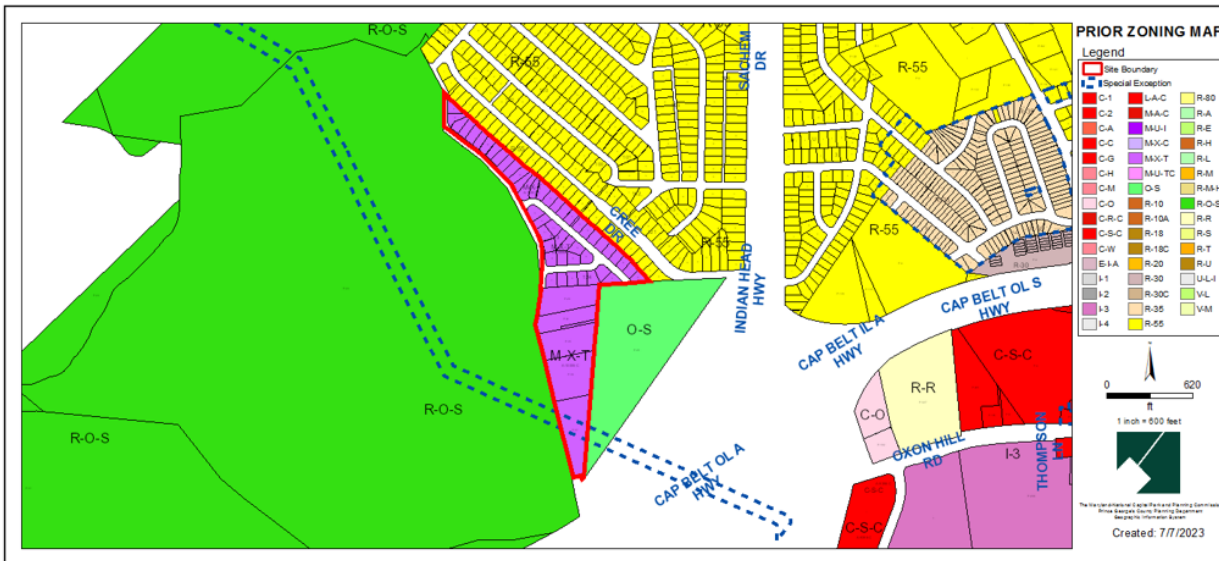


ZONING MAP (PRIOR AND CURRENT)

Property Zone: RMF-48
 Prior Property Zone: M-X-T

Prior Zoning Map

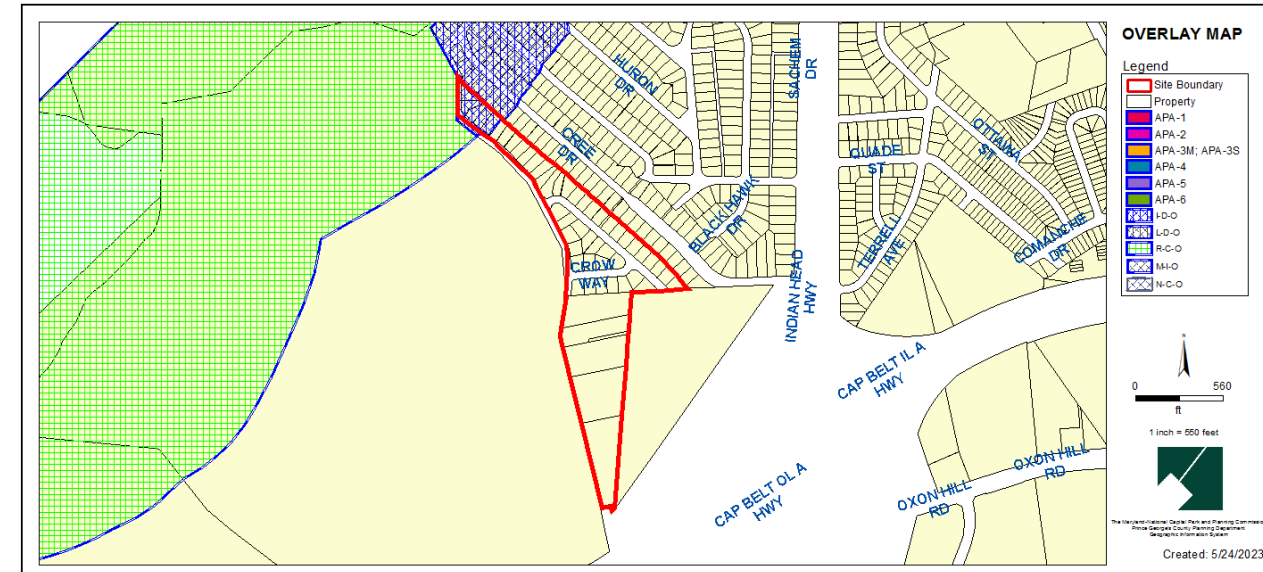
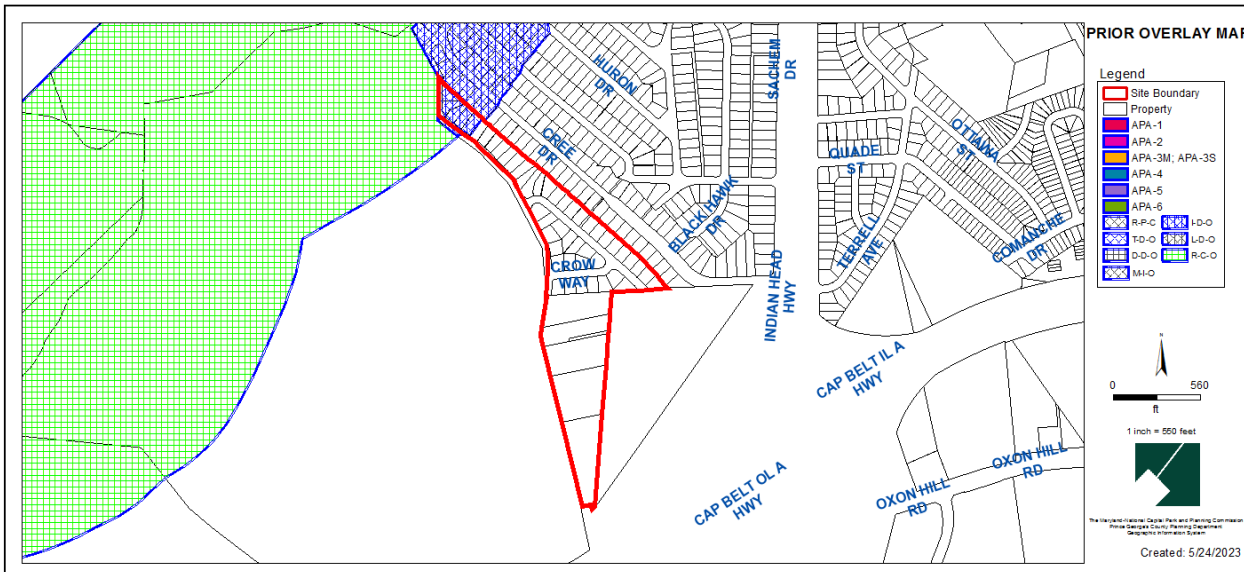
Current Zoning Map



OVERLAY MAP (PRIOR AND CURRENT)

Prior Overlay Map

Current Overlay Map



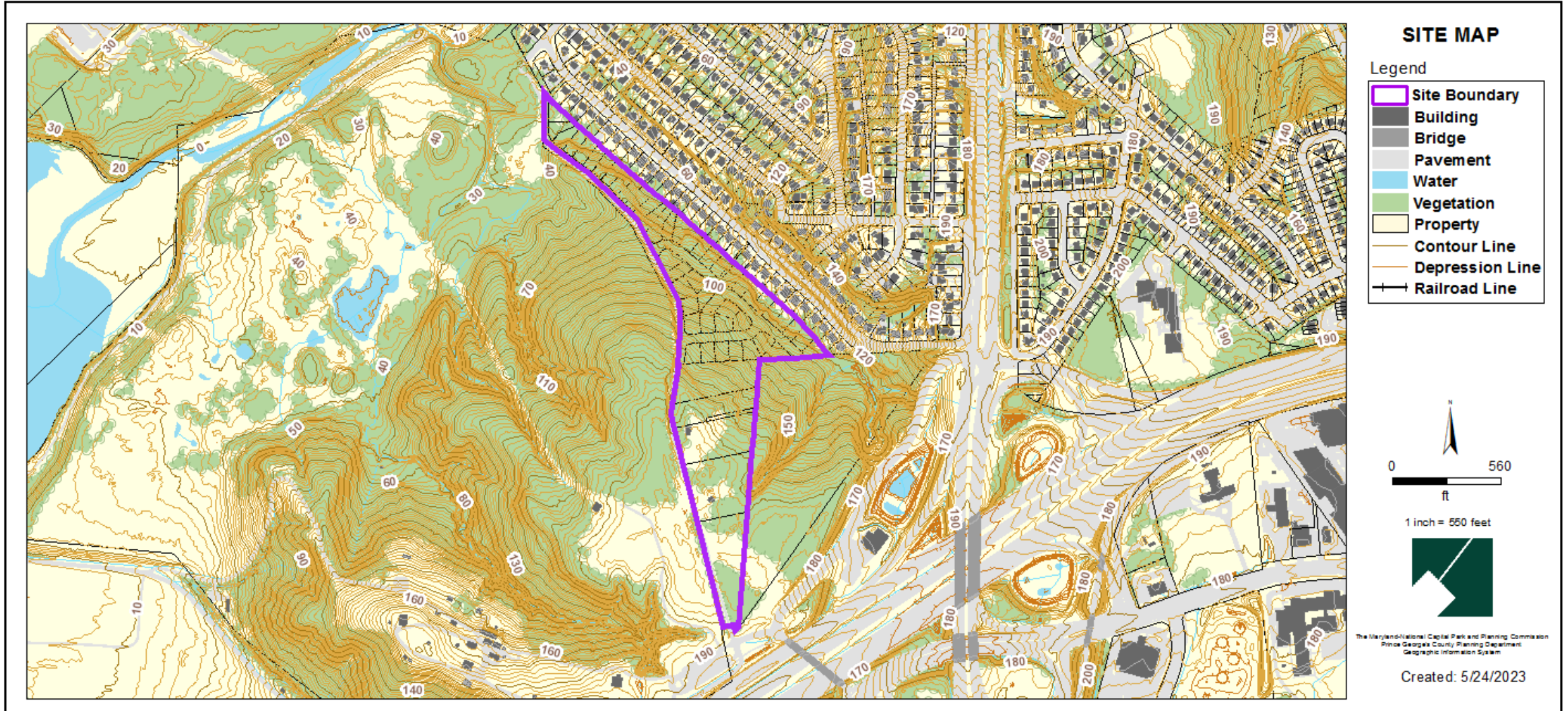
AERIAL MAP



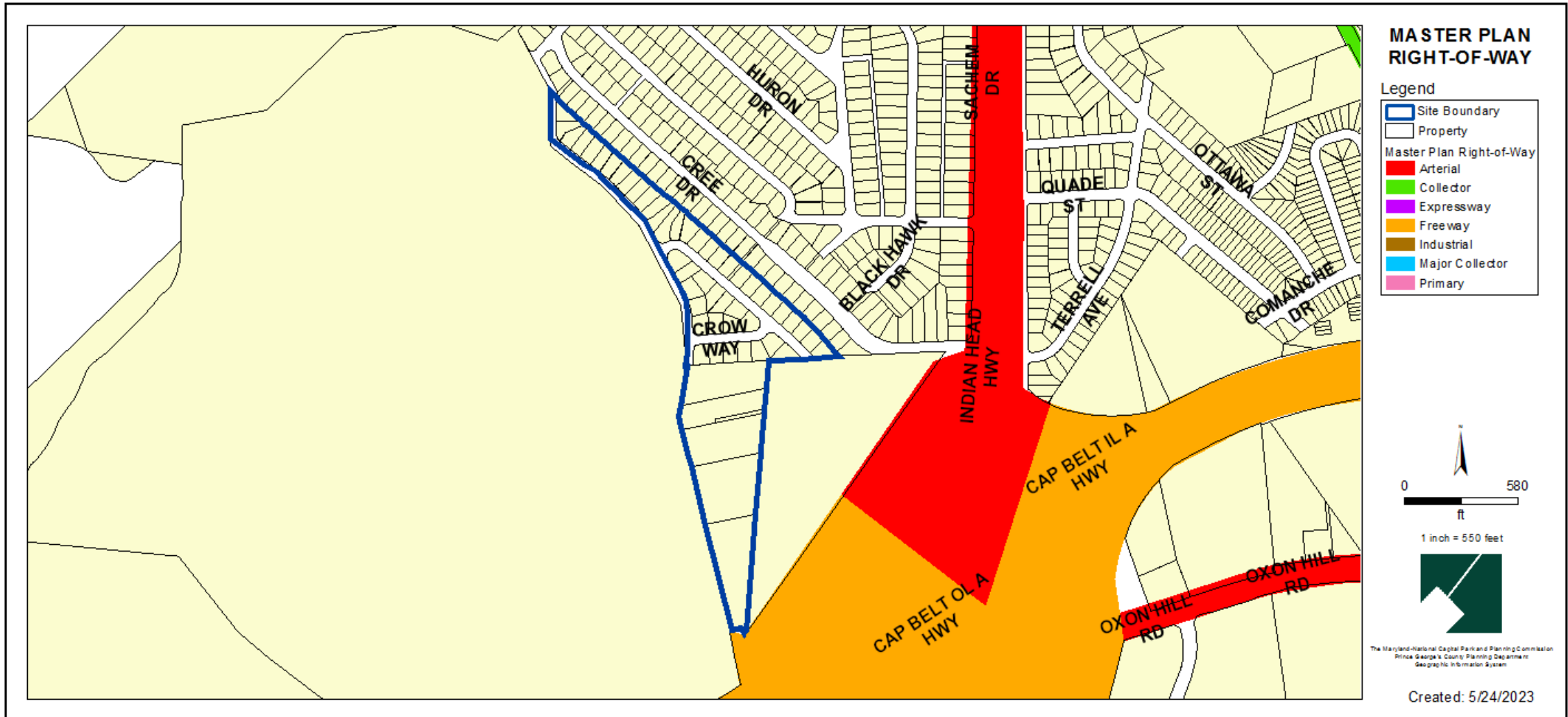
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP

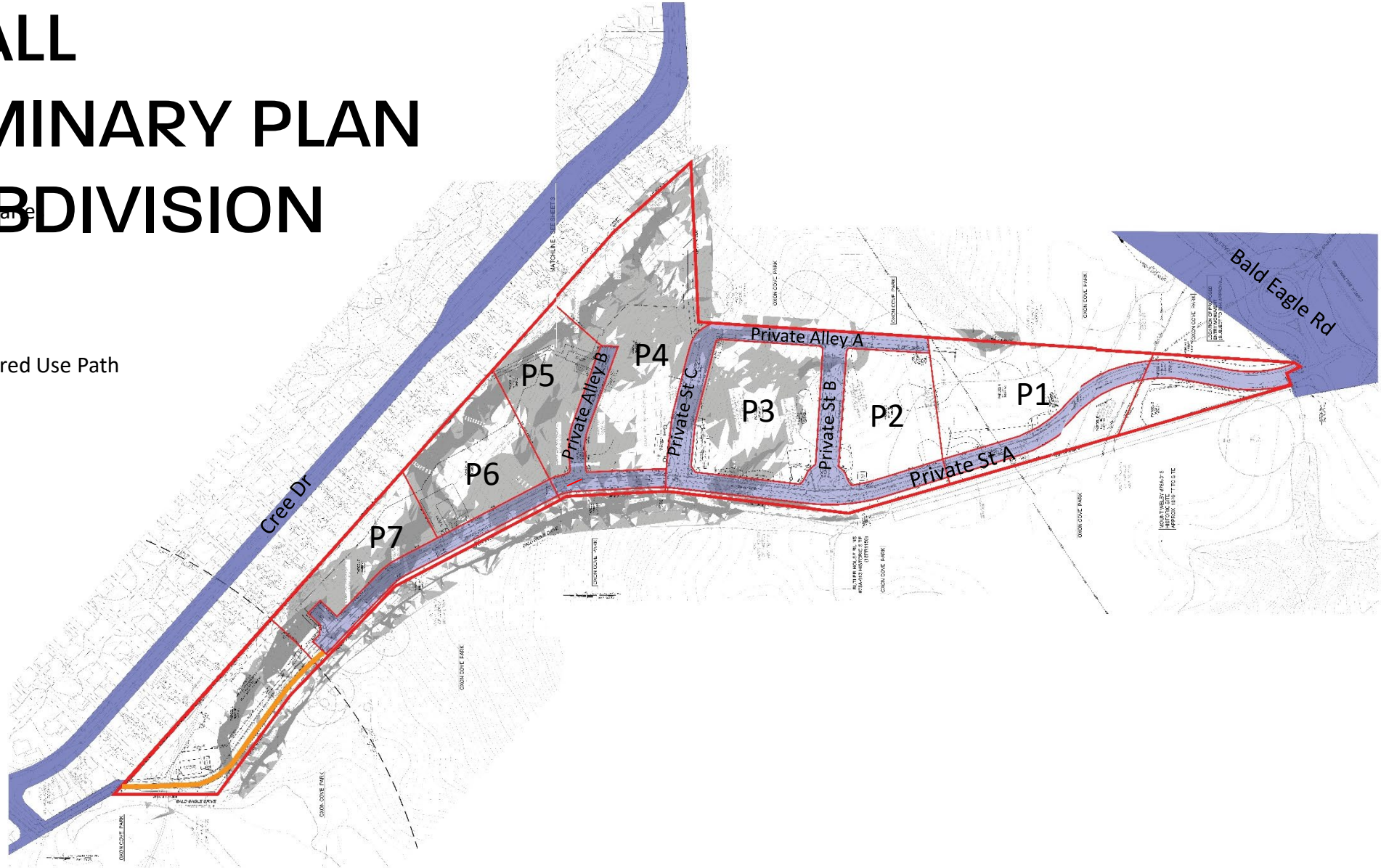


MASTER PLAN RIGHT-OF-WAY MAP



OVERALL PRELIMINARY PLAN OF SUBDIVISION

- Parcel boundary
- Public ROW
- Private ROW
- 12' Wide Shared Use Path



VARIATION FROM SECTION 24- 128(B)(12)



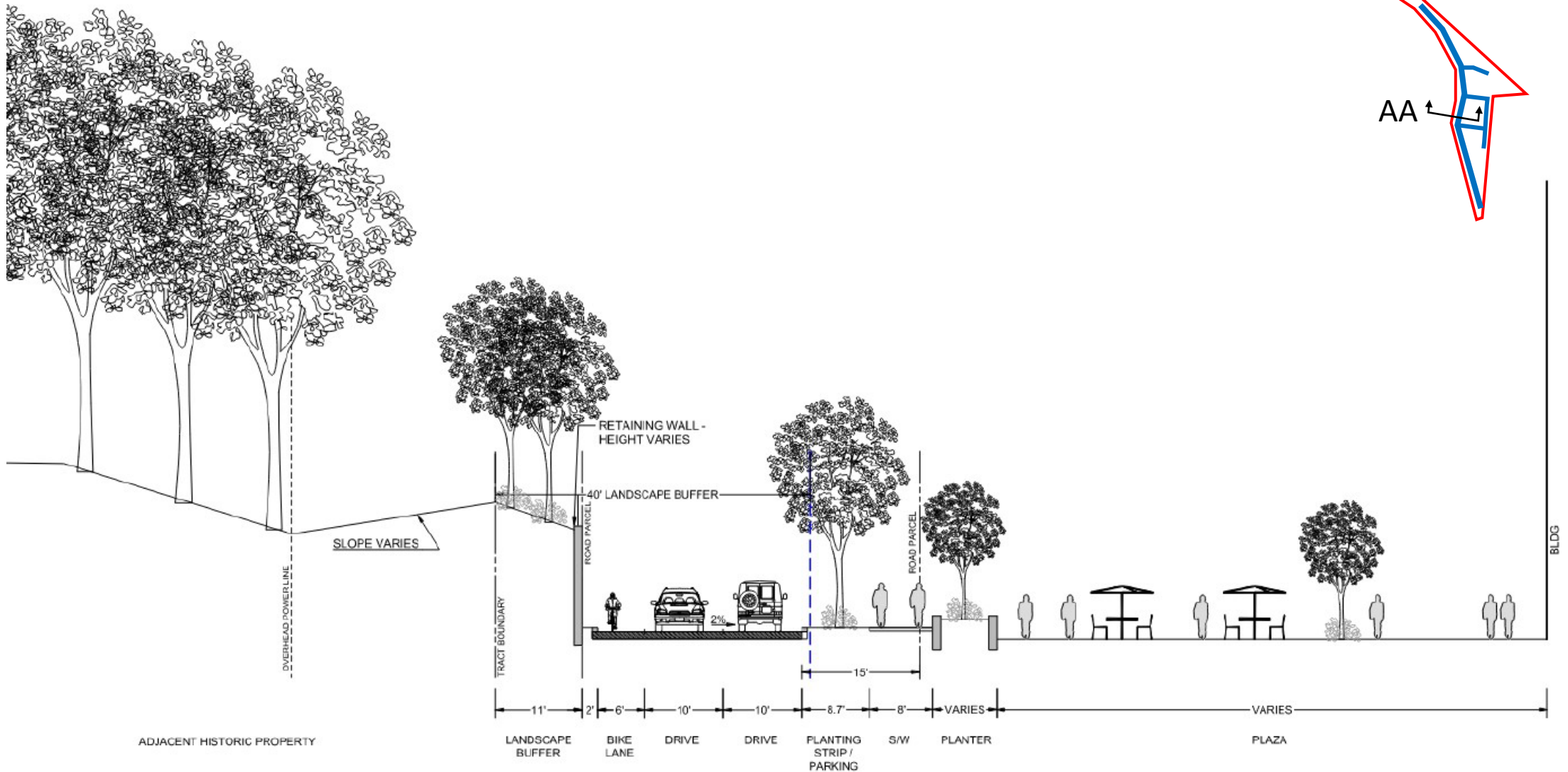
RECREATIONAL FACILITIES CONCEPTS



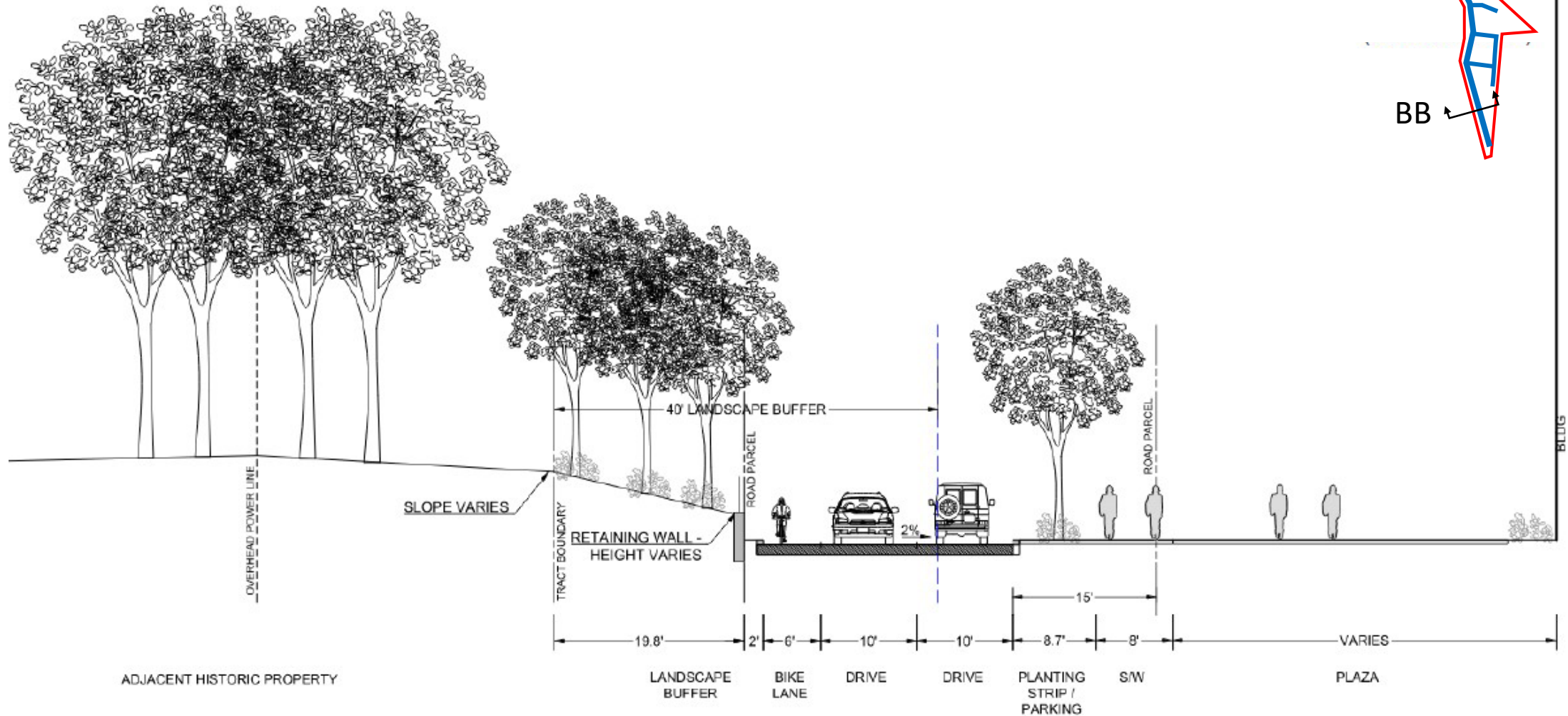
- Community Gardens
- Dog Park*
- 12' wide Pedestrian and Bike Trail*
- Picnic Pavilion*
- Butler House Commemorative Historic Exhibit
- Pocket Park
- Furnished Urban Retail Plazas*
- Terraced Green Space
- Courtyards with Terraced Seating
- 3 Observatory Viewing Platforms (Included in Buildings A, B & C)
- 7 Fitness Centers (Included in Buildings A*, B, C, D, E, F & G)
- 2 Pools (Included in Buildings B* & C*)



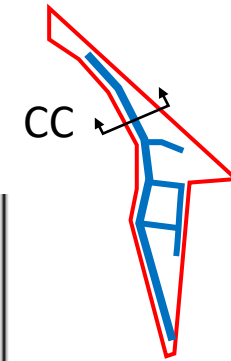
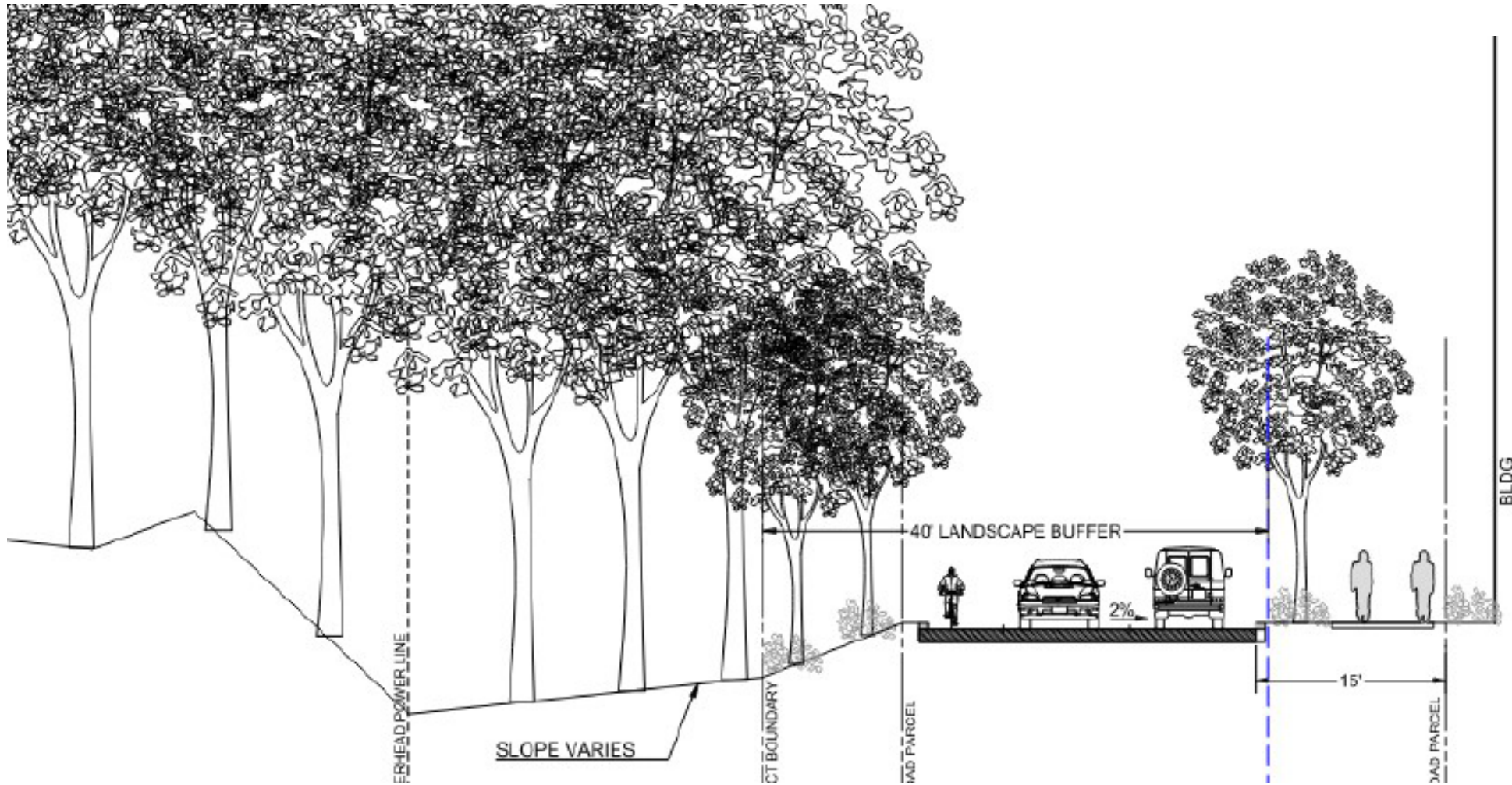
PROPOSED STREET SECTION AA



PROPOSED STREET SECTION BB

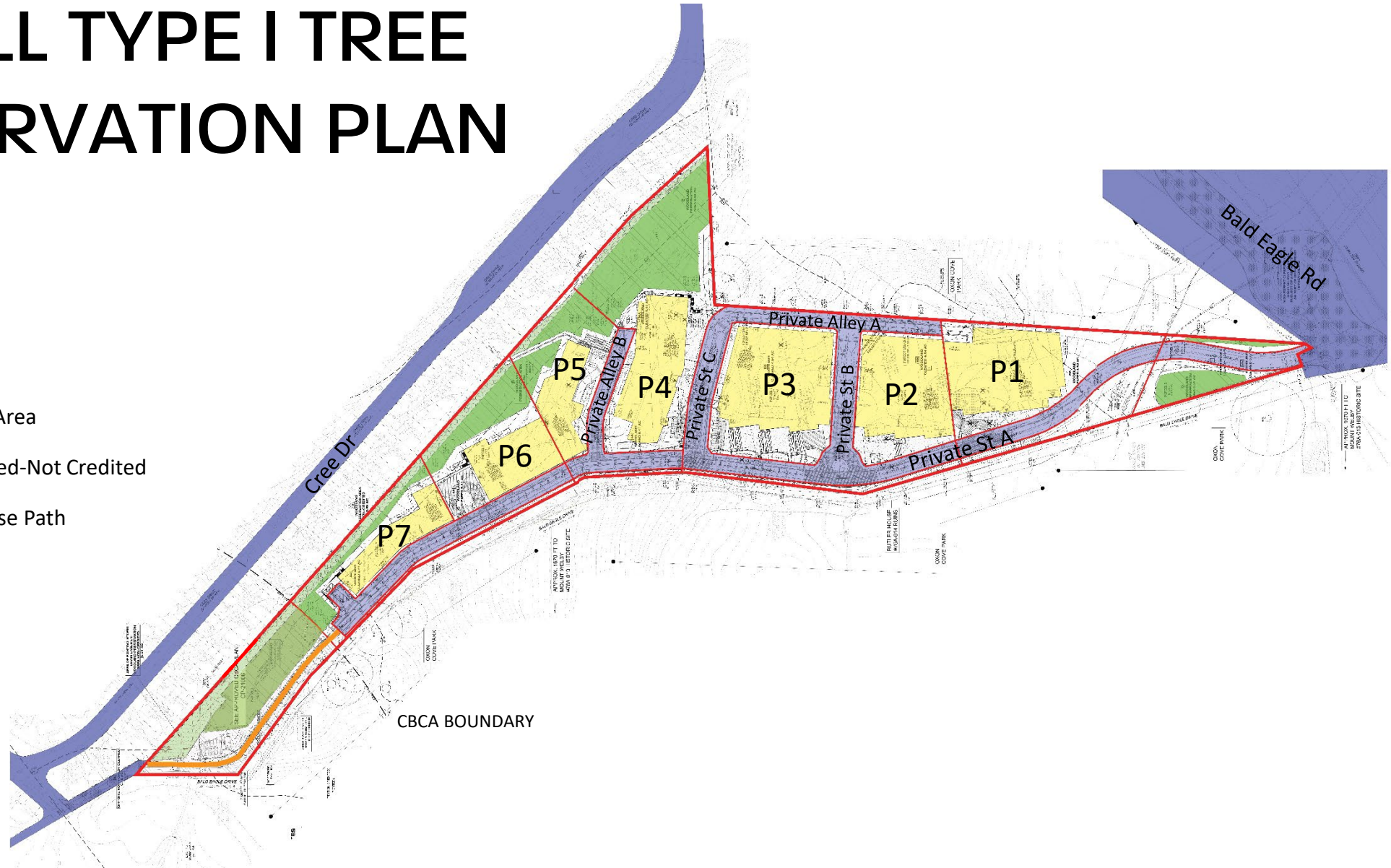


PROPOSED STREET SECTION CC



OVERALL TYPE I TREE CONSERVATION PLAN

- Parcel boundaries
- Public ROW
- Private ROW
- Buildings
- Tree Preservation Area
- Woodland Preserved-Not Credited
- 12' Wide Shared Use Path



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-22060
- Type 1 Tree Conservation Plan TCP1-009-2022-01
- Variation from Section 24-128(b)(12)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 2/14/2023
- Acceptance Mailing: 5/22/2023