

RIDGLEY MINISTRIES

Preliminary Plan of Subdivision

TCP1-010-2024

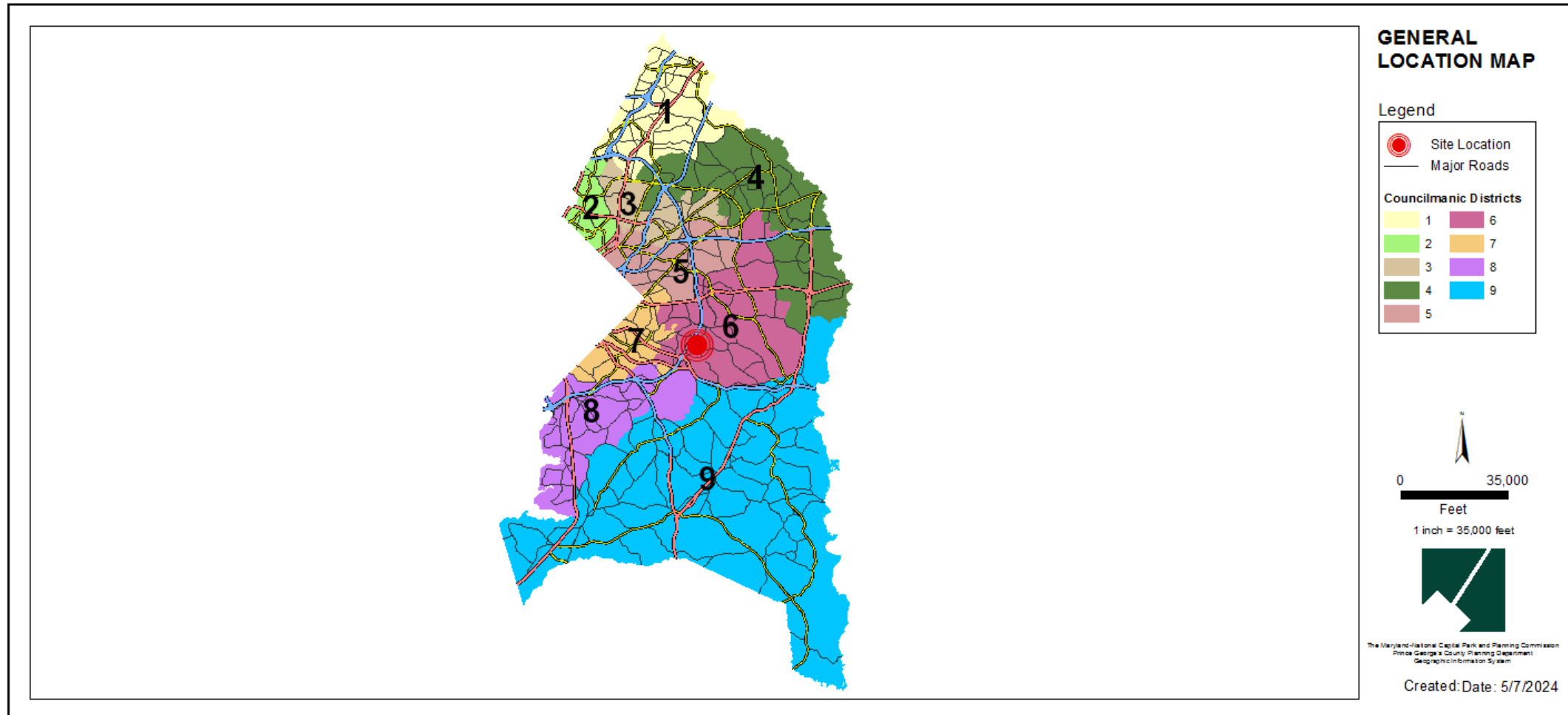
Staff Recommendation: APPROVAL with conditions



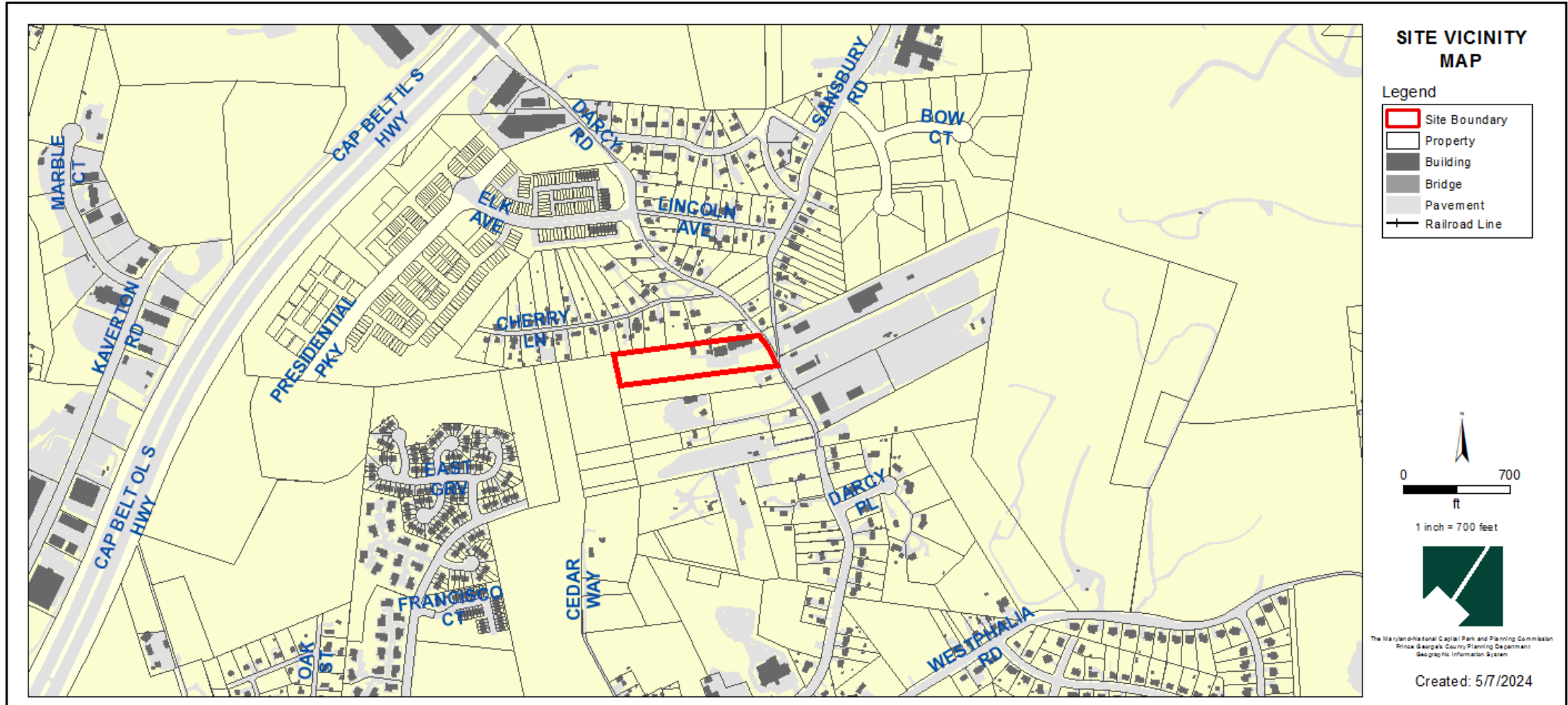
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78



SITE VICINITY MAP

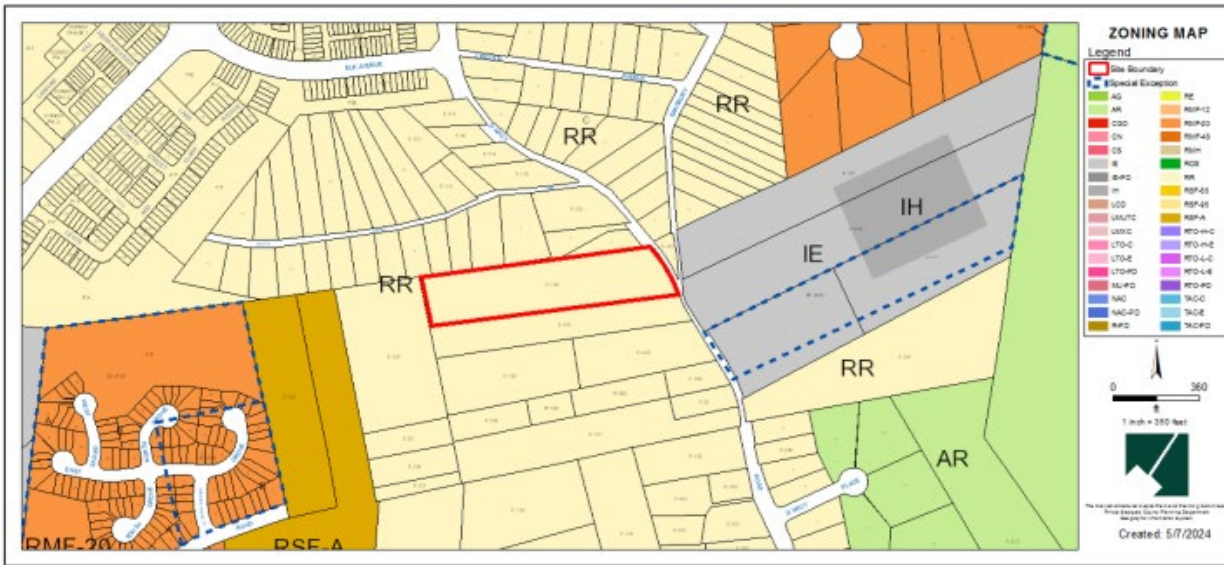


ZONING MAP

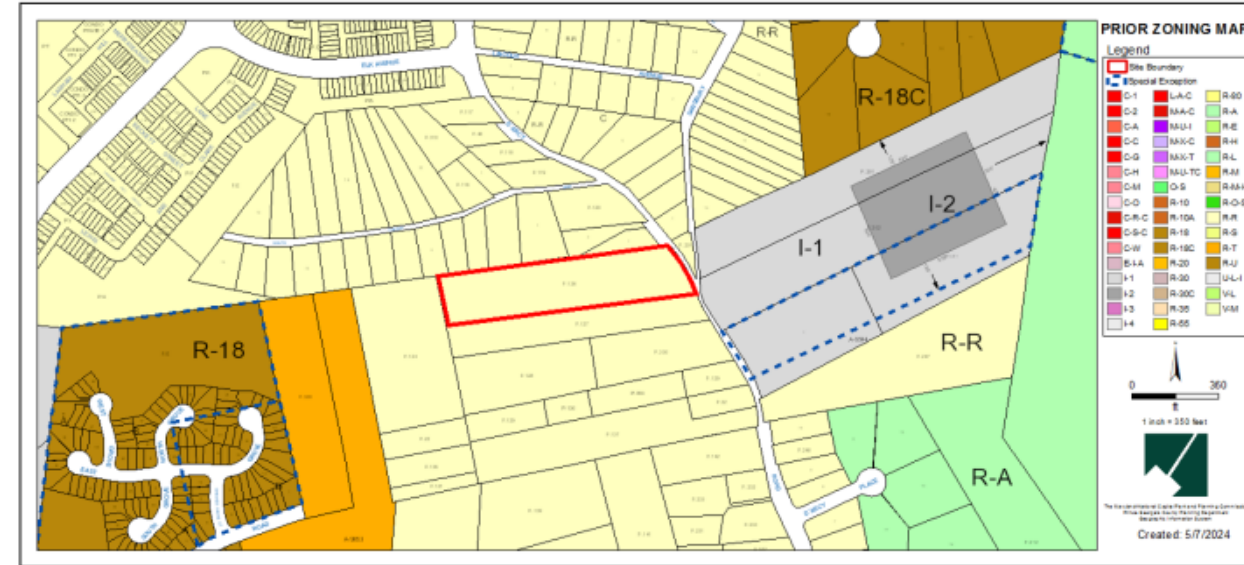
Property Zone: RR

Prior Zone: R-R

Current Zoning Map



Prior Zoning Map



OVERLAY MAP

Property Overlay: MIO

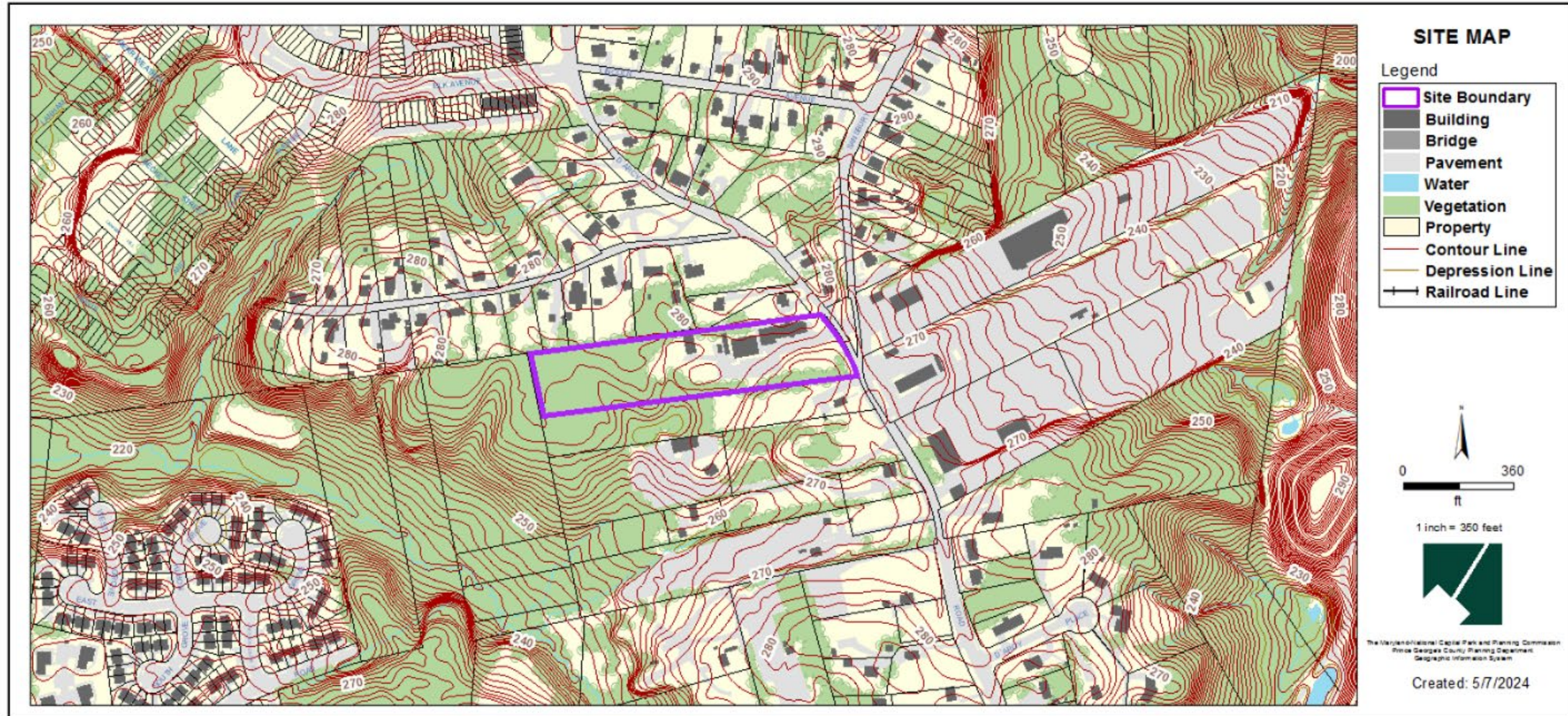
Prior Overlay: M-I-O

Prior Overlay Map

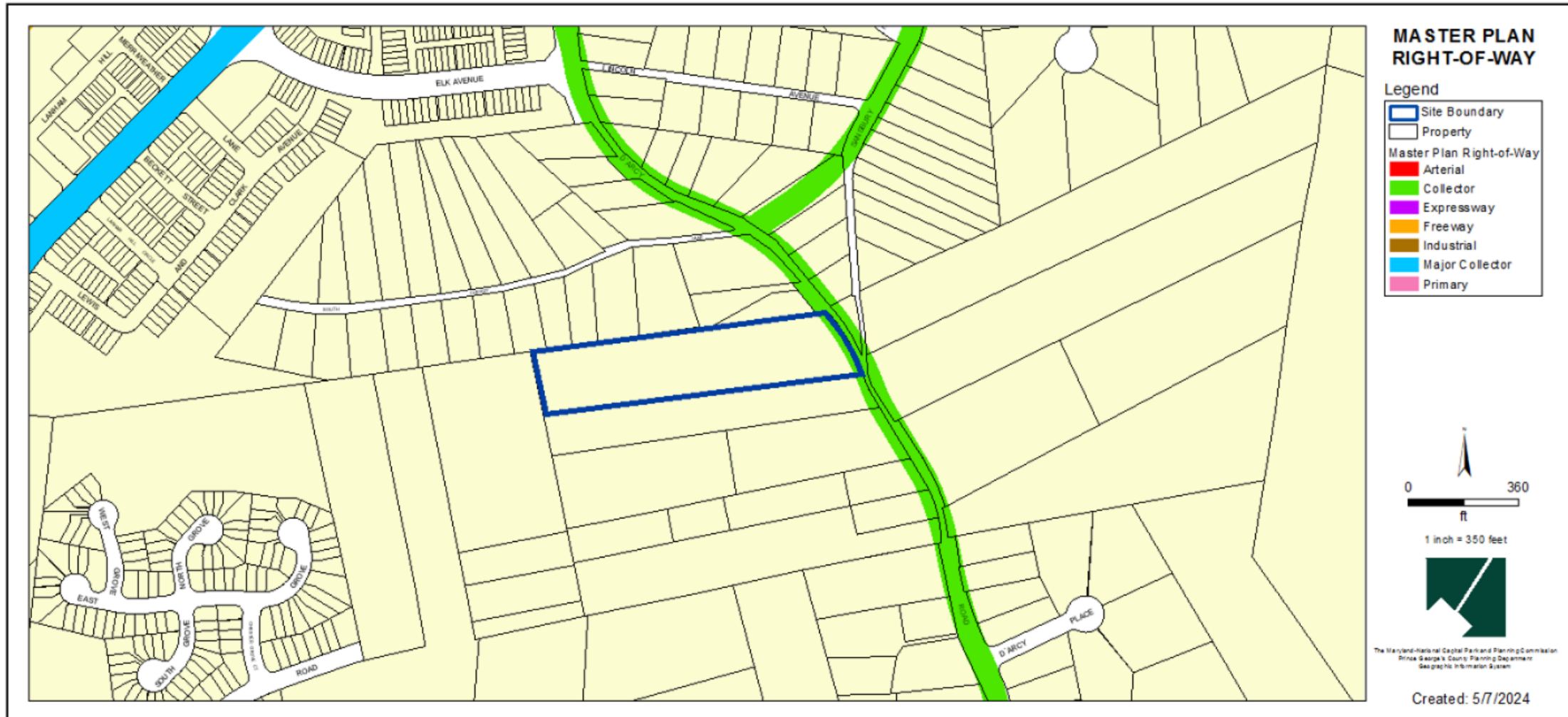
Current Overlay Map



SITE MAP



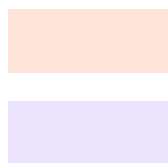
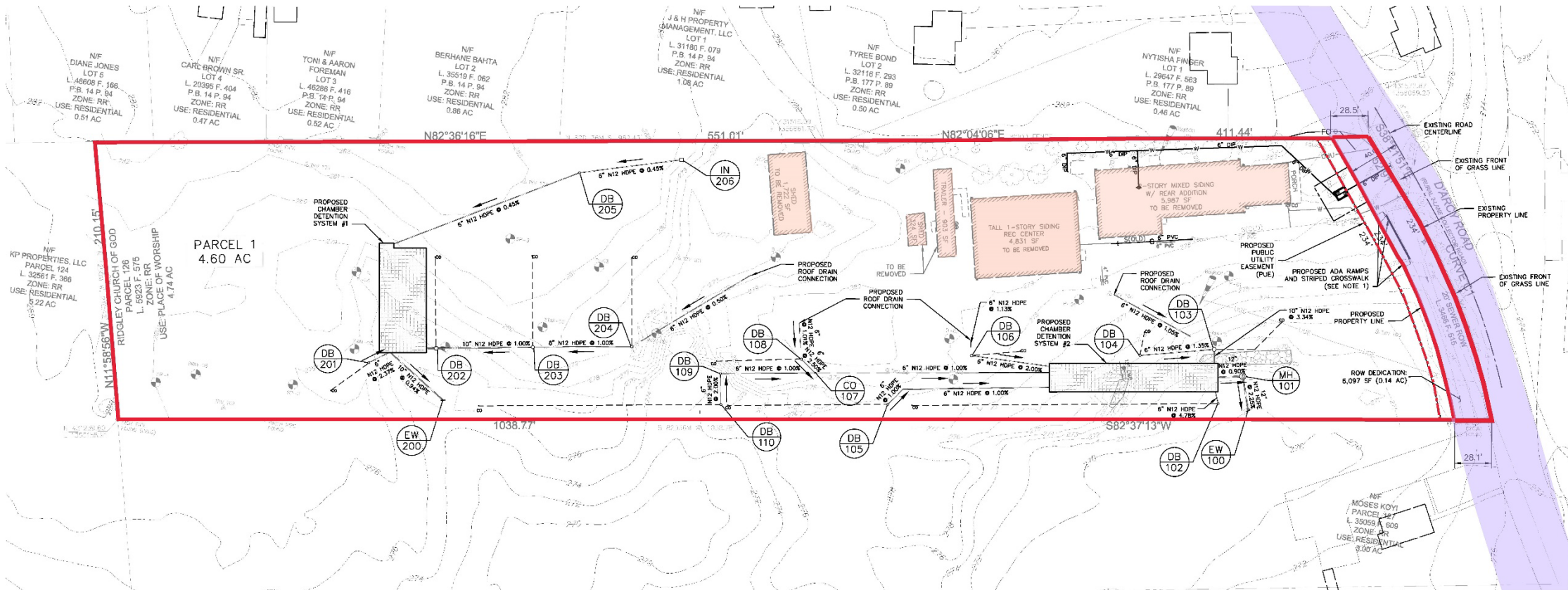
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



Existing Building

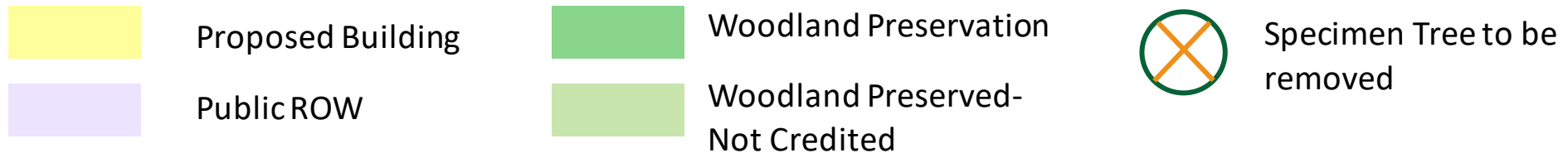
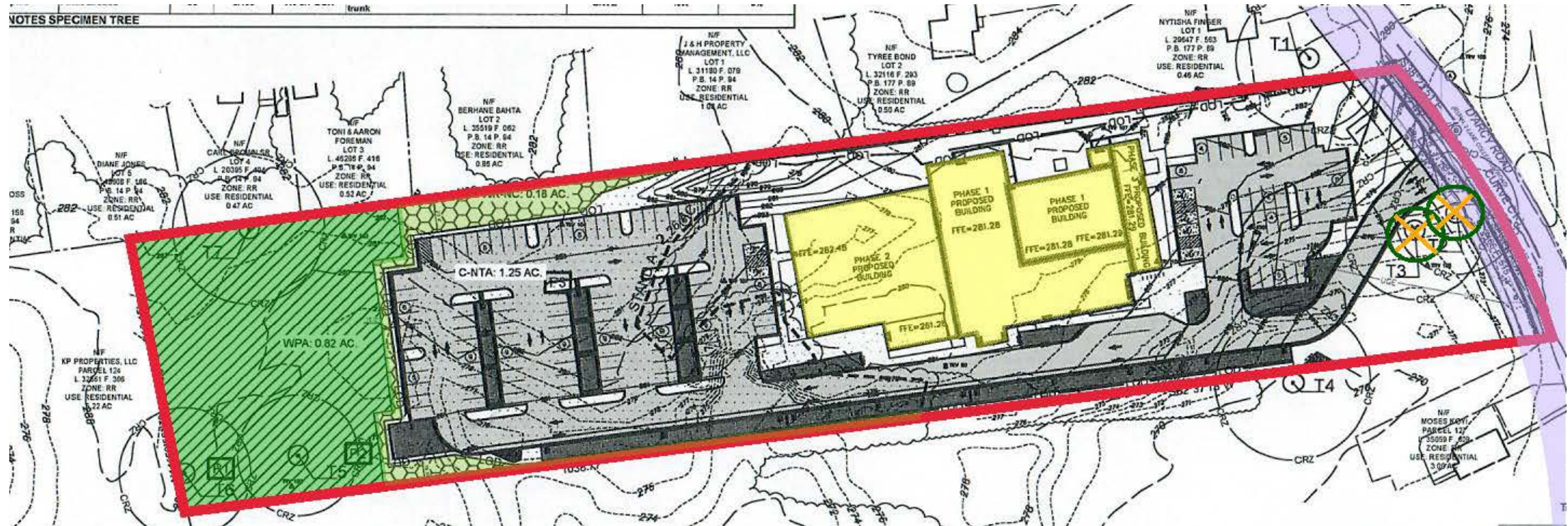
Public ROW



Property Boundary

10-foot Public Utility Easement

TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23037
- Type 1 Tree Conservation Plan TCP1-010-2024
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 12/05/2023
- Acceptance Mailing: 3/21/2024