

SALUBRIA

Preliminary Plan of Subdivision

TCP1-014-11-02

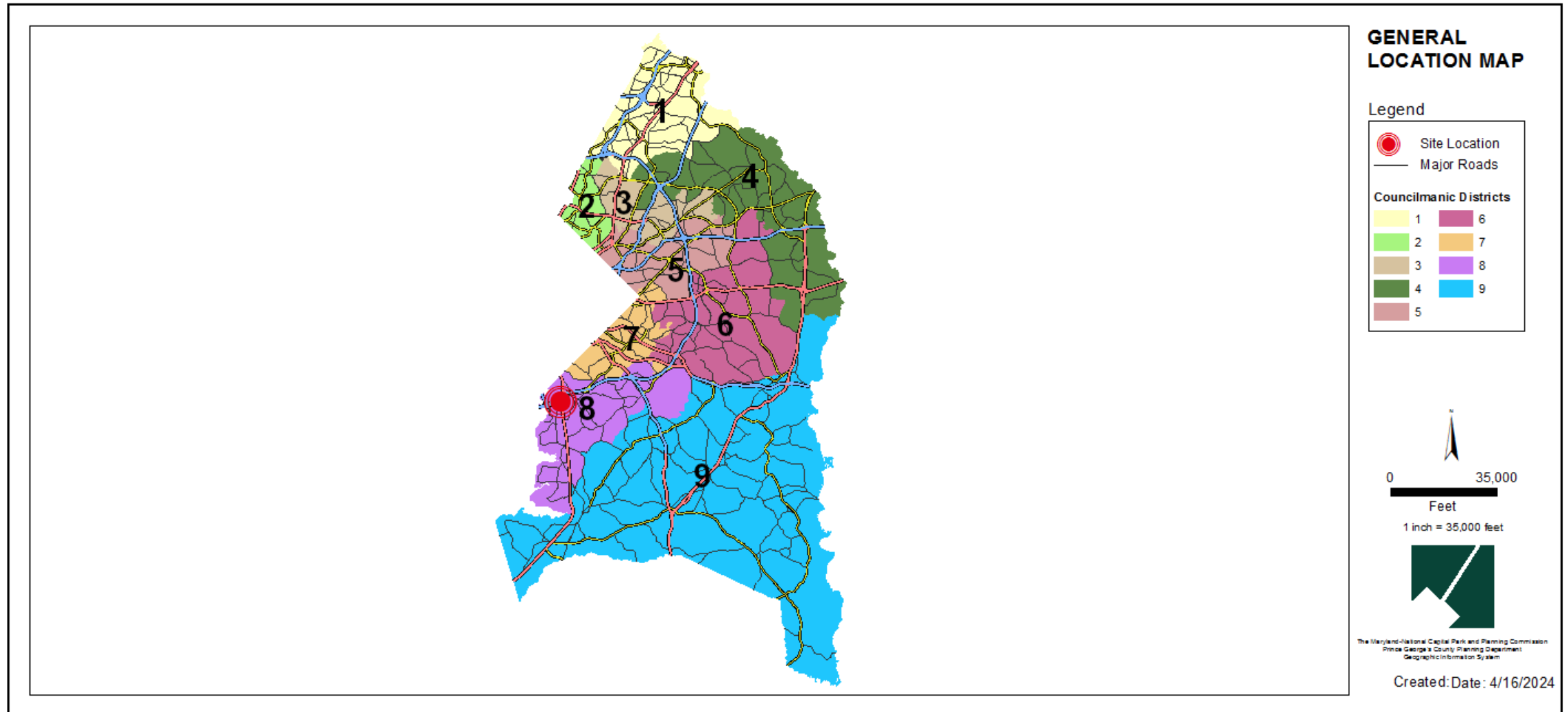
Staff Recommendation: APPROVAL with conditions



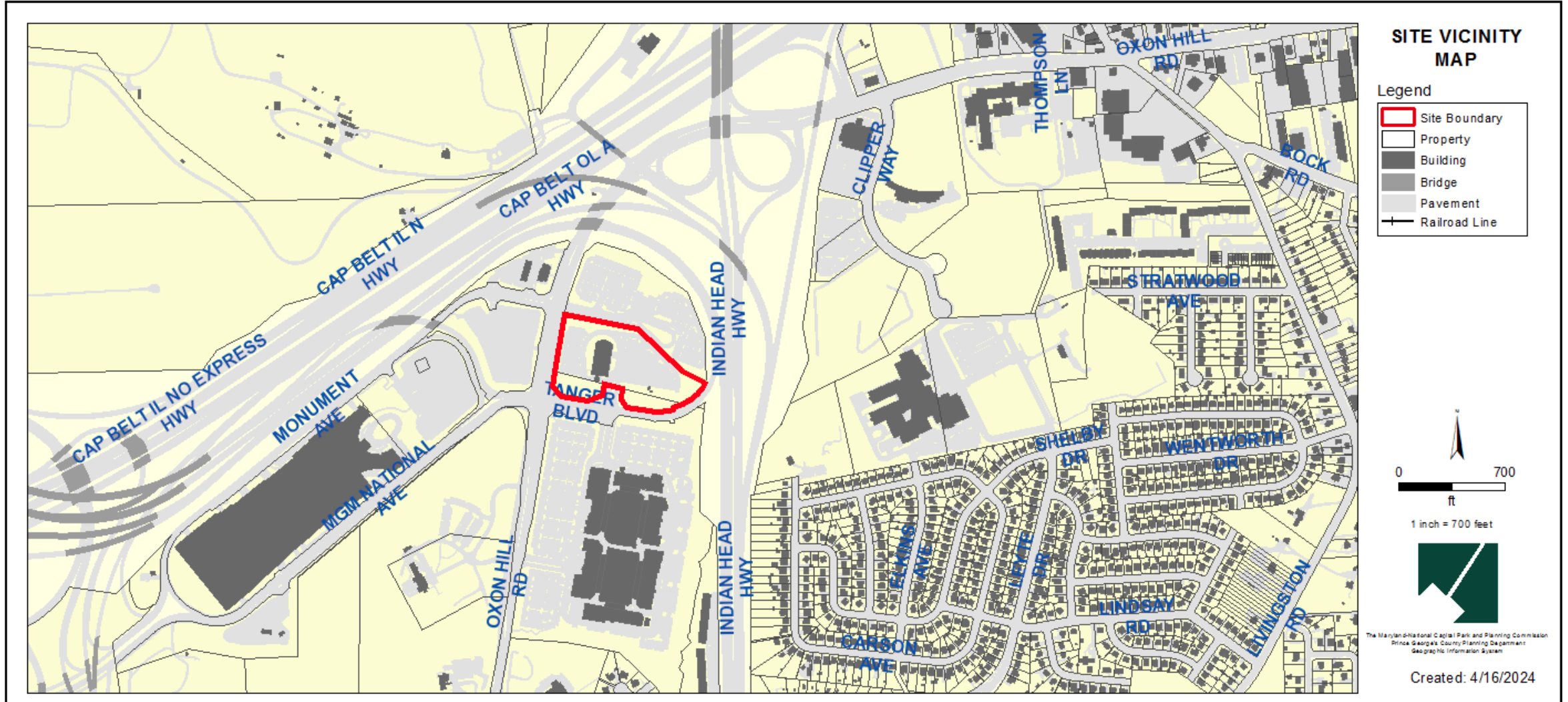
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



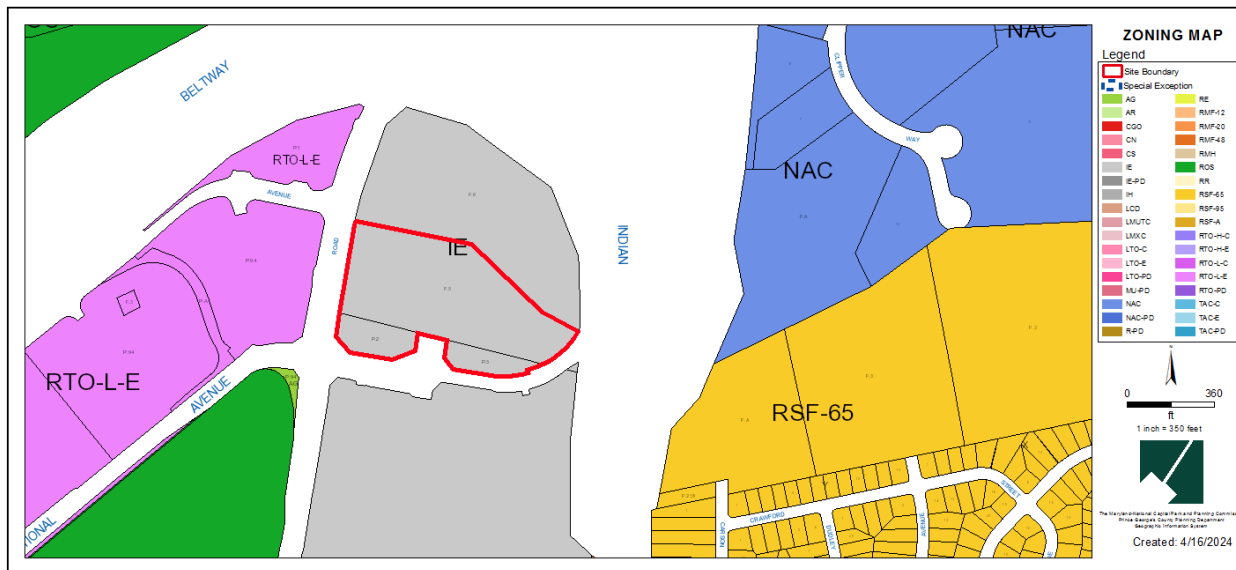
SITE VICINITY MAP



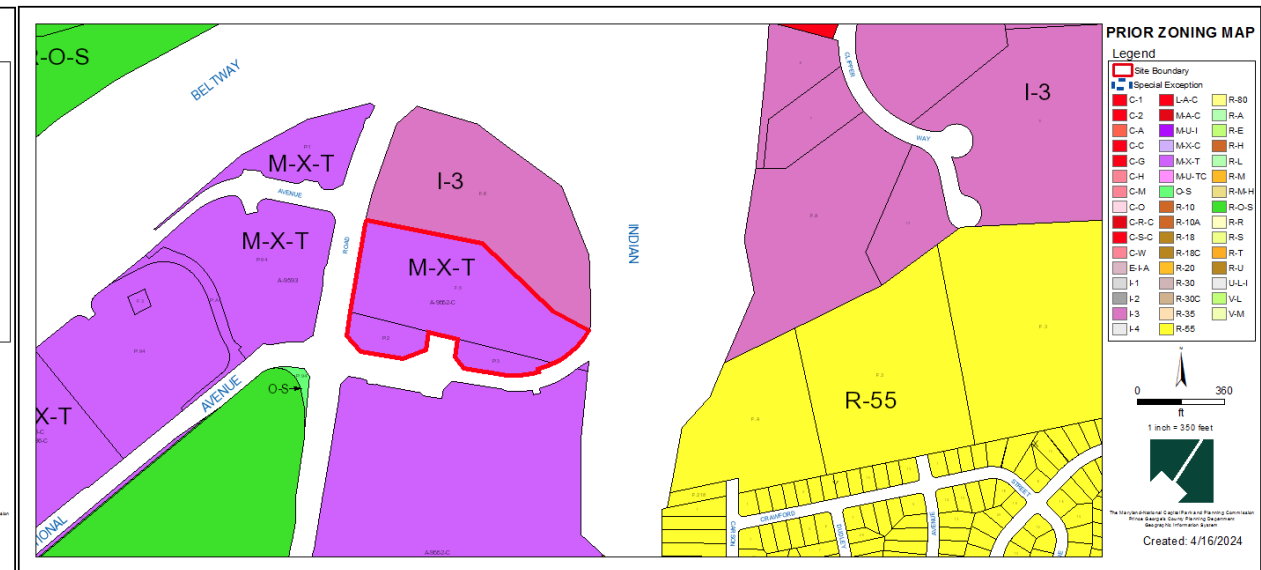
ZONING MAP (CURRENT AND PRIOR)

Current Property Zone: IE
Prior Property Zone: M-X-T

CURRENT ZONING MAP



PRIOR ZONING MAP



AERIAL MAP



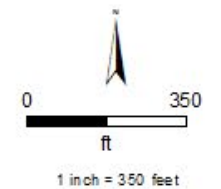
AERIAL MAP

Legend

Site Boundary

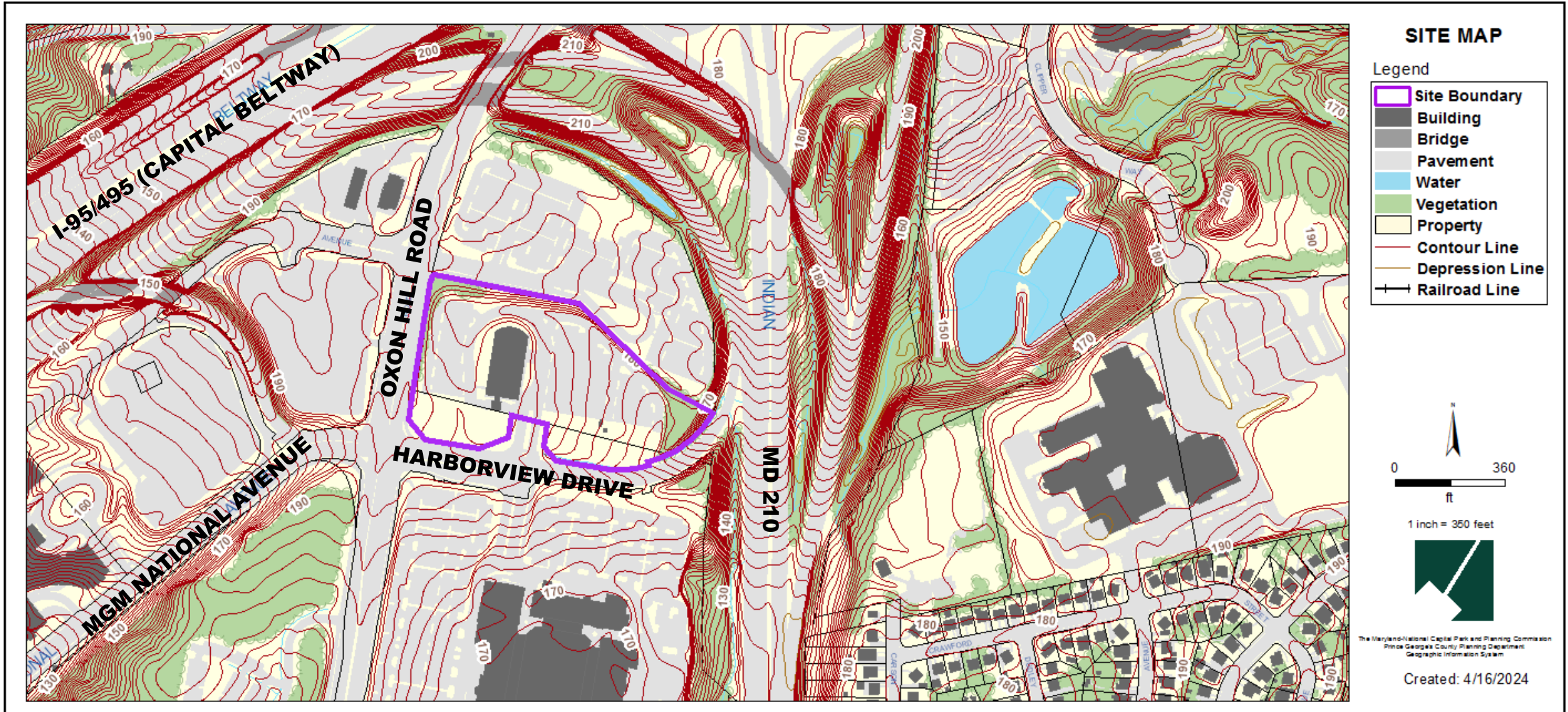
Property

IMAGERY FROM
May 2023

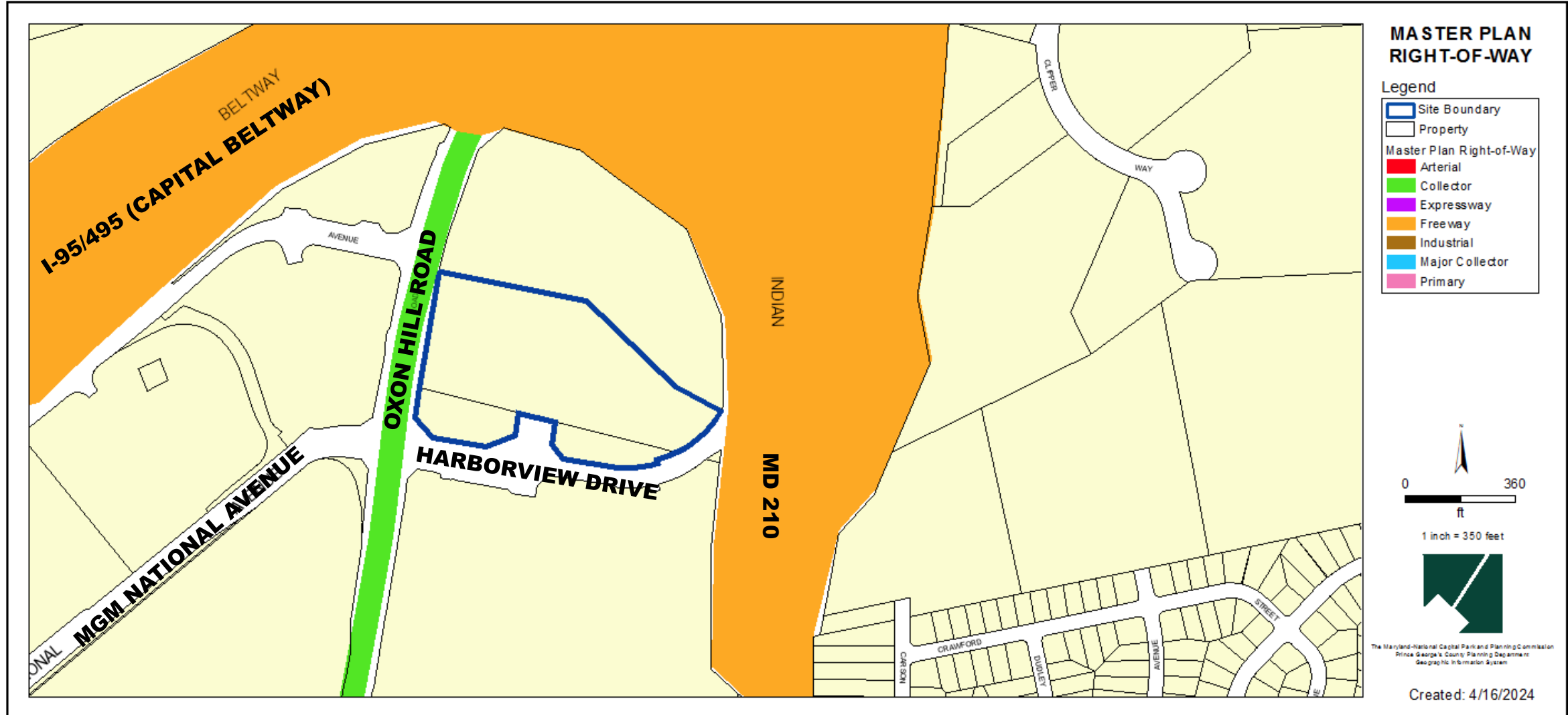


Created: 4/16/2024

SITE MAP



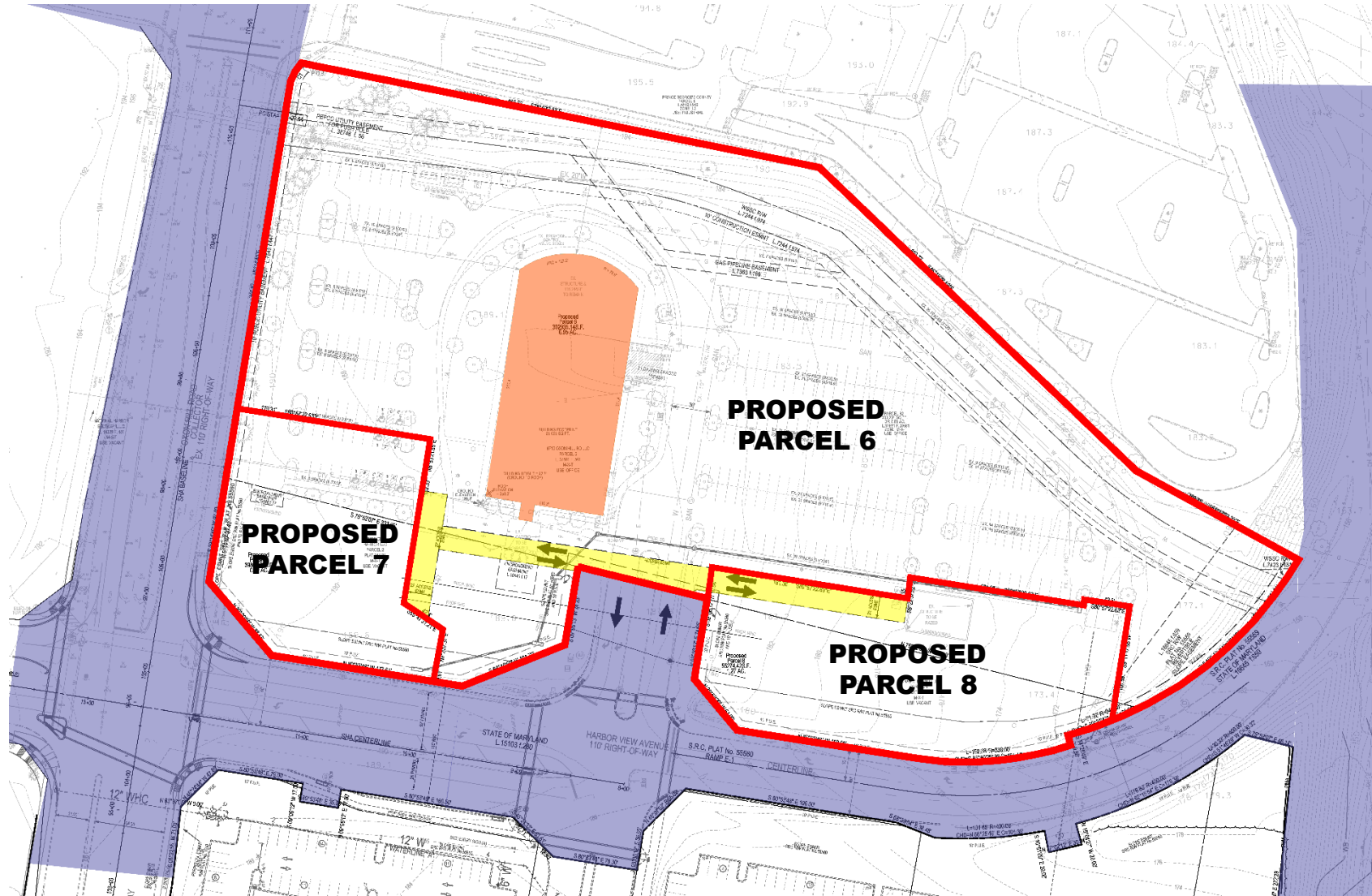
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN

-  Parcel Boundary
-  Parcel 1 (4-11006)
-  Woodland Preservation Area



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23013
- Type 1 Tree Conservation Plan TCP1-014-11-02

Major Issues:

- None

Applicant Required Mailings:

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