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Preliminary Plan of Subdivision

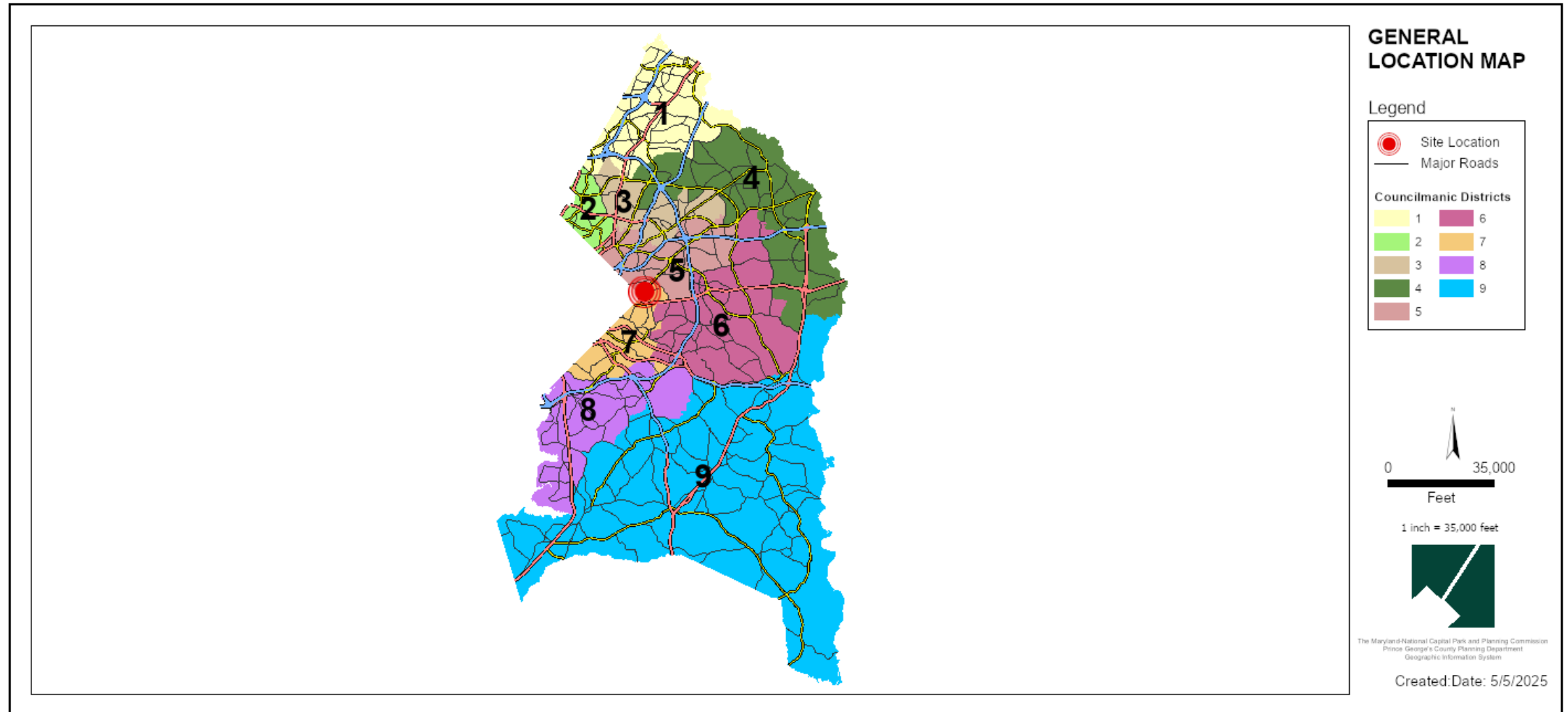
Staff Recommendation: APPROVAL with conditions



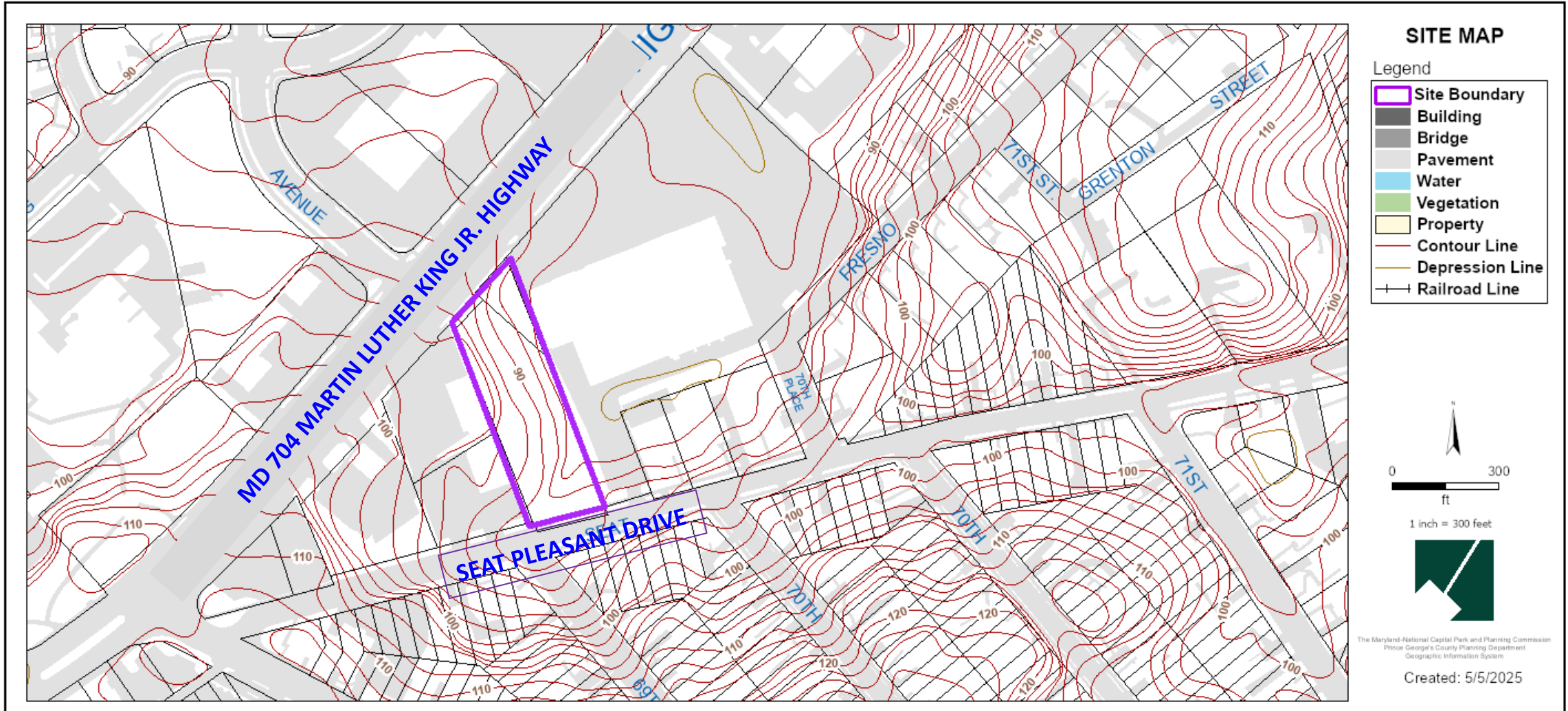
GENERAL LOCATION MAP

Council District: 07

Planning Area: 72

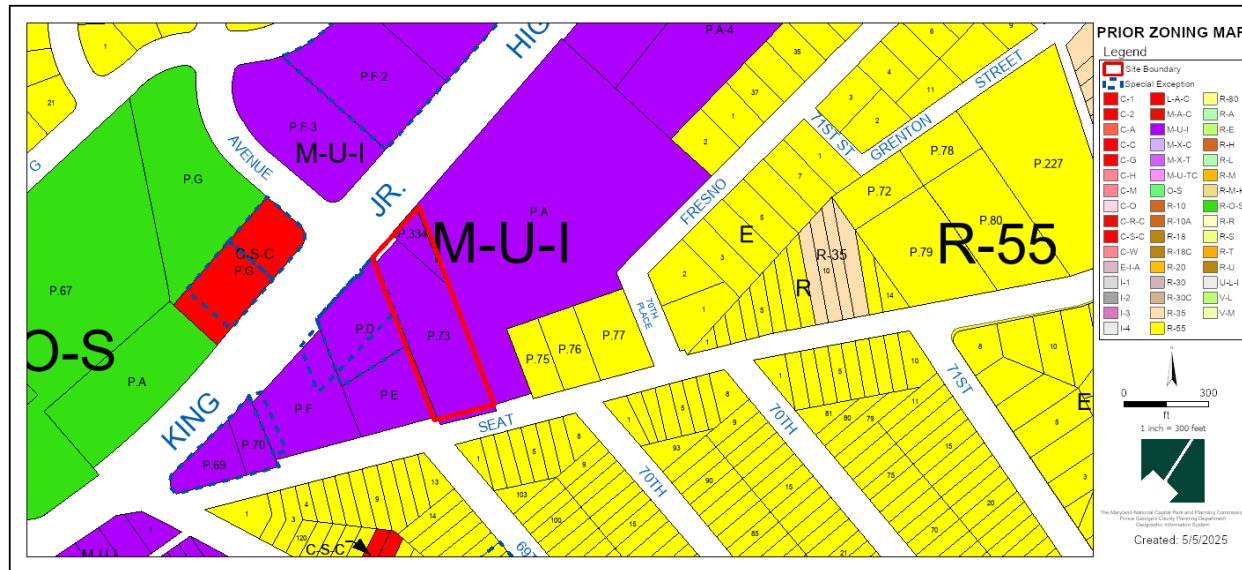


SITE VICINITY MAP

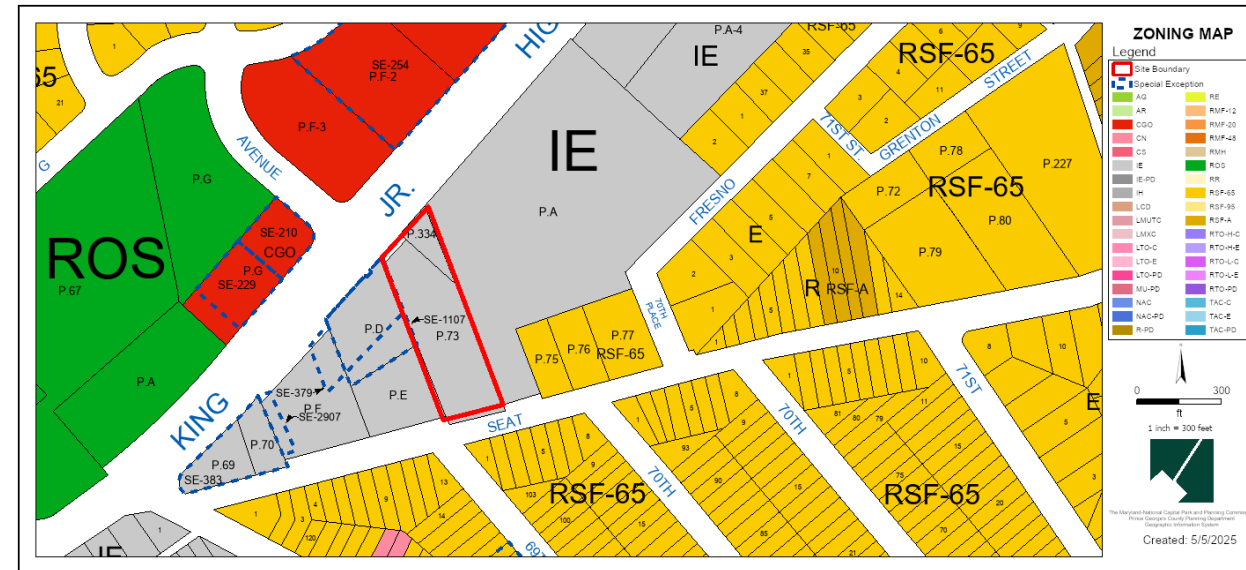


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: M-U-I

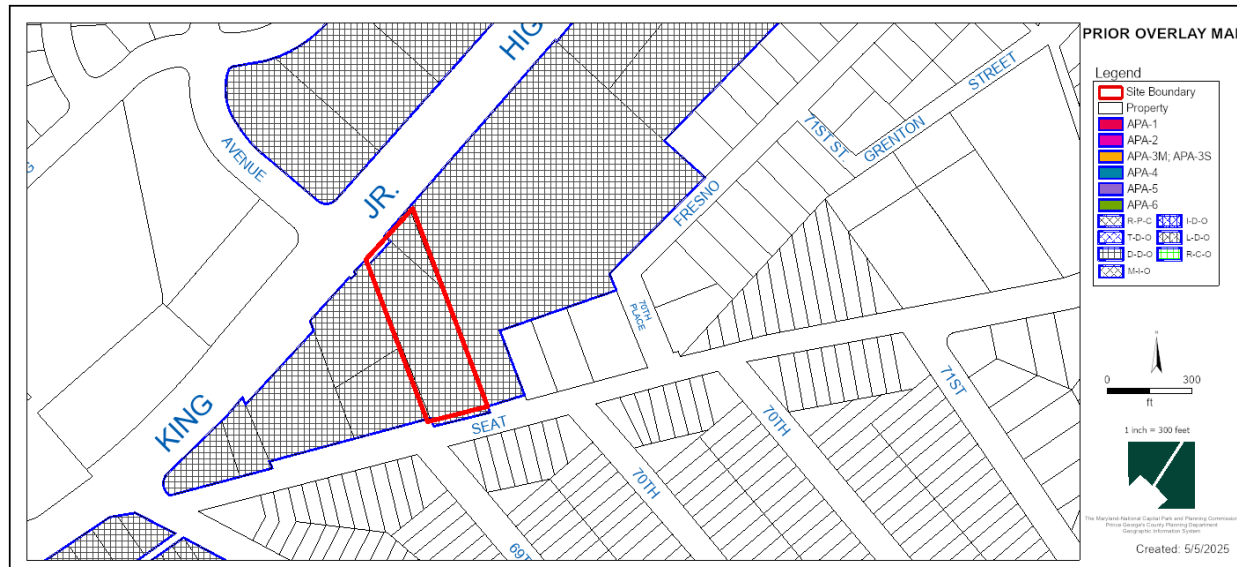


Current Zoning Map: IE

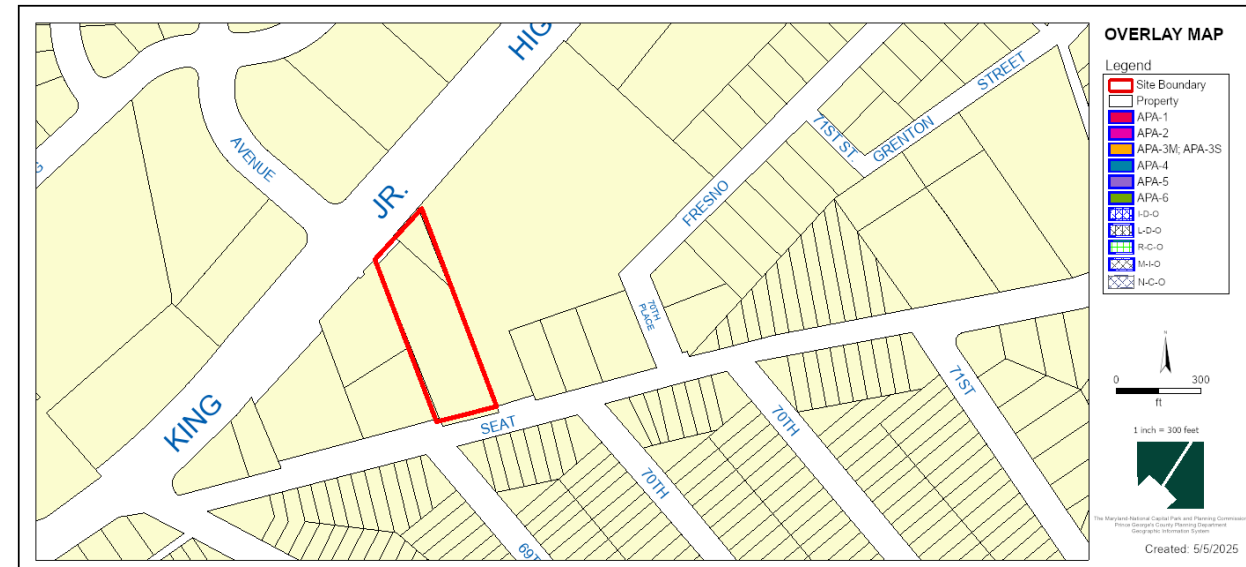


DEVELOPMENT DISTRICT OVERLAY MAP (PRIOR AND CURRENT)

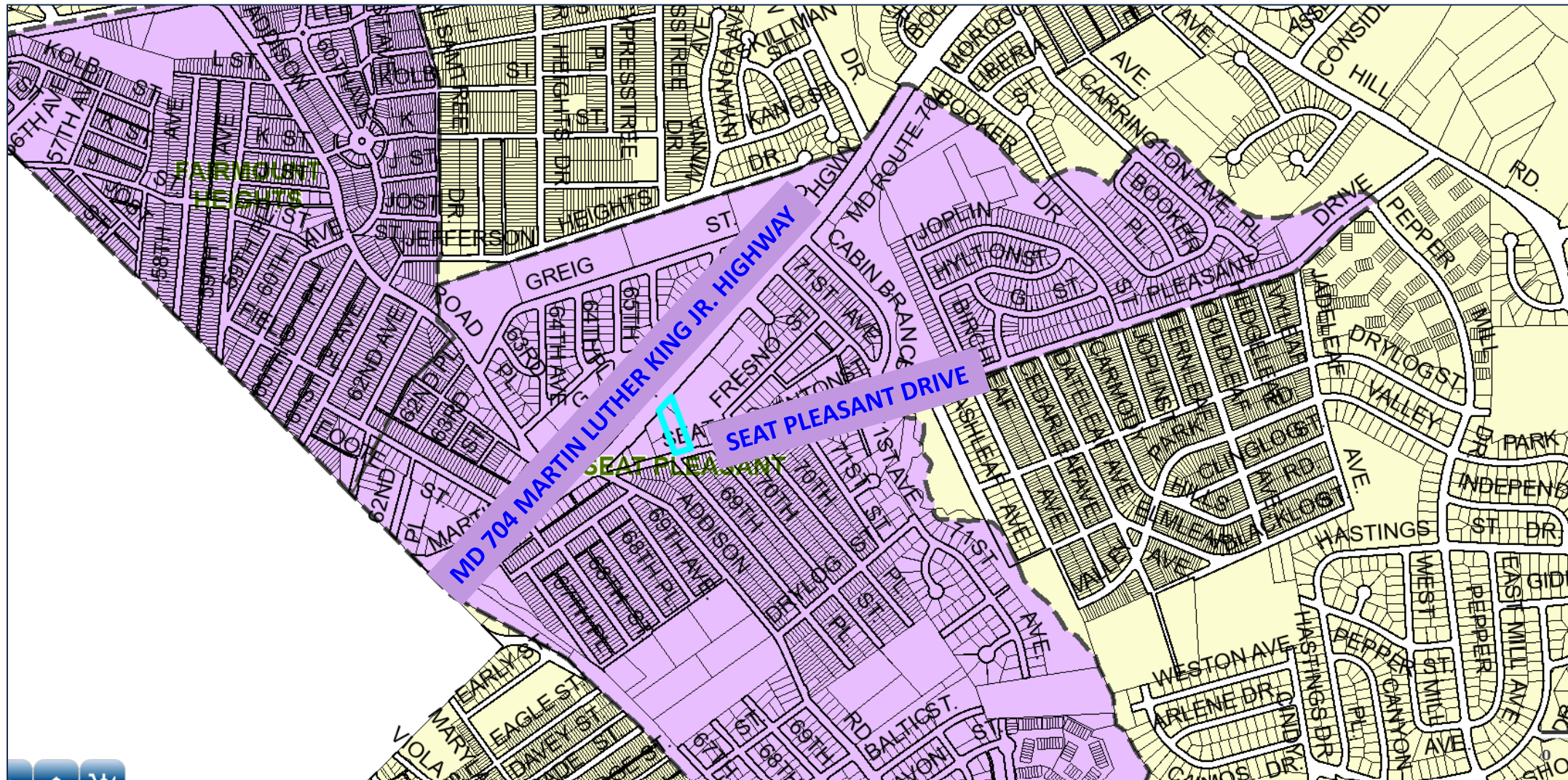
Prior Overlay Map (Subregion 4 D-D-O)



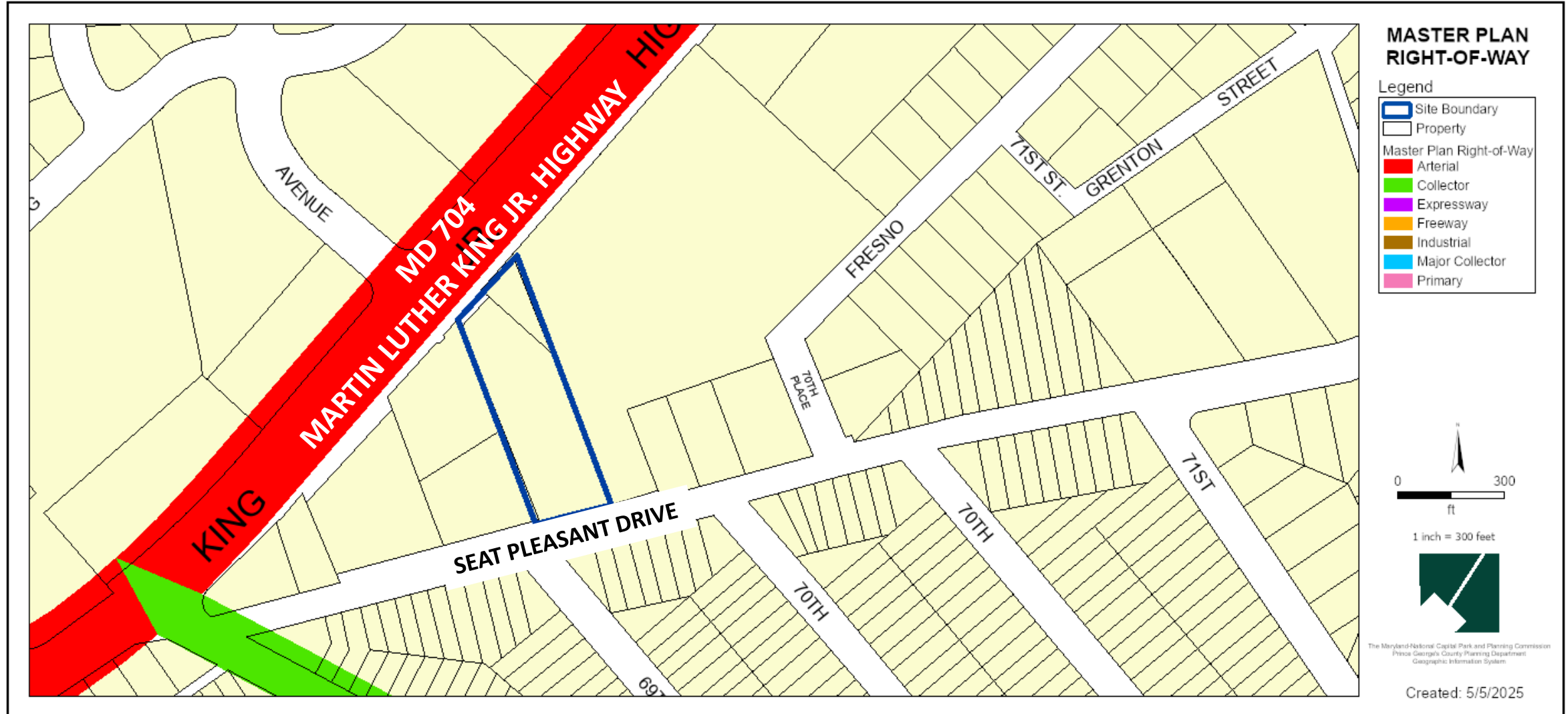
Current Overlay Map (None)



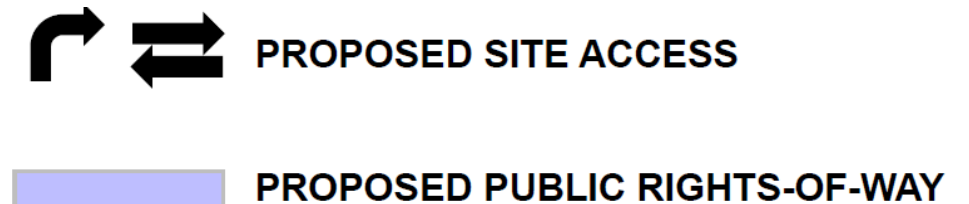
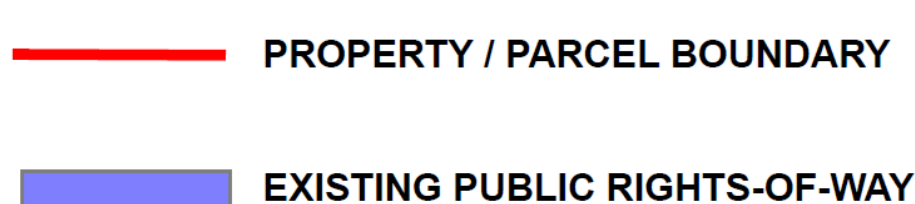
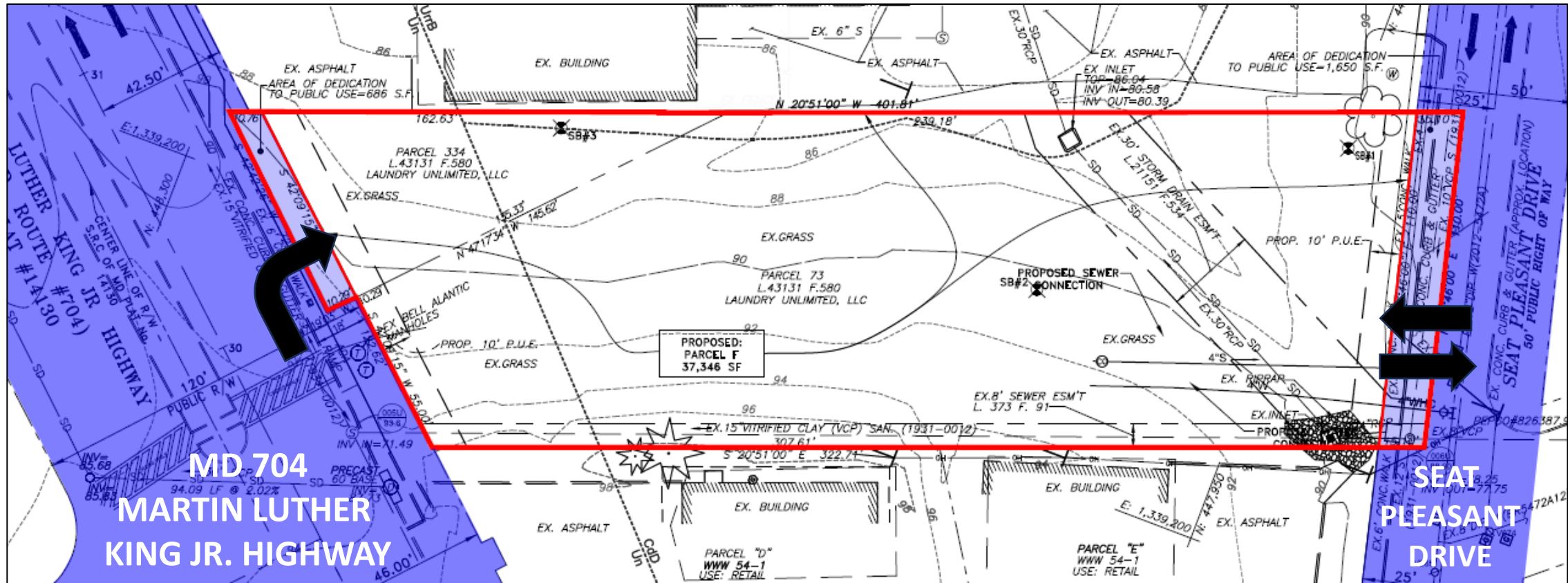
MUNICIPAL BOUNDARY (SEAT PLEASANT)



MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23022
- Variation from Section 24-121(a)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/12/2023
- Acceptance Mailing: 02/11/2025