

GLORIOUS SUBDIVISION

Preliminary Plan of Subdivision

TCP1-009-2023

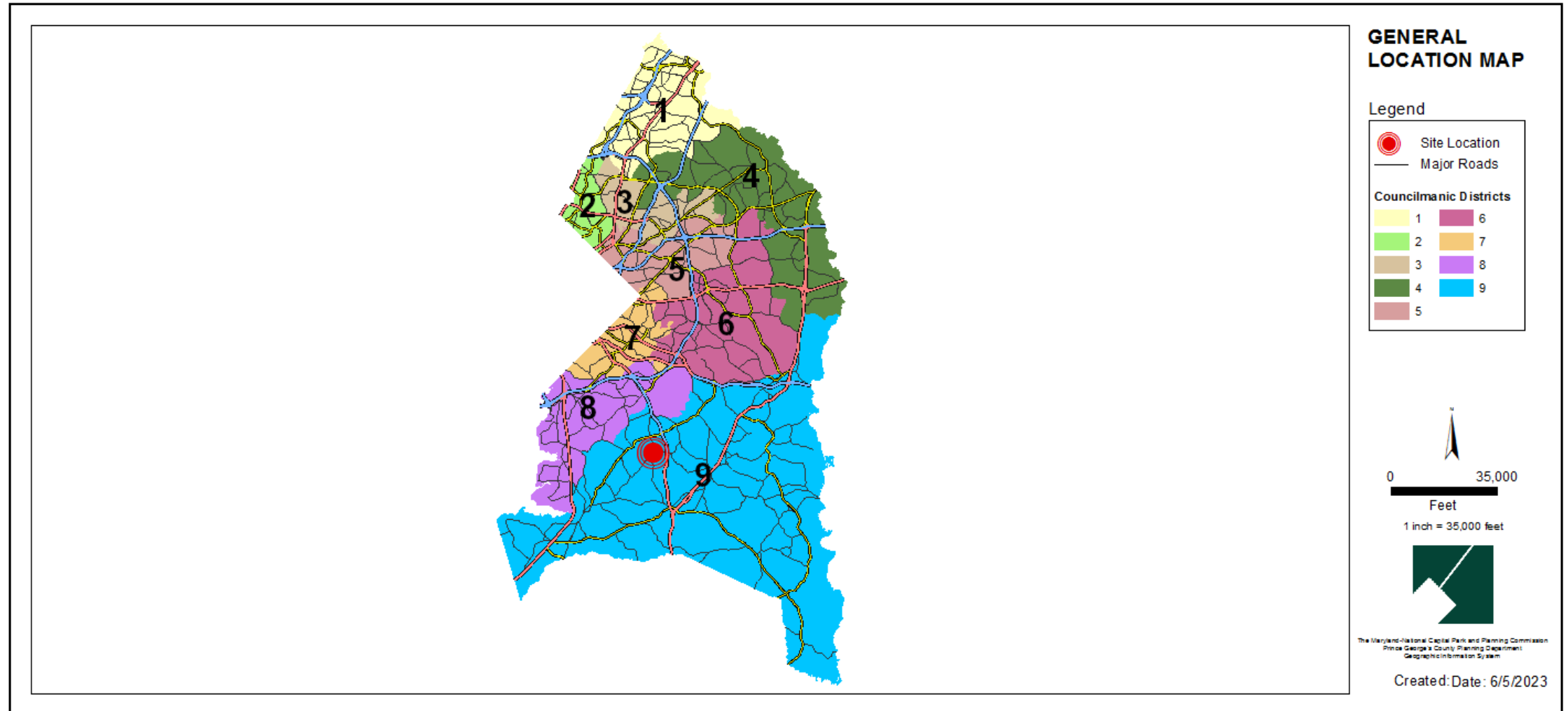
Staff Recommendation: APPROVAL with conditions



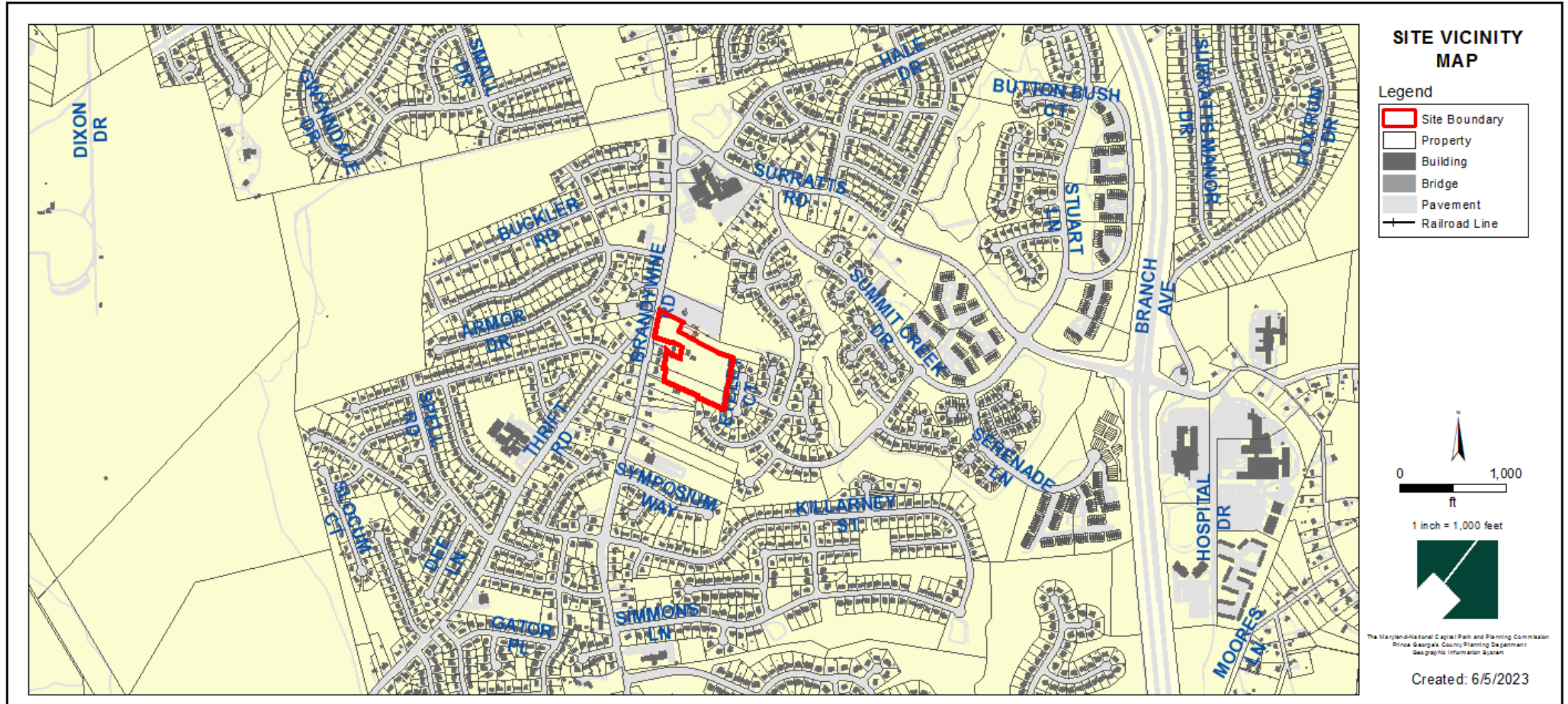
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A



SITE VICINITY MAP

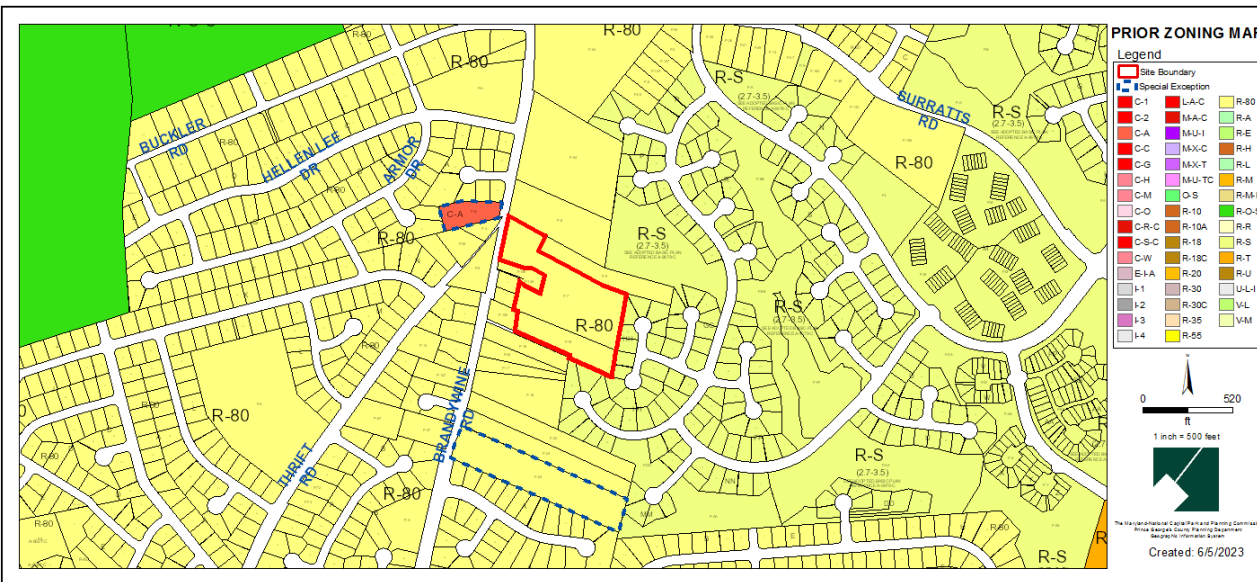


ZONING MAP (PRIOR AND CURRENT)

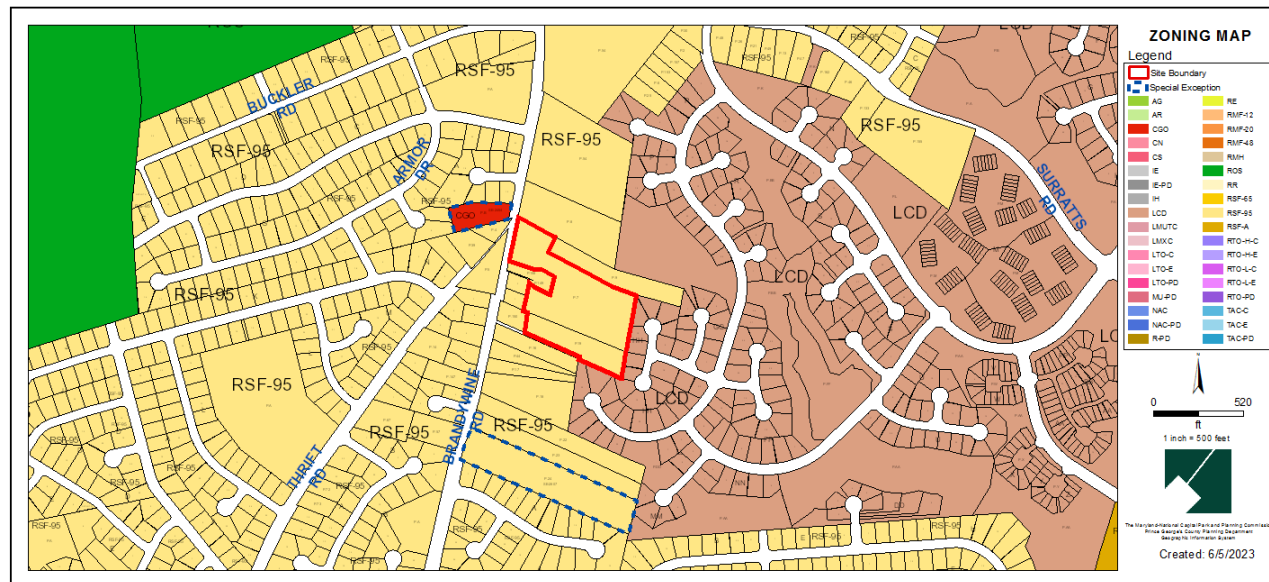
Property Zone: RSF-95

Prior Zone: R-80

Prior Zoning Map



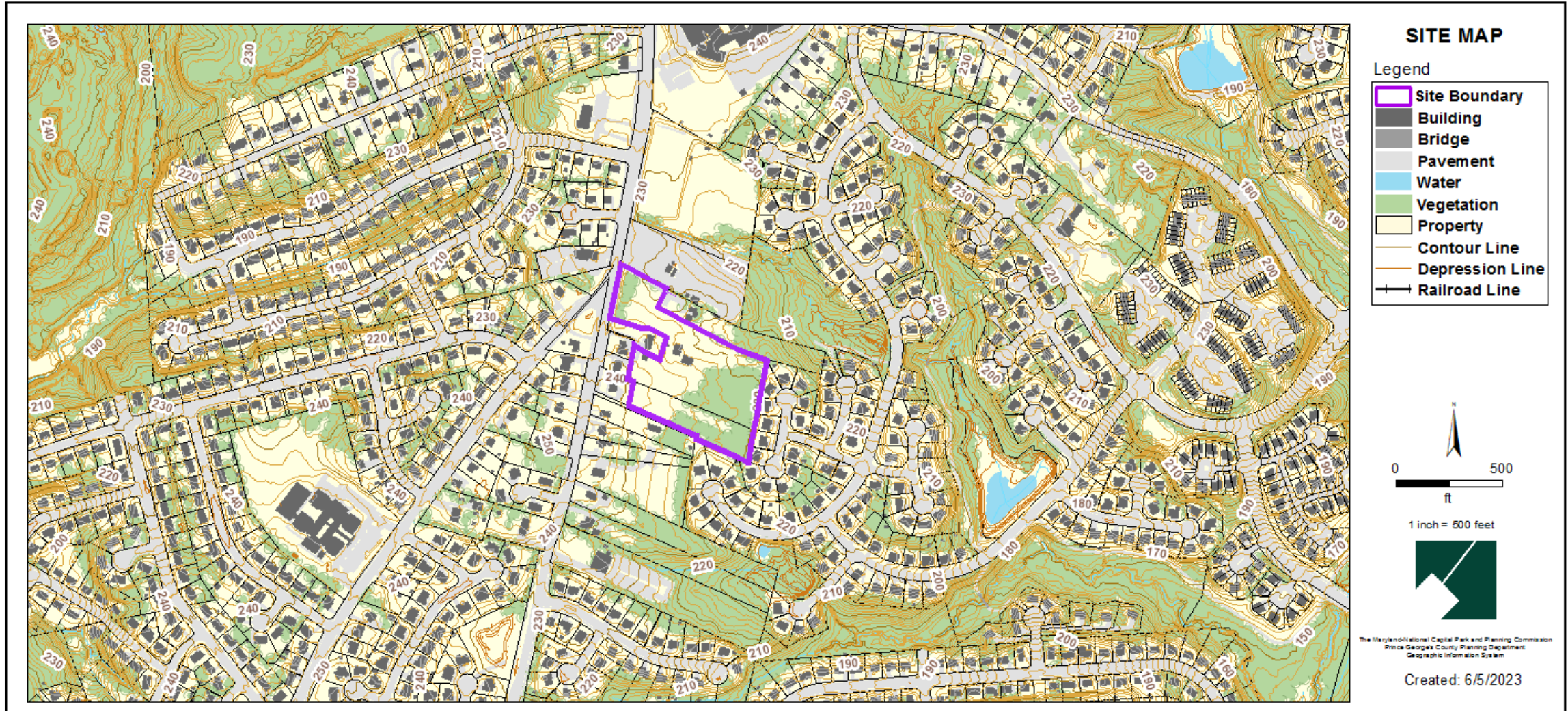
Current Zoning Map



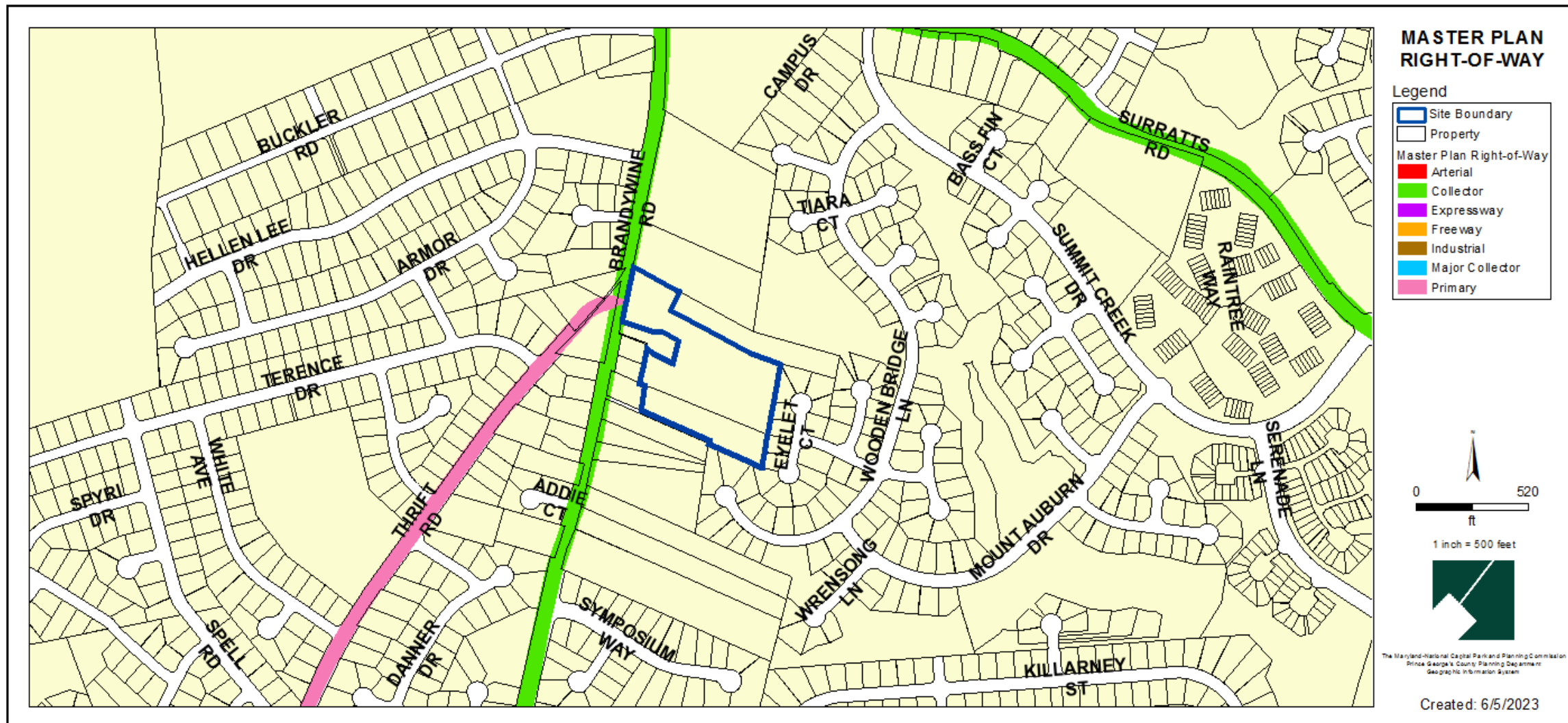
AERIAL MAP



SITE MAP



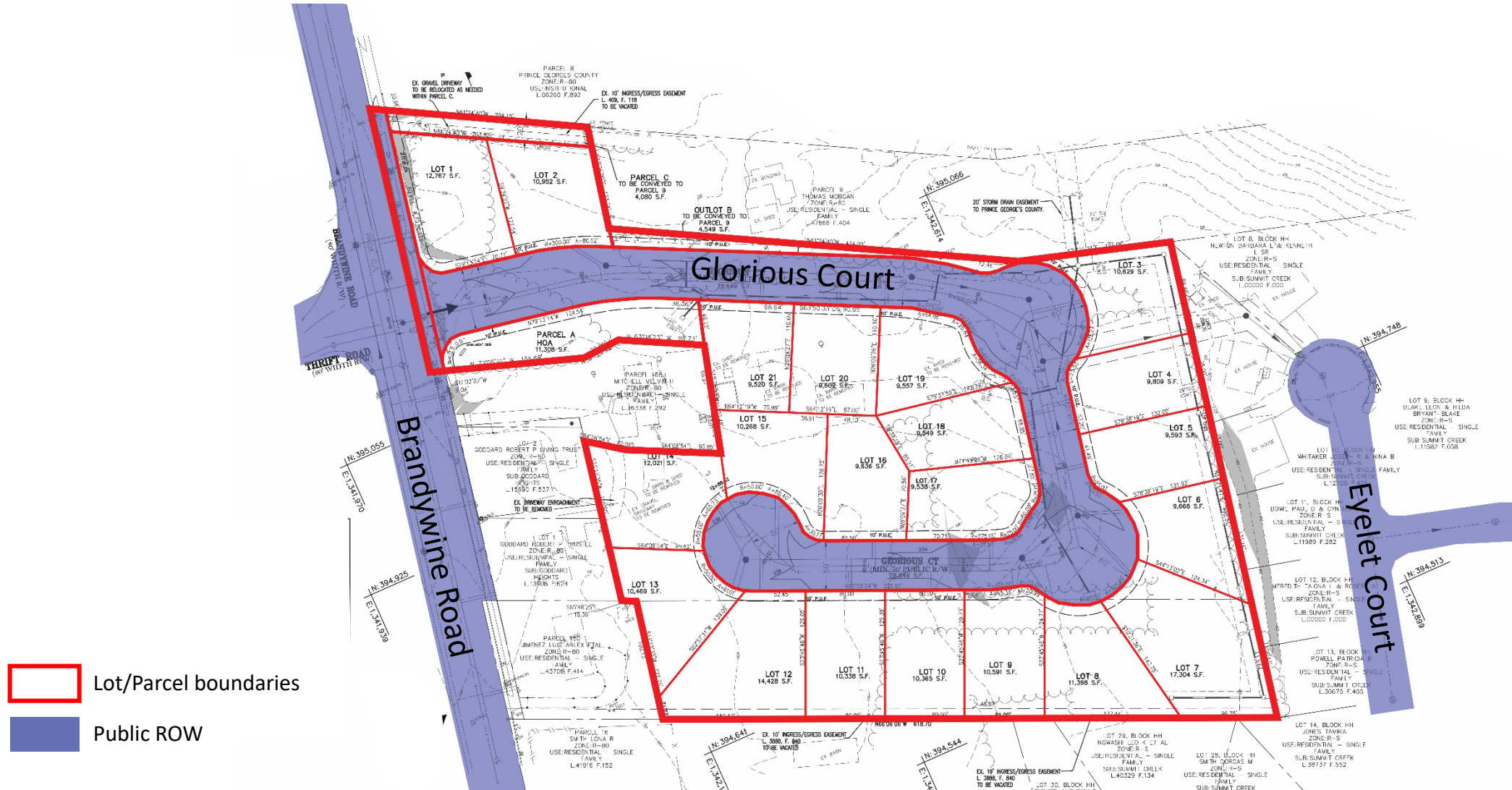
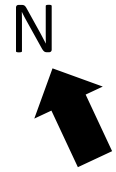
MASTER PLAN RIGHT-OF-WAY MAP



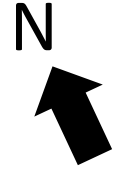
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



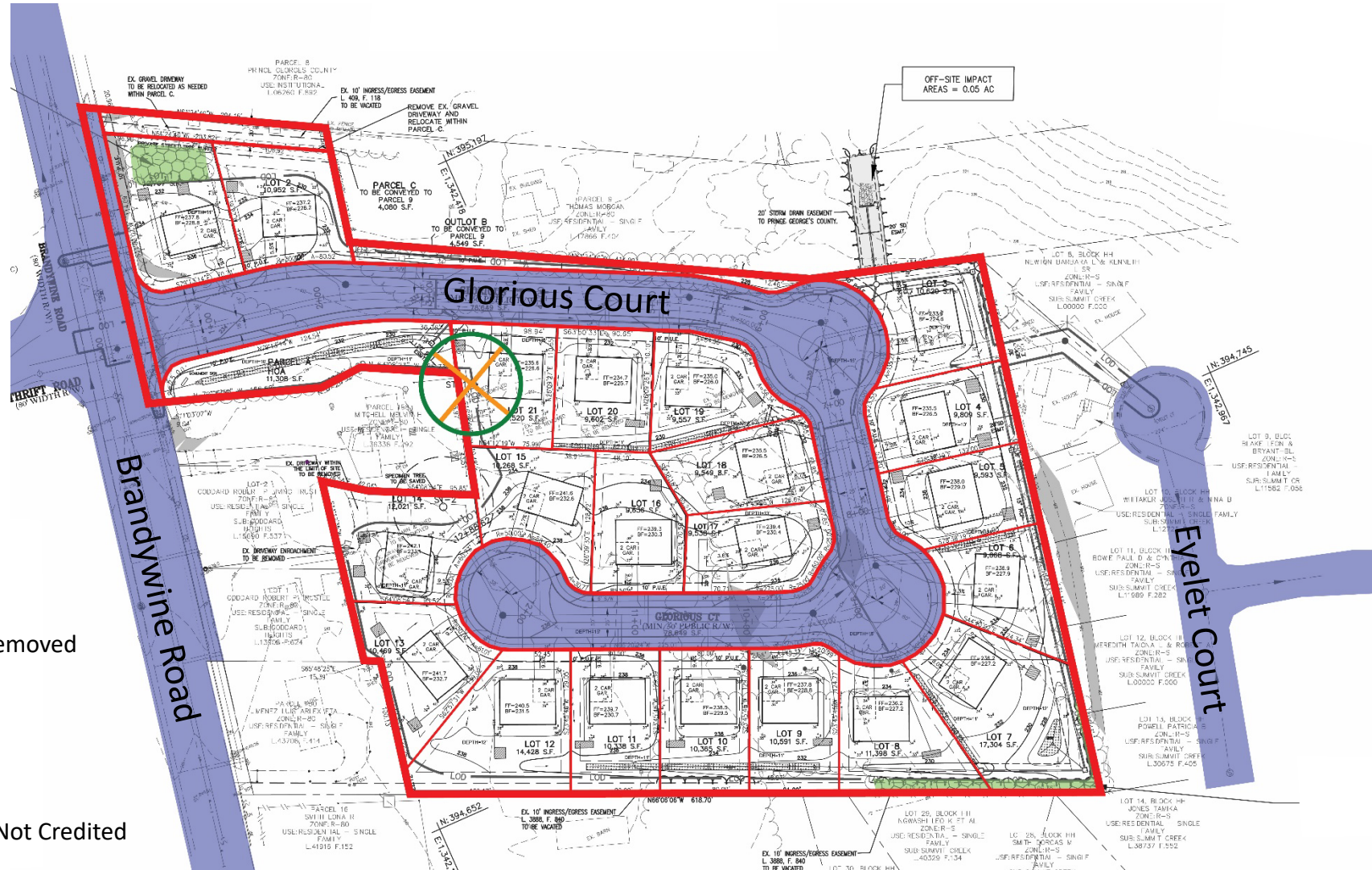
PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



-  Specimen tree to be removed
-  Parcel boundaries
-  Public ROW
-  Woodland Preserved-Not Credited



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 4-23006
- Approval of TCP1-009-2023
- Approval of a Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/20/2023
- Acceptance Mailing: 05/23/2023