

# PENN PLACE 1

Preliminary Plan of Subdivision

TCP1-017-2022-01

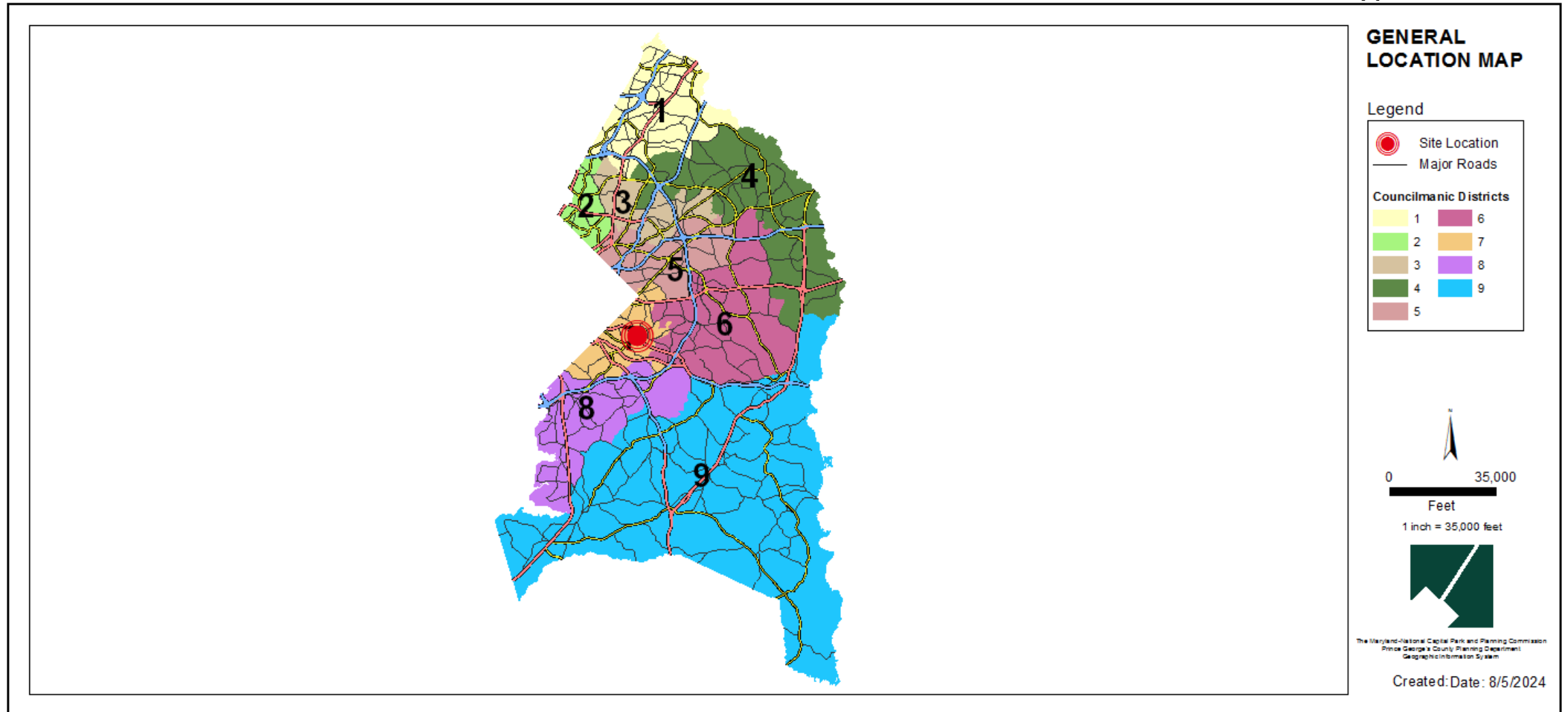
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A

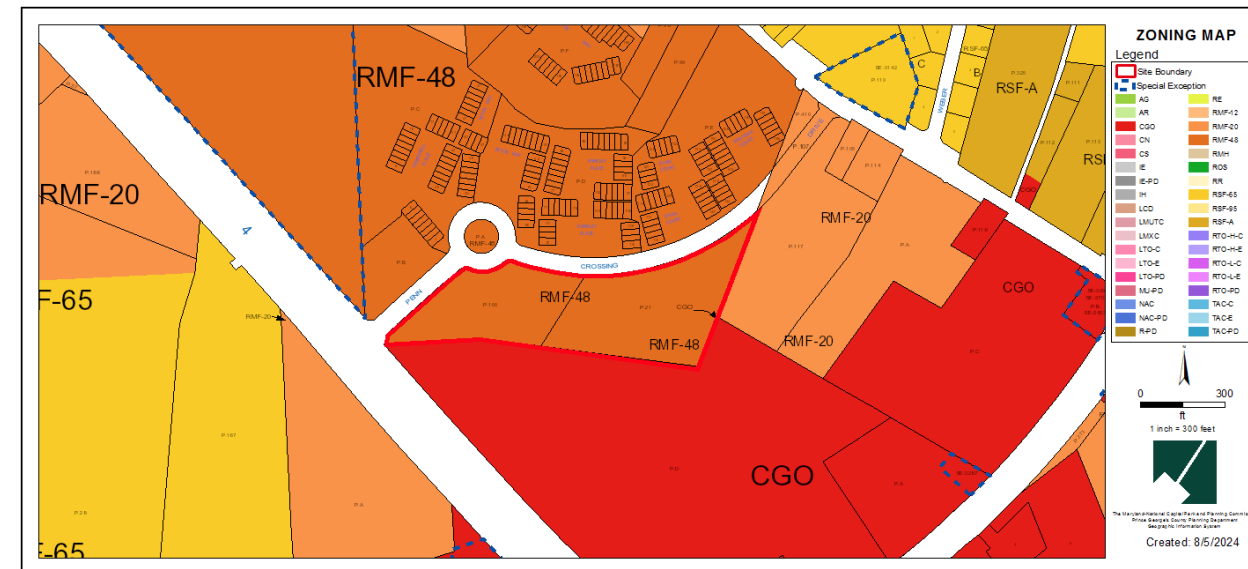
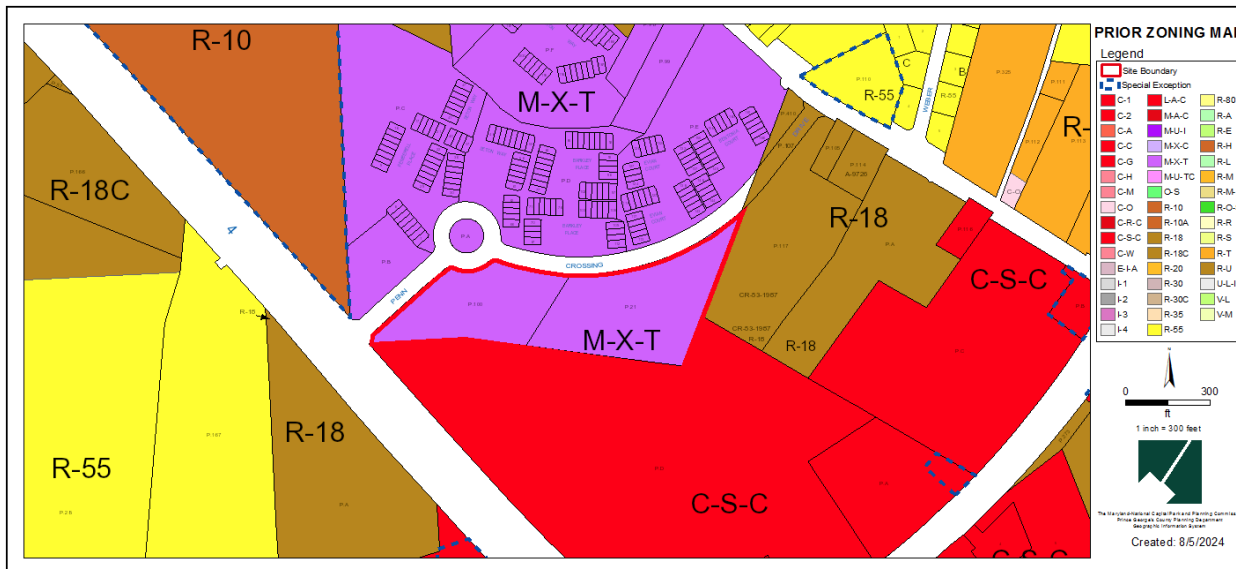




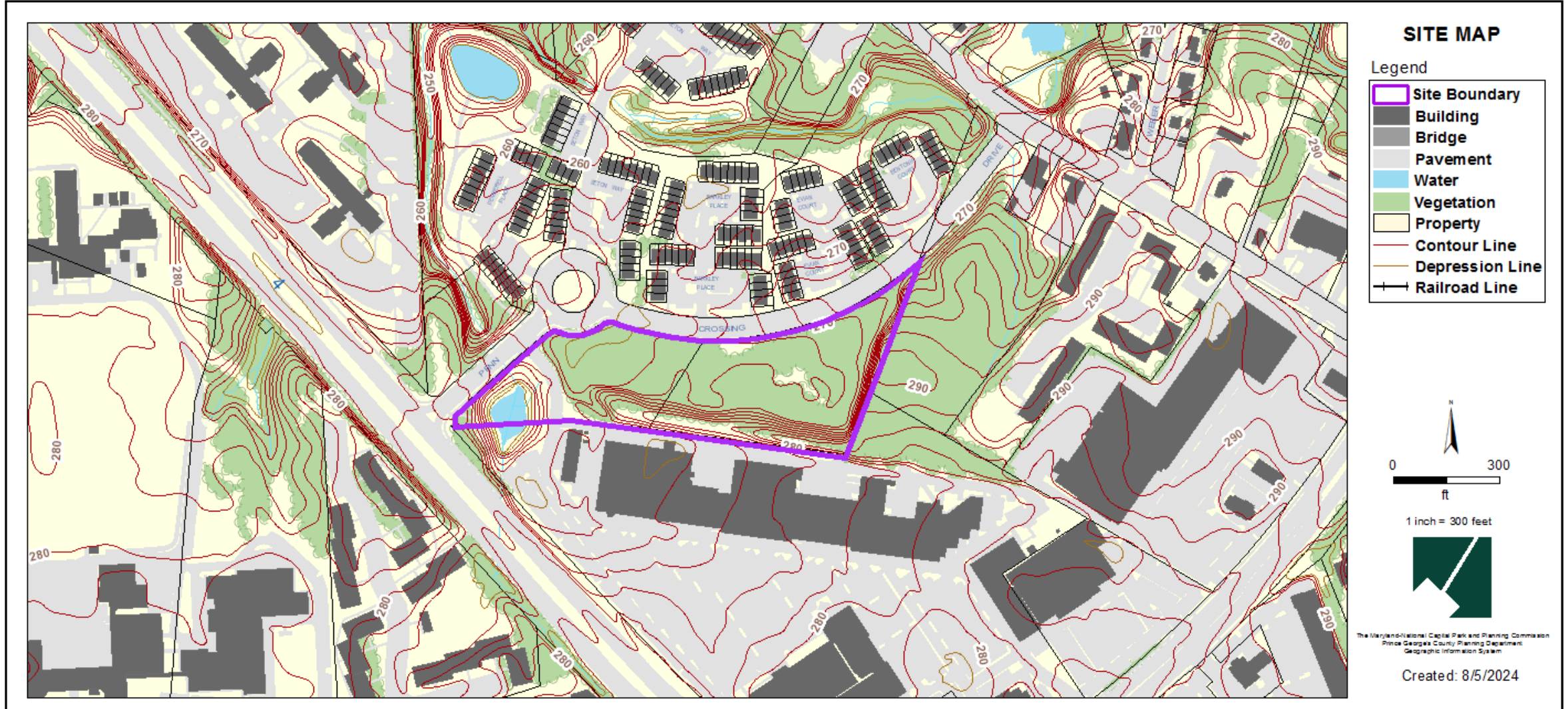
# ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: M-X-T

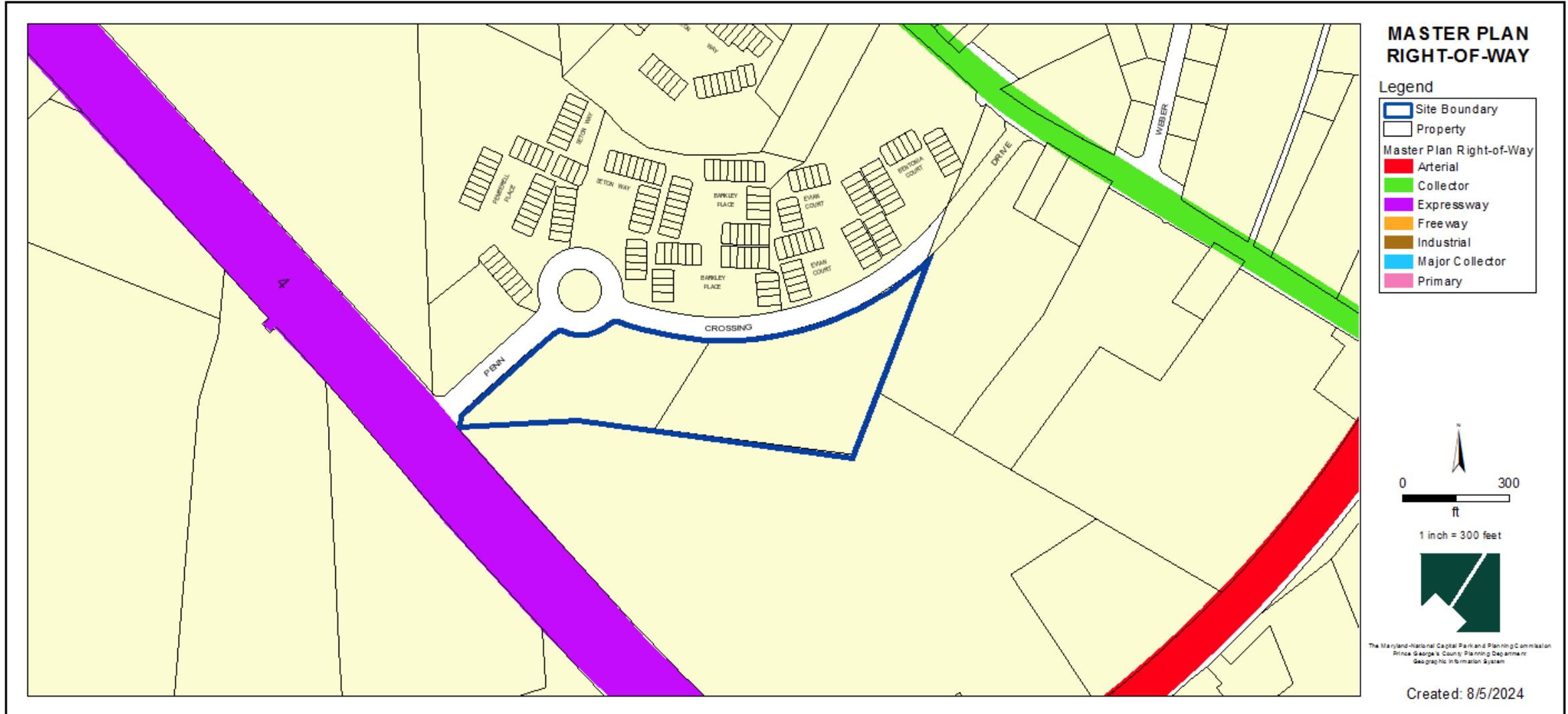
Current Zoning: RMF-48



# SITE MAP

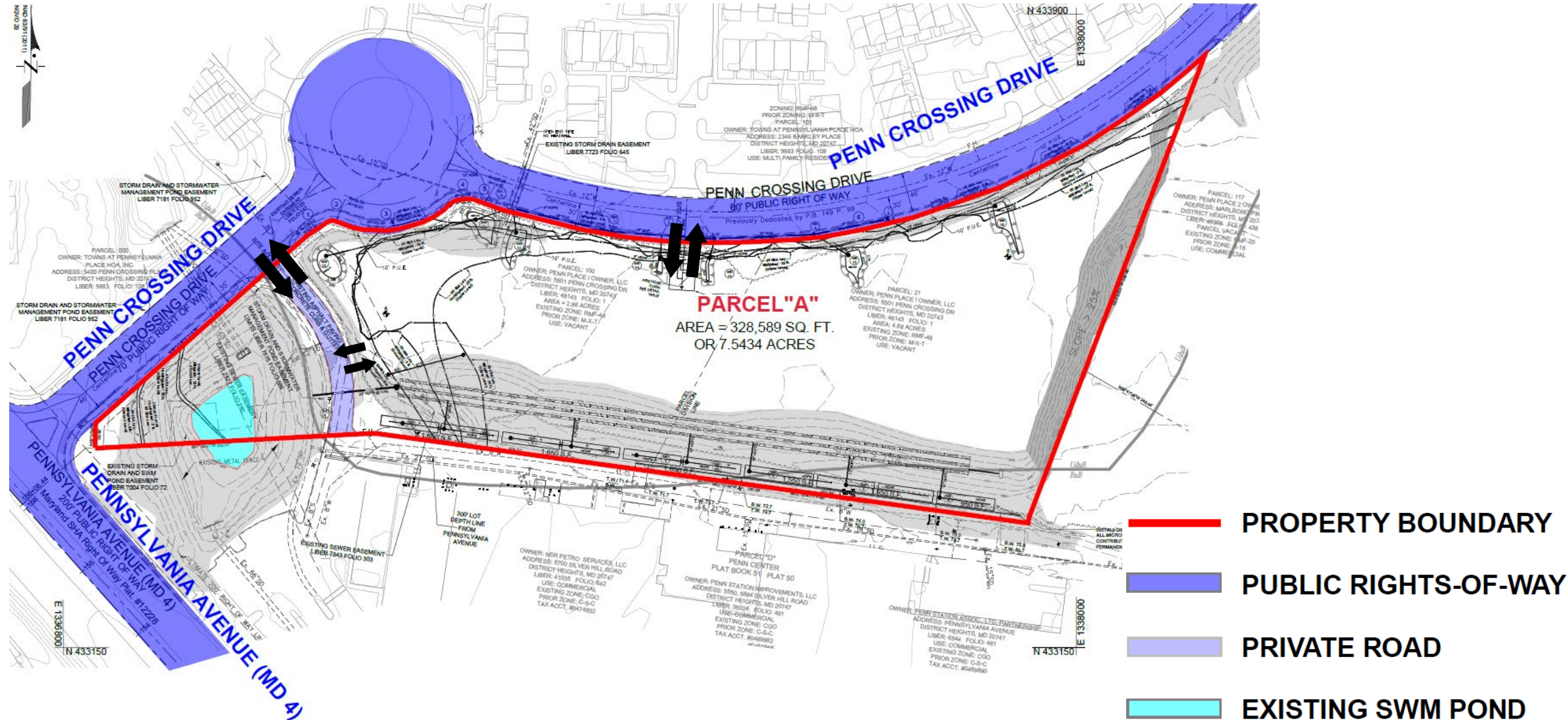


# MASTER PLAN RIGHT-OF-WAY MAP

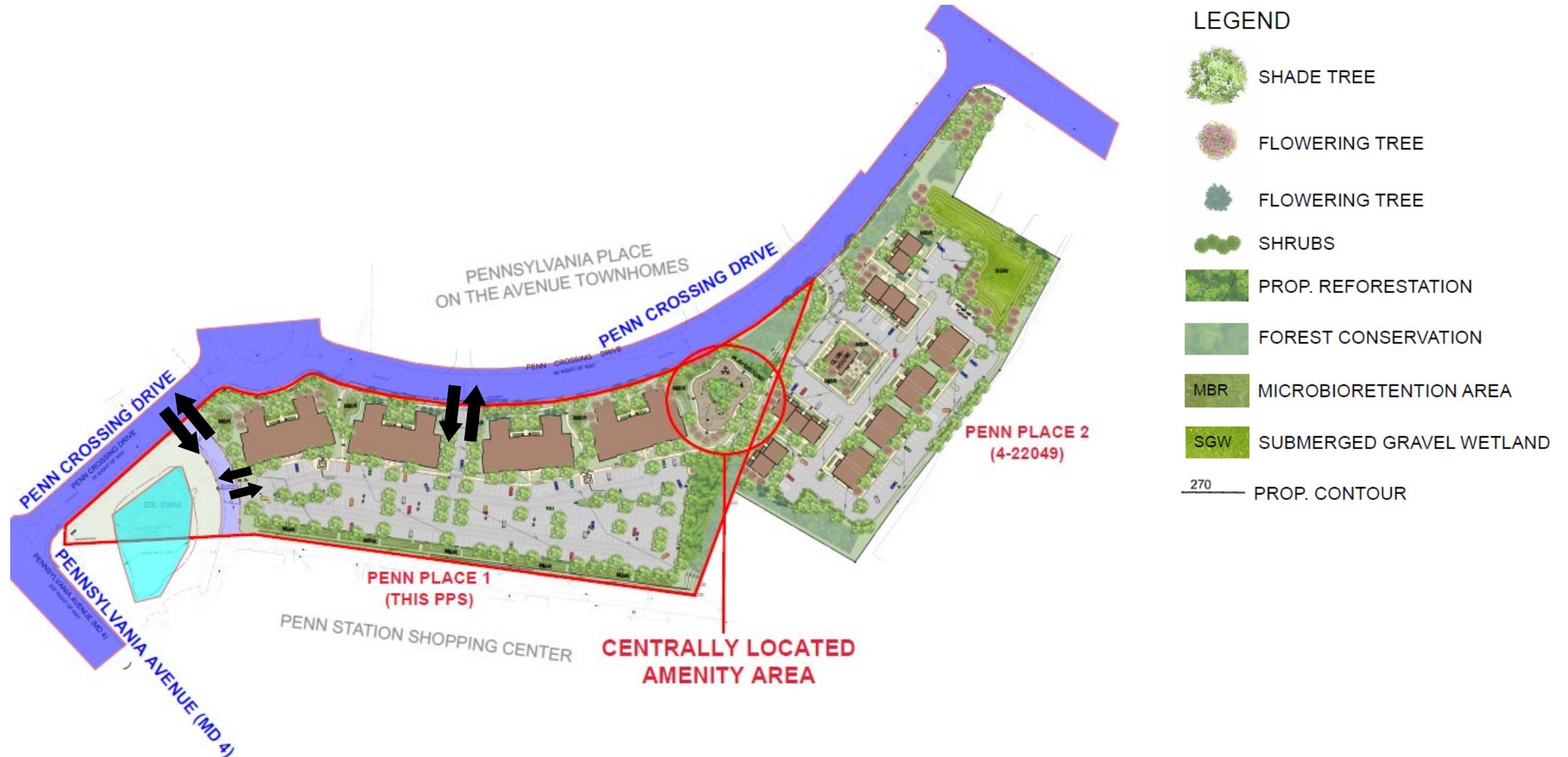




# PRELIMINARY PLAN OF SUBDIVISION



# LANDSCAPE AND AMENITIES EXHIBIT





The site plan map displays Parcel 1, outlined in red, situated between Penn Crossing Drive to the north and Pennsylvania Avenue (MD 4) to the south. The map includes various colored overlays: blue for Public Rights-Of-Way along the roads, light purple for Private Roads, cyan for Existing SWM Ponds, and green for Woodland Preservation areas. Several black arrows indicate proposed access points from the surrounding roads into Parcel 1. The map also shows numerous smaller parcels with their respective owners, addresses, and zoning information. A legend on the right side defines the color-coded features.

- PROPERTY BOUNDARY**: Red line
- PUBLIC RIGHTS-OF-WAY**: Blue area
- PRIVATE ROAD**: Light purple area
- EXISTING SWM POND**: Cyan area
- WOODLAND PRESERVATION**: Green area



# STAFF RECOMMENDATION

## **APPROVAL with conditions**

- Approval of Preliminary Plan of Subdivision 4-23003
- Approval of Type 1 Tree Conservation Plan TCP1-017-2022-01

## **Major Issues:**

N/A

## **Applicant Required Mailings:**

- Informational Mailing: 10/20/2023
- Acceptance Mailing: 06/04/2024