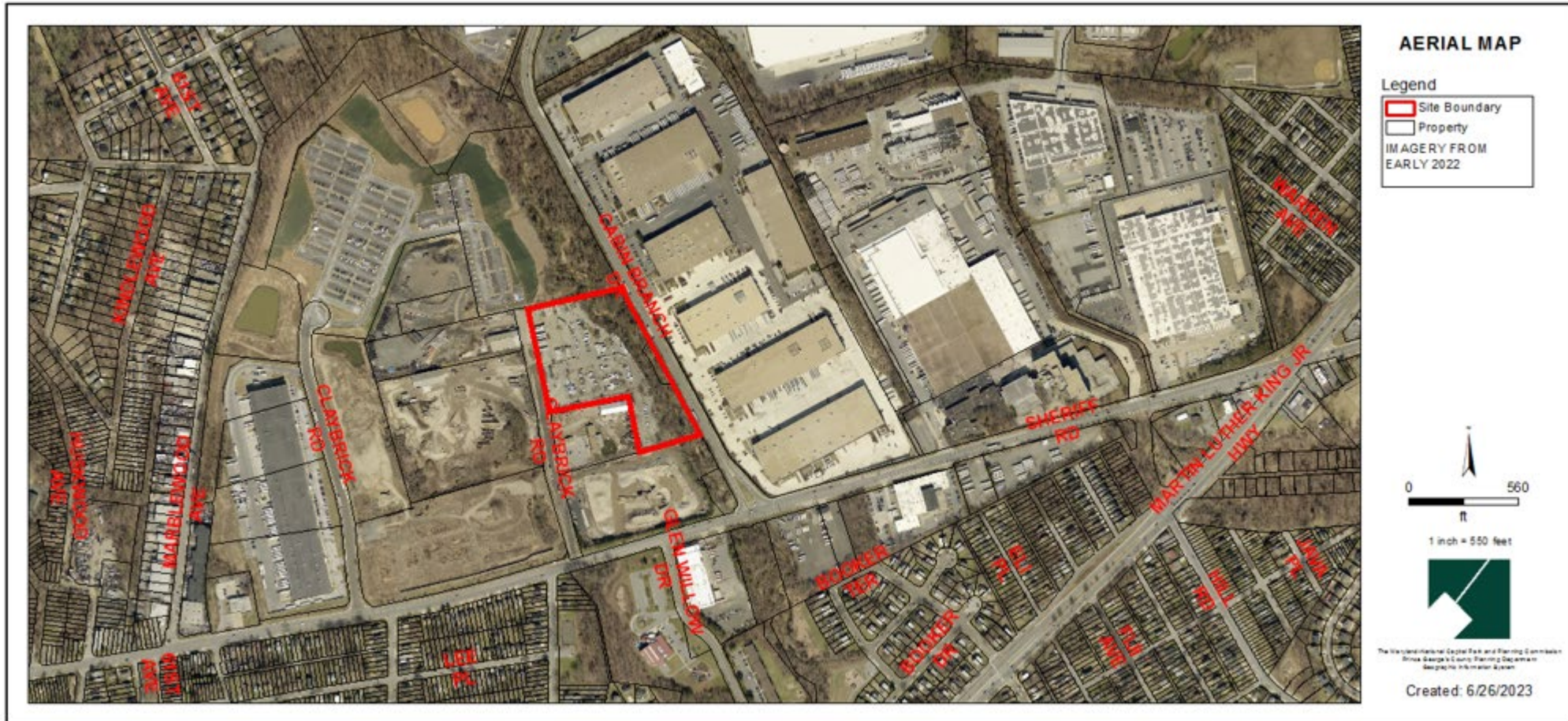


1

PRELIMINARY PLAN OF SUBDIVISION

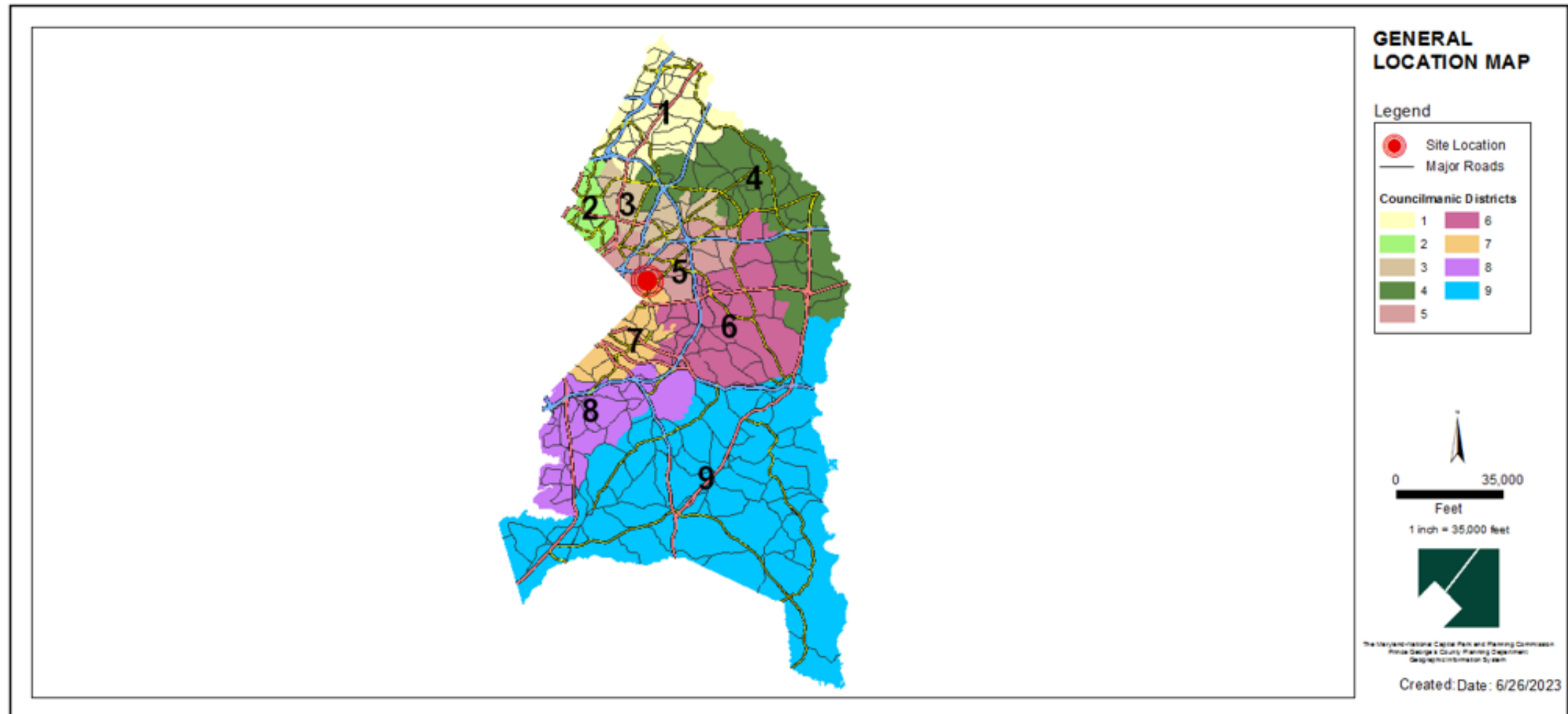
Staff Recommendation: APPROVAL with conditions



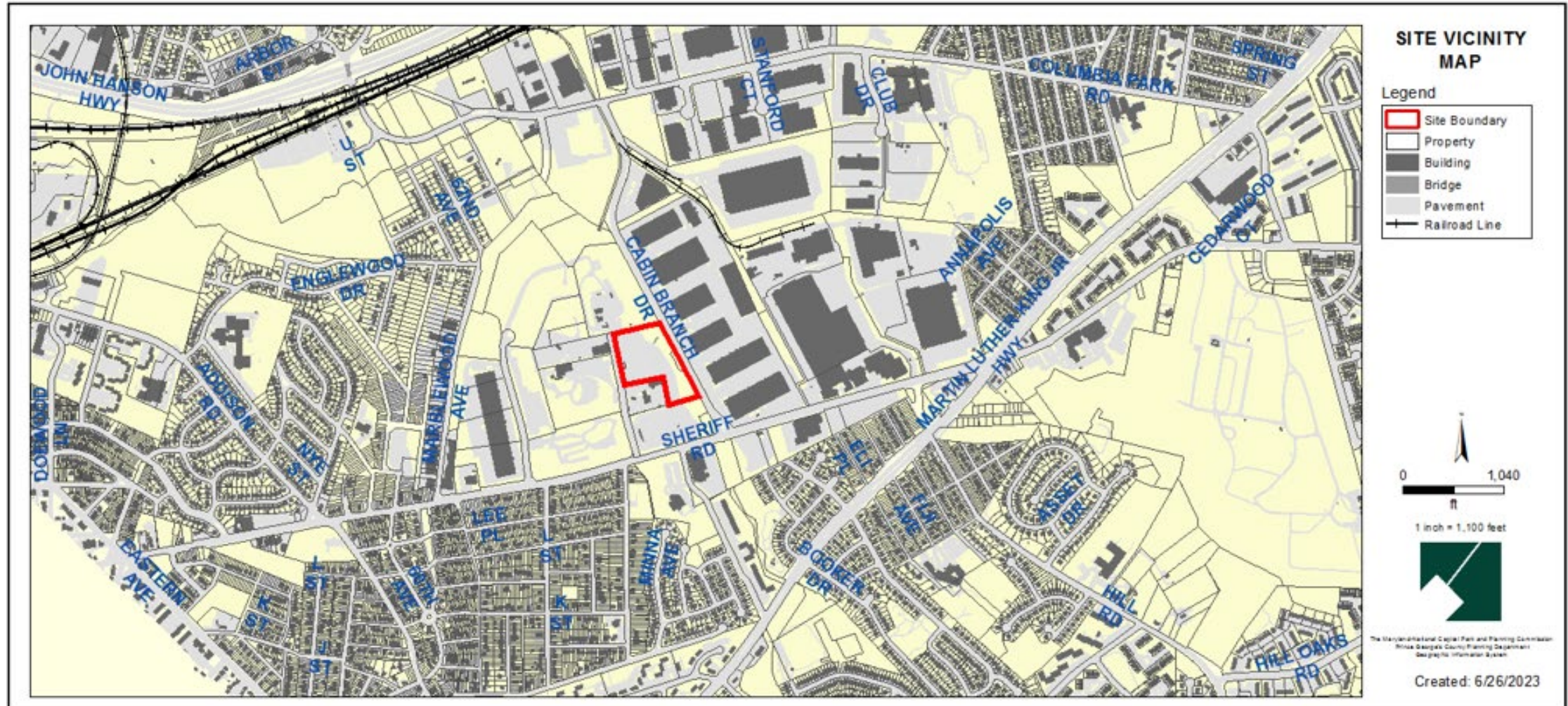
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP



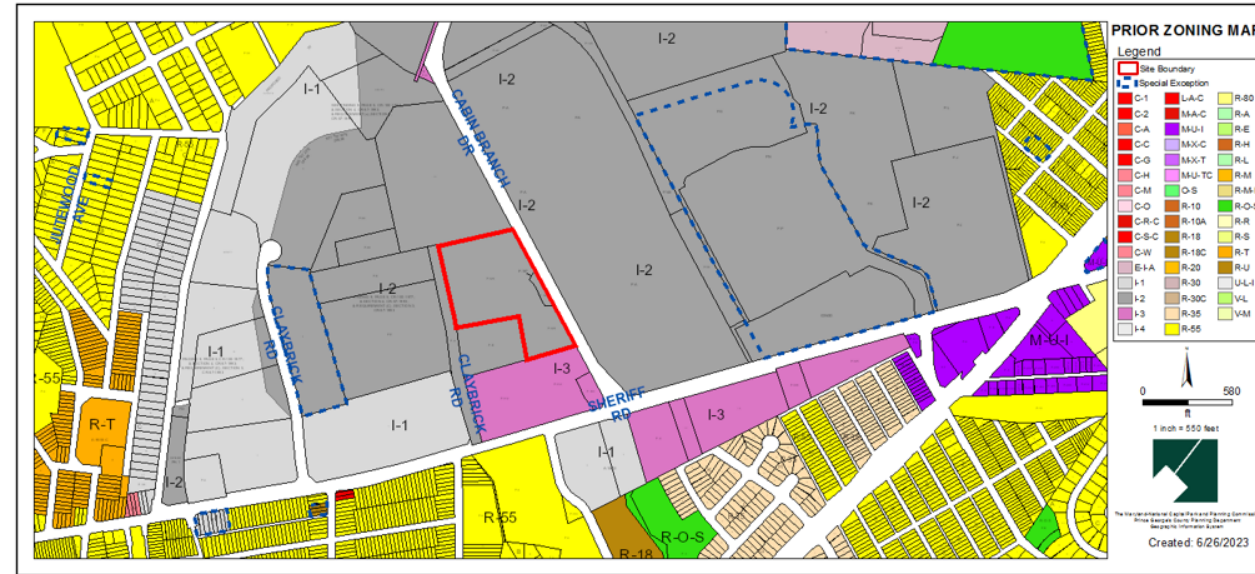
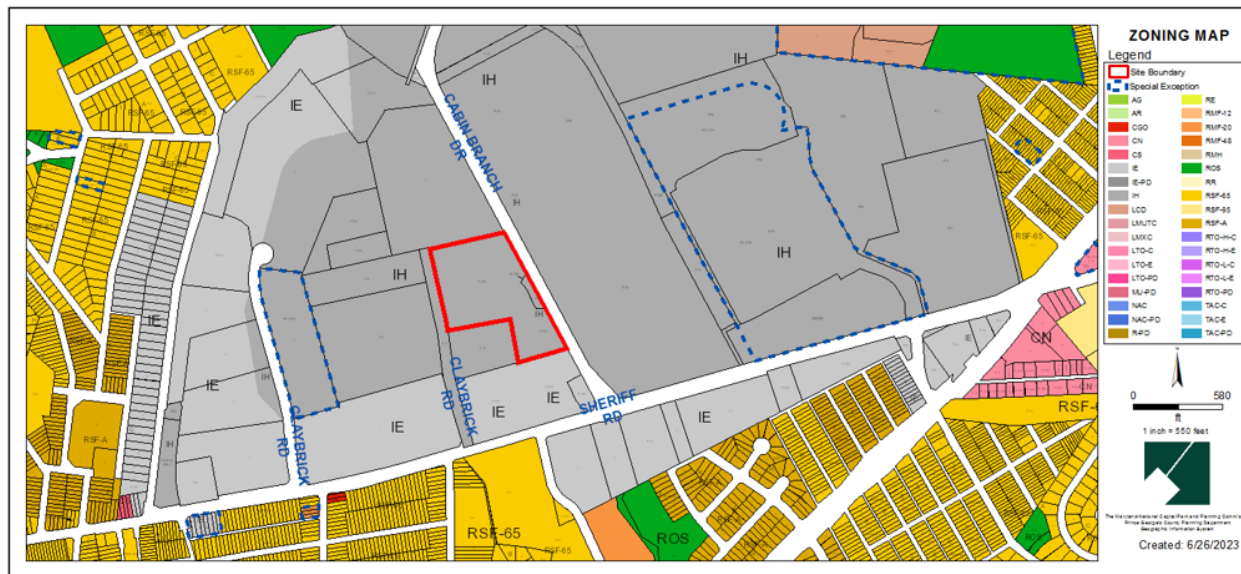
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: IH

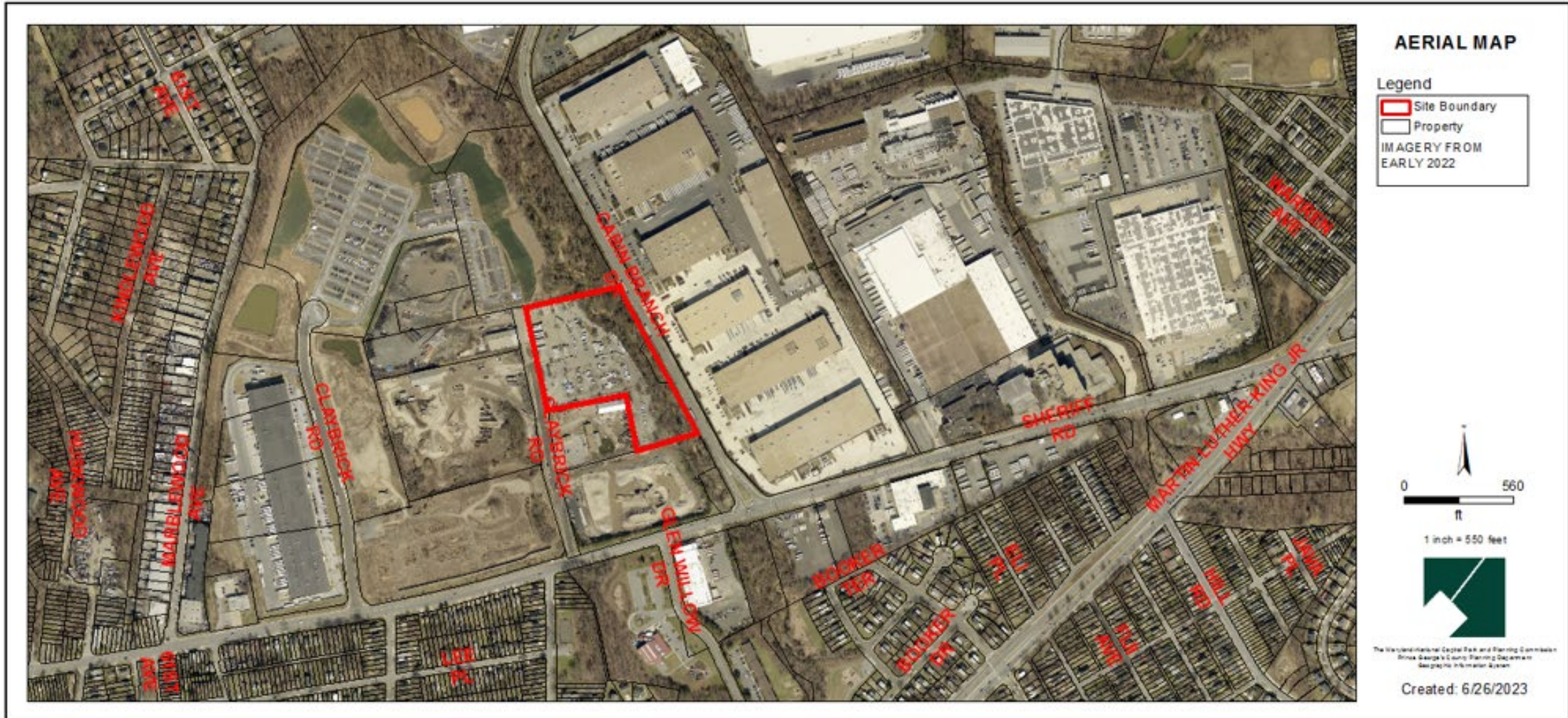
Prior Property Zone: I-2

CURRENT ZONING MAP

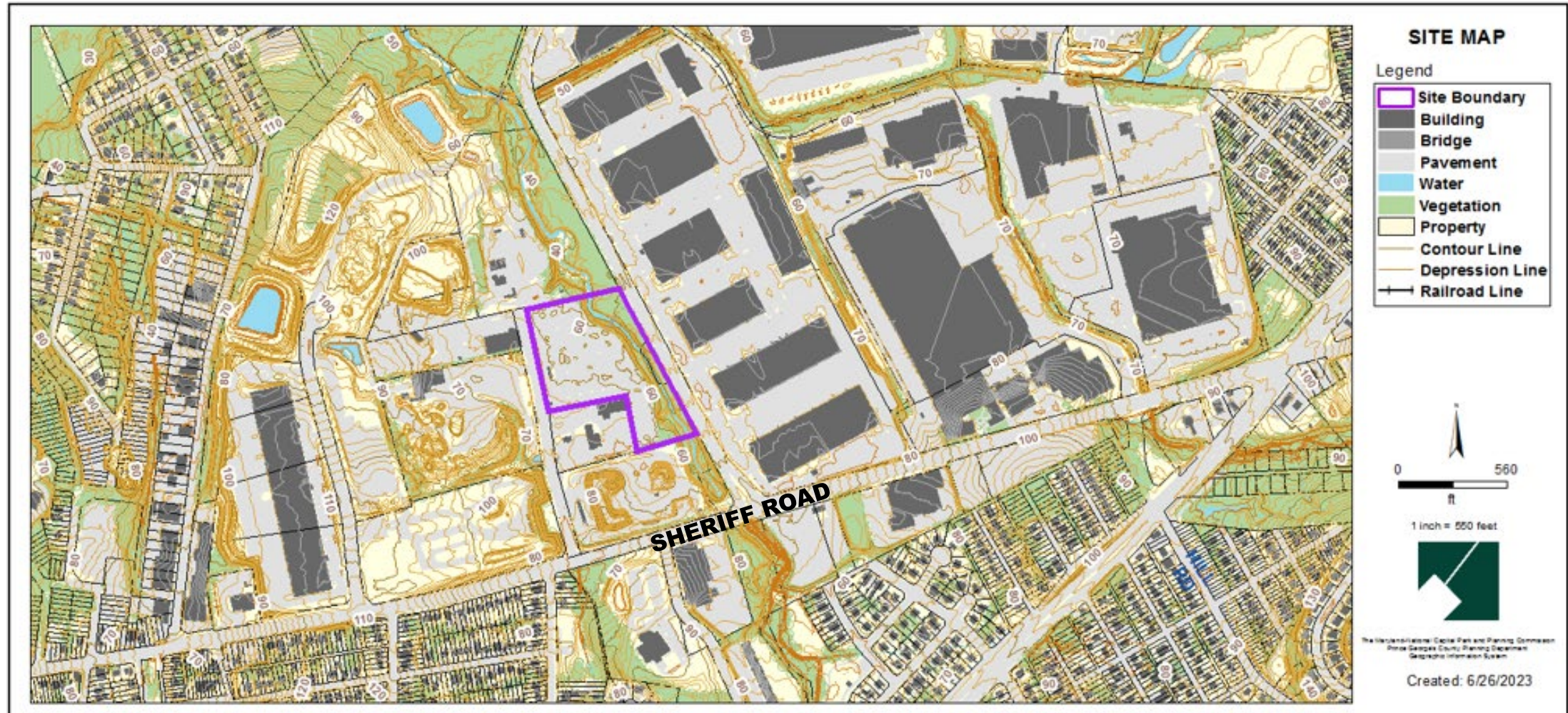
PRIOR ZONING MAP



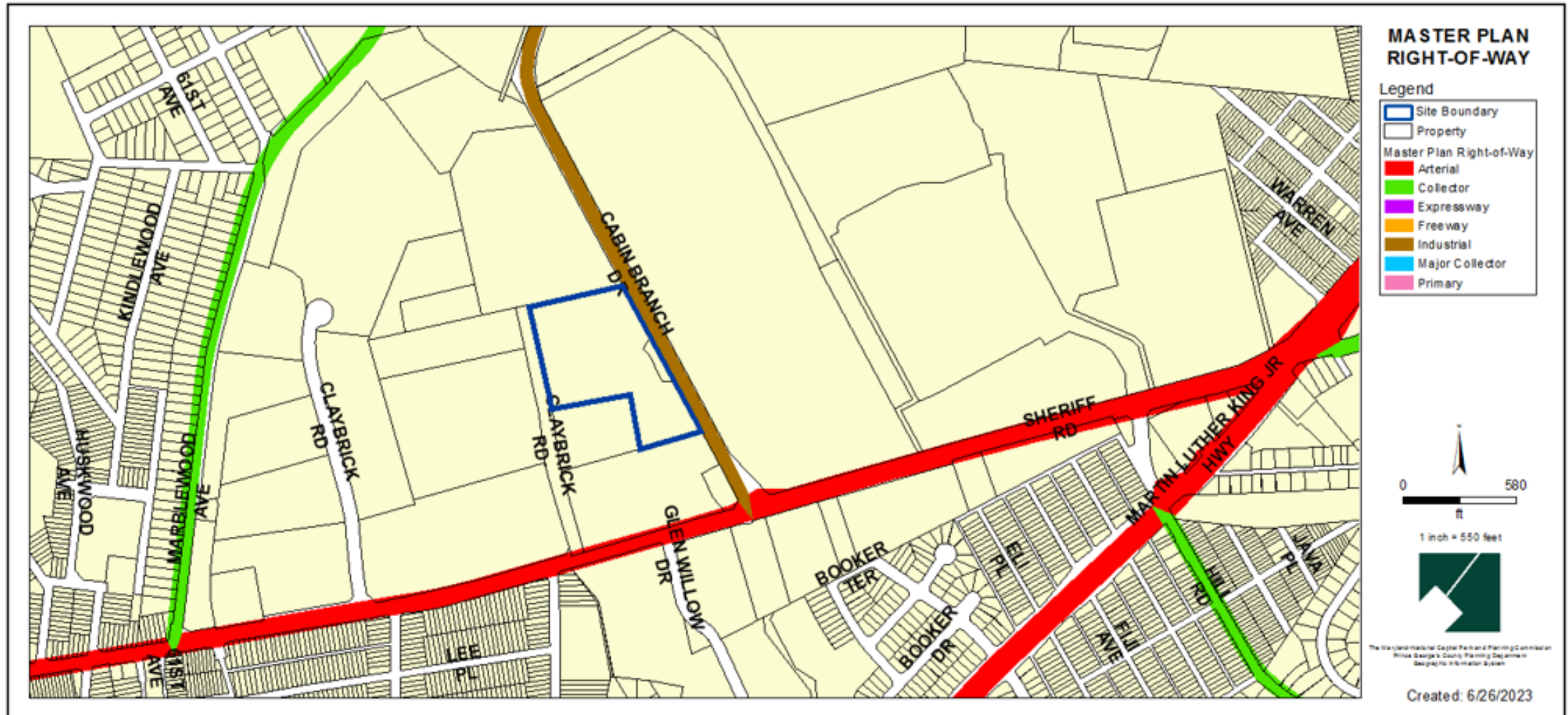
AERIAL MAP



SITE MAP



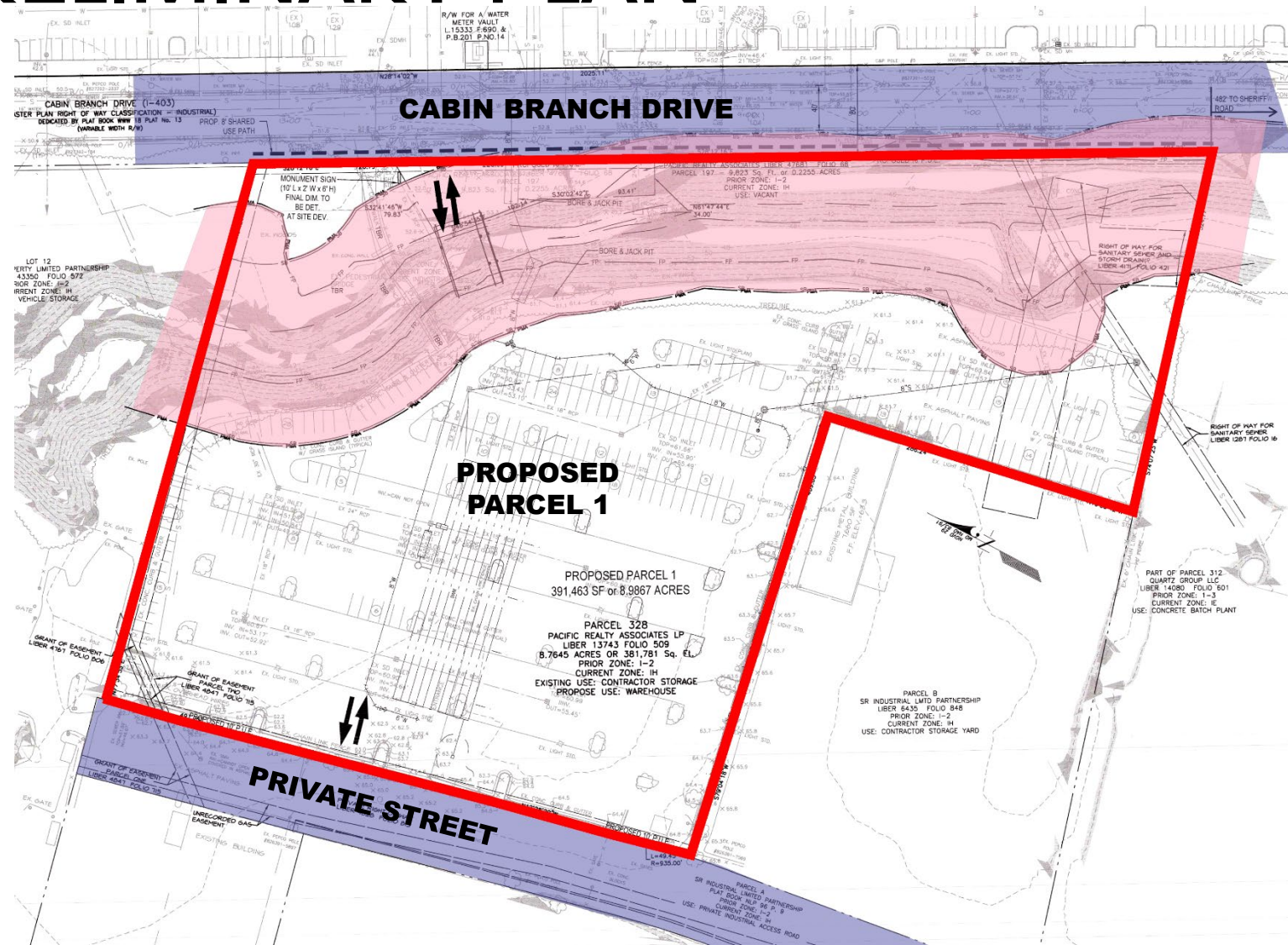
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

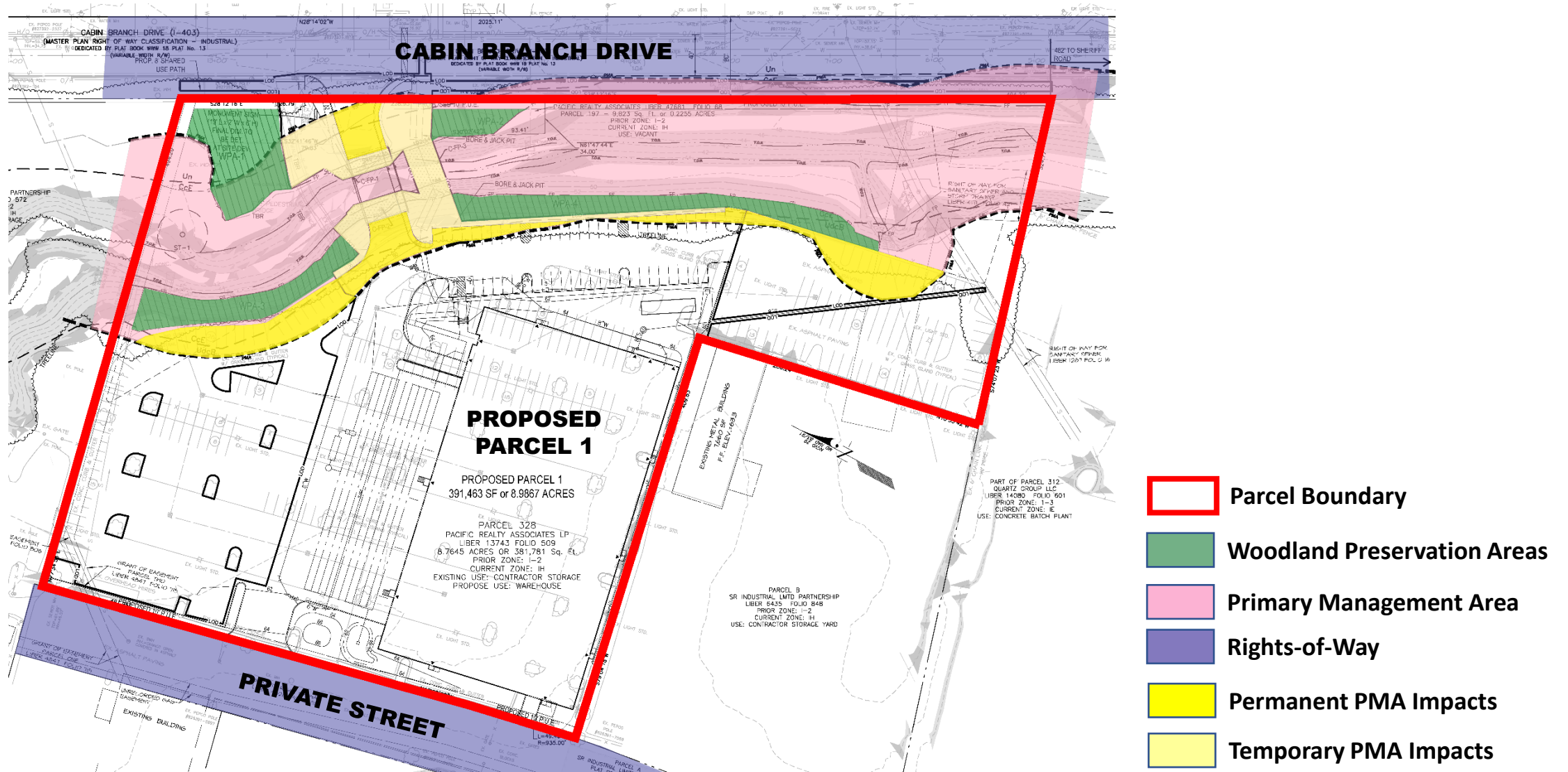


PRELIMINARY PLAN



- Parcel/Lot Boundary
- Primary Management Area
- Rights-of-Way
- Access Points

TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-22065
- Type 1 Tree Conservation Plan TCP1-010-2023

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/15/2023
- Acceptance Mailing: 06/02/2023