

BIRD LAWN

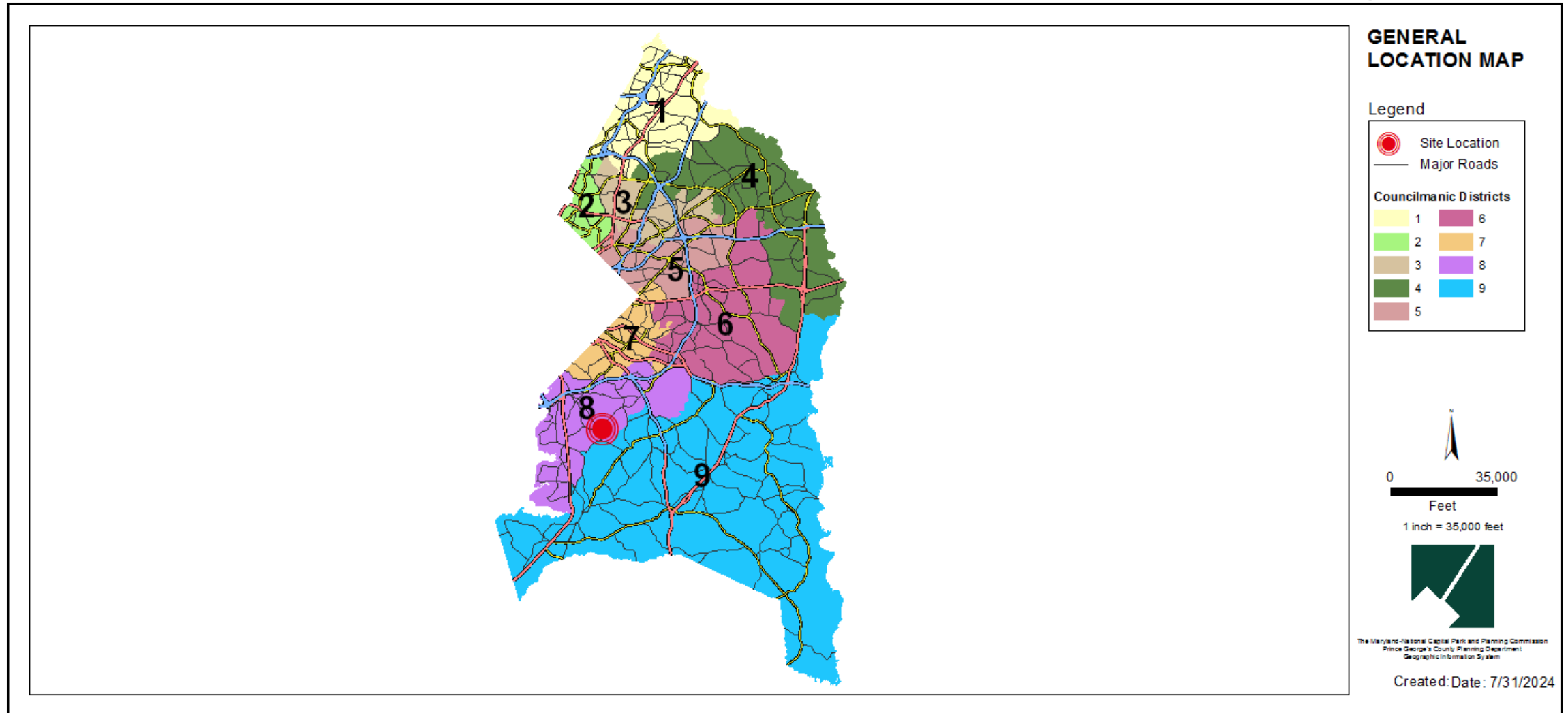
Preliminary Plan of Subdivision
Type 1 Tree Conservation Plan TCP1-026-2024
Staff Recommendation: APPROVAL with conditions



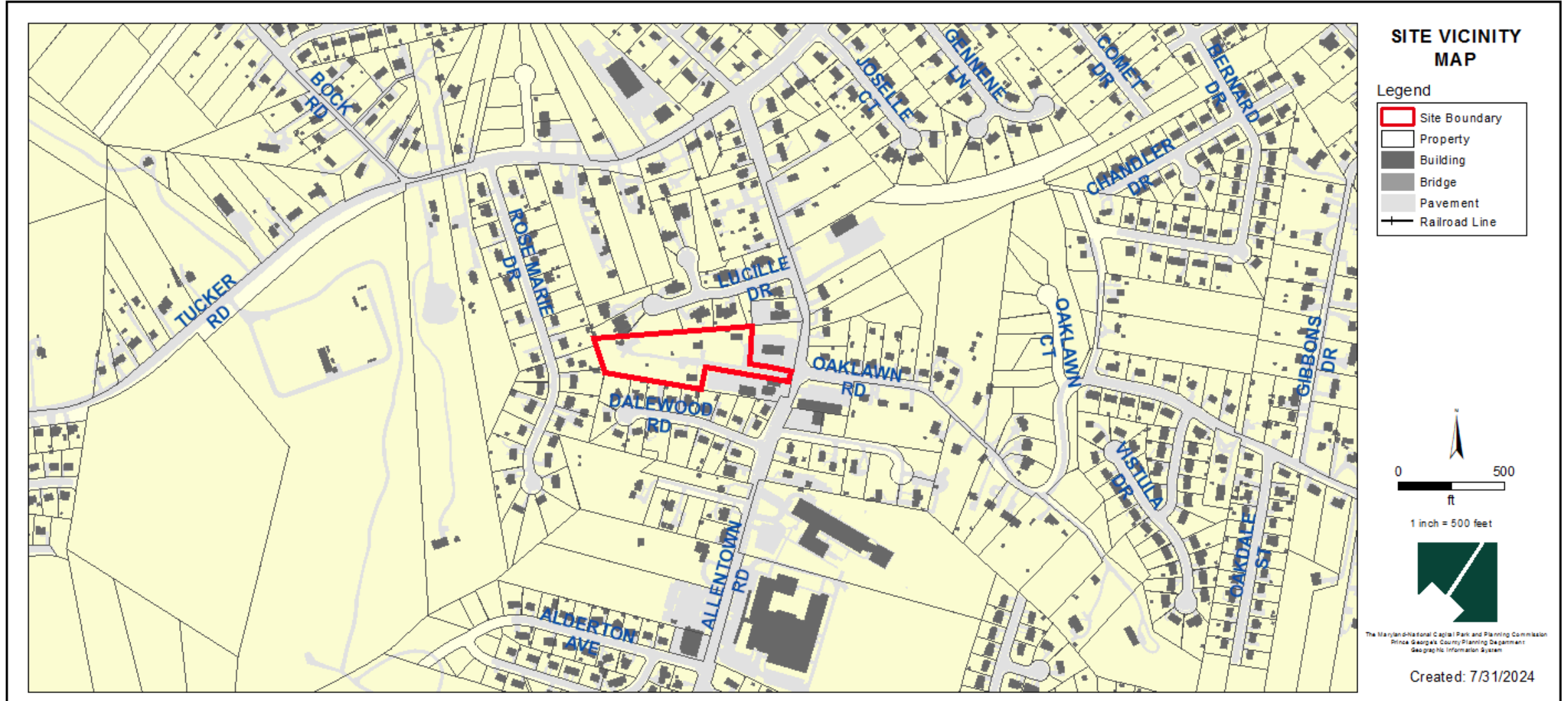
GENERAL LOCATION MAP

Council District: 08

Planning Area: 76B



SITE VICINITY MAP

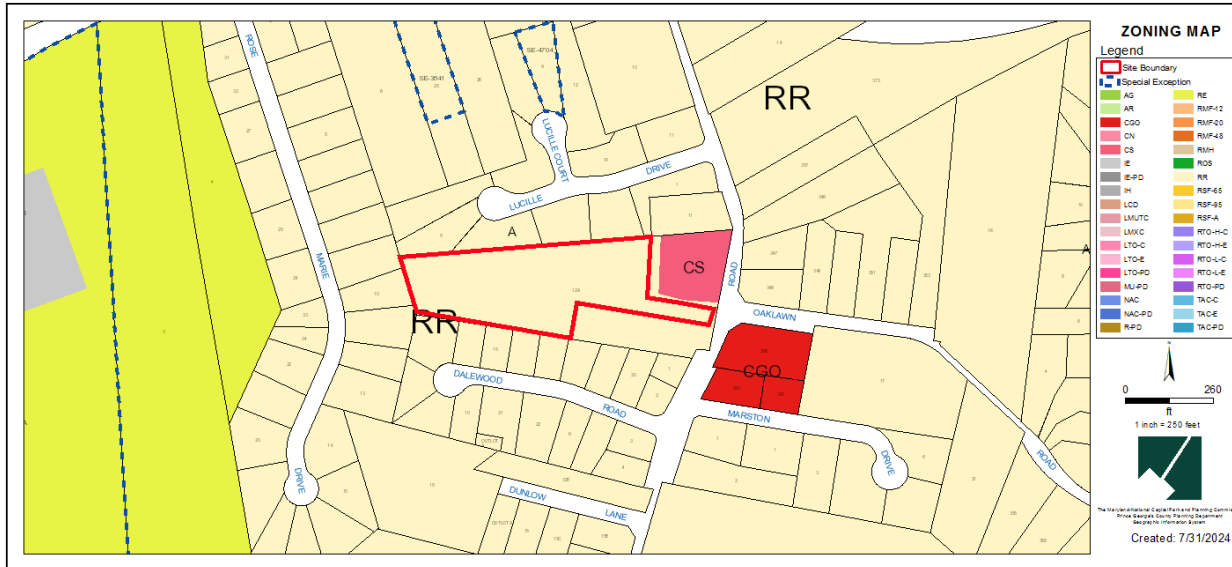


ZONING MAP (CURRENT & PRIOR)

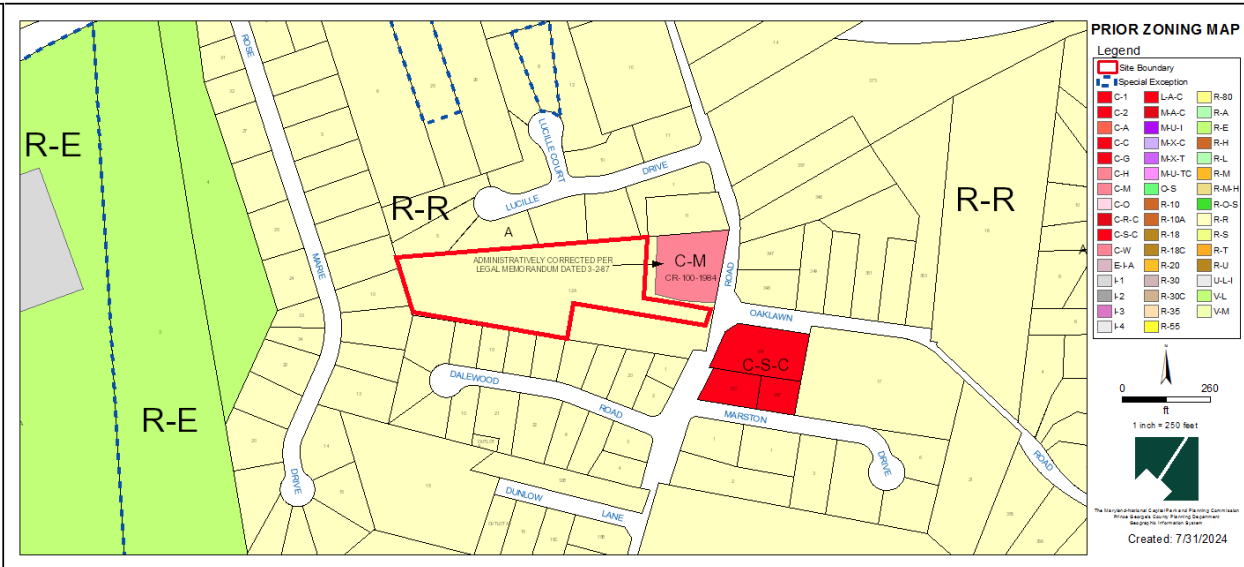
Current Property Zone: RR

Prior Property Zone: R-R

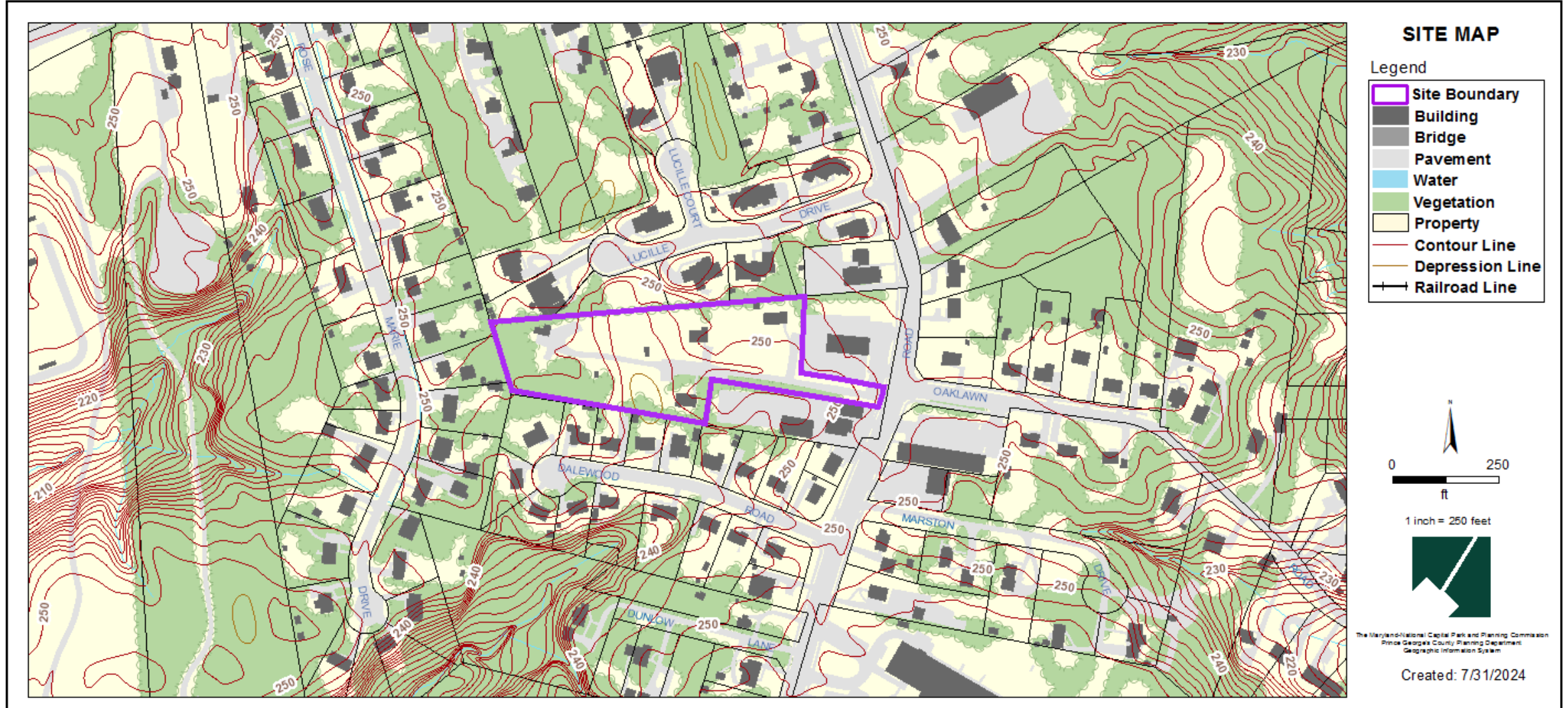
Current Zoning: RR



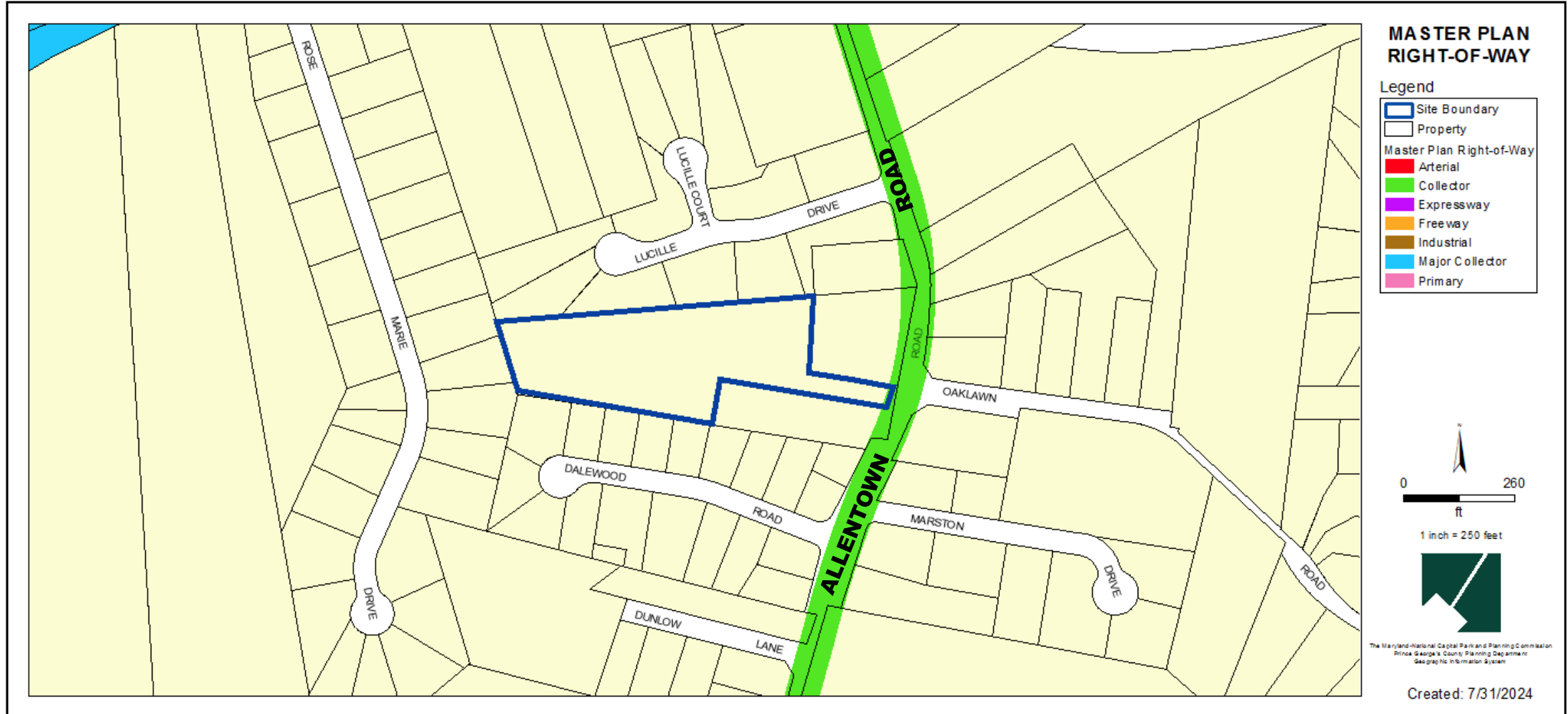
Prior Zoning: R-R



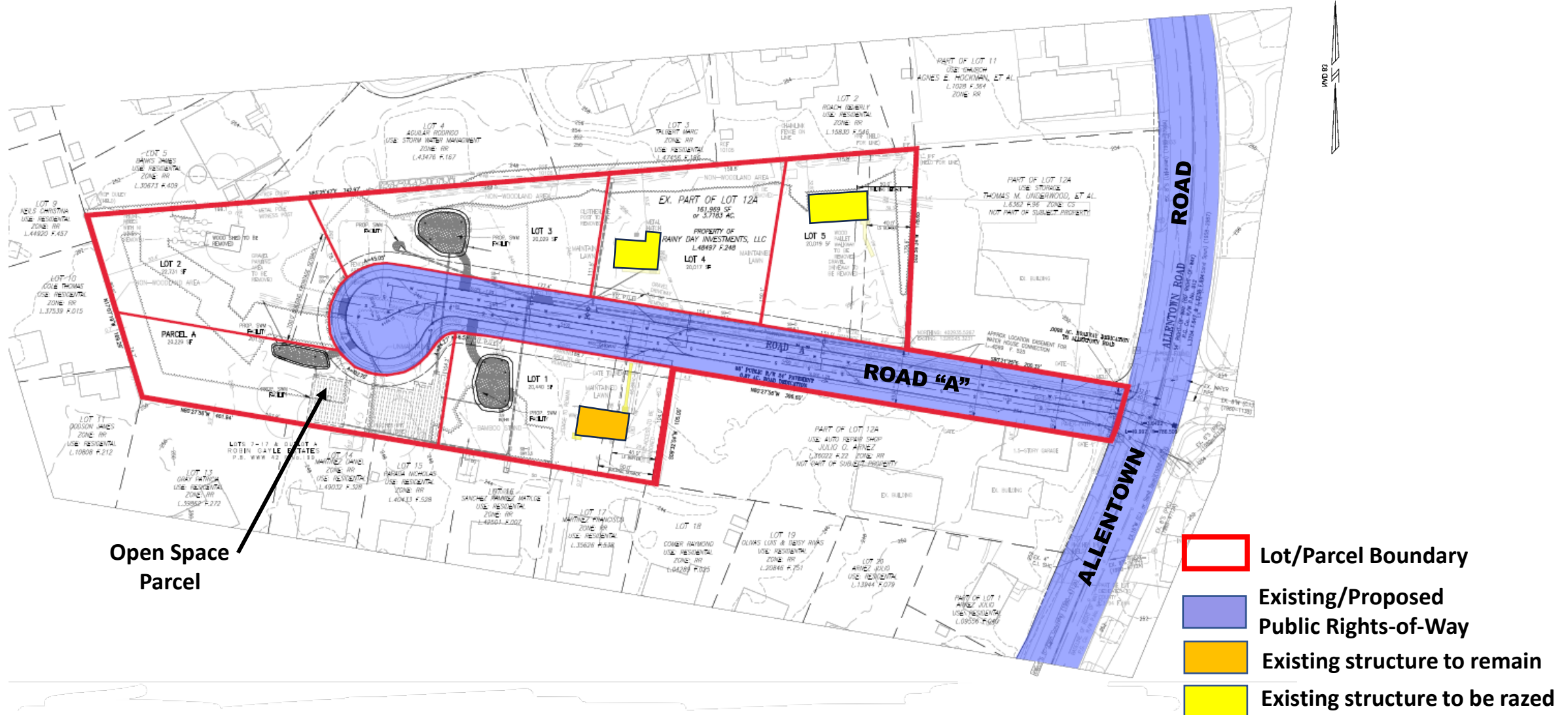
SITE MAP



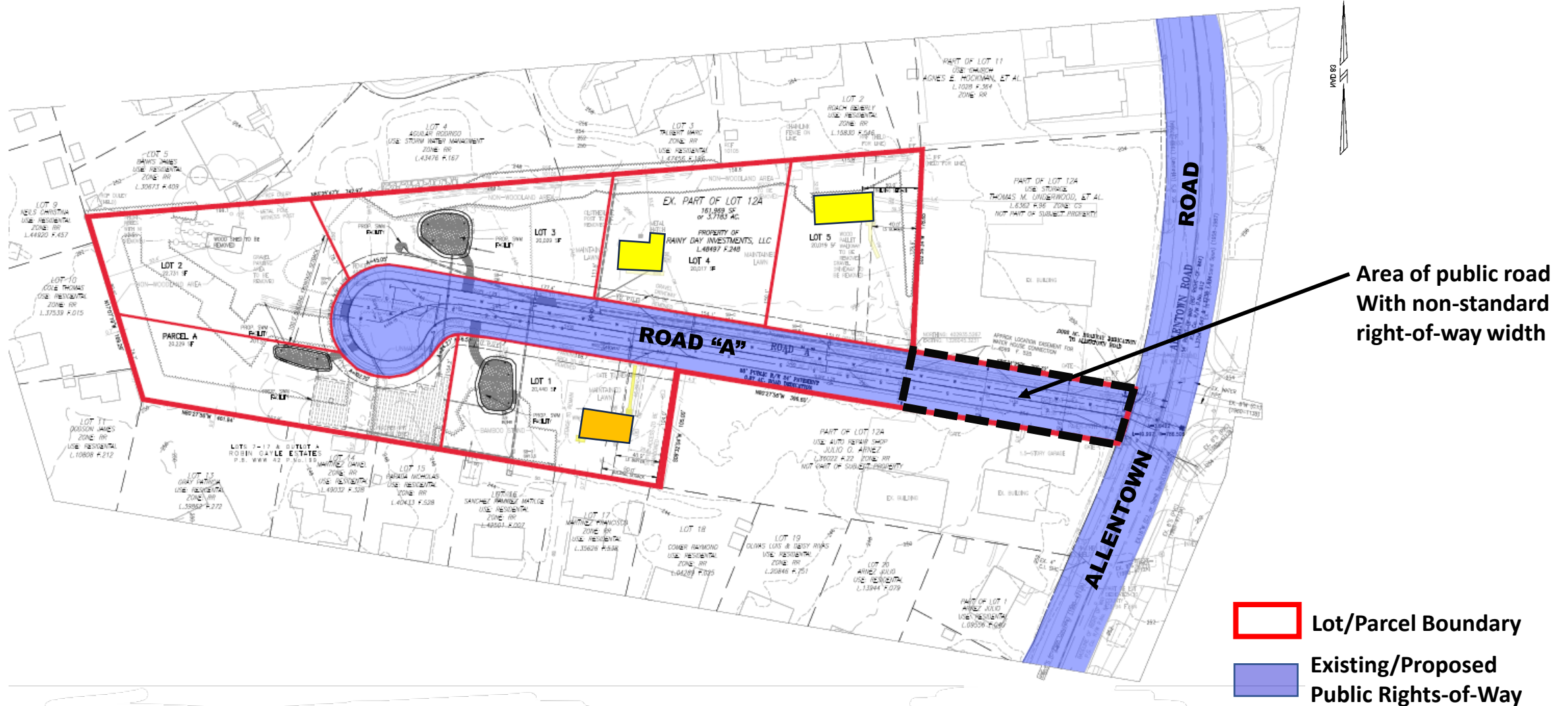
MASTER PLAN RIGHT-OF-WAY MAP



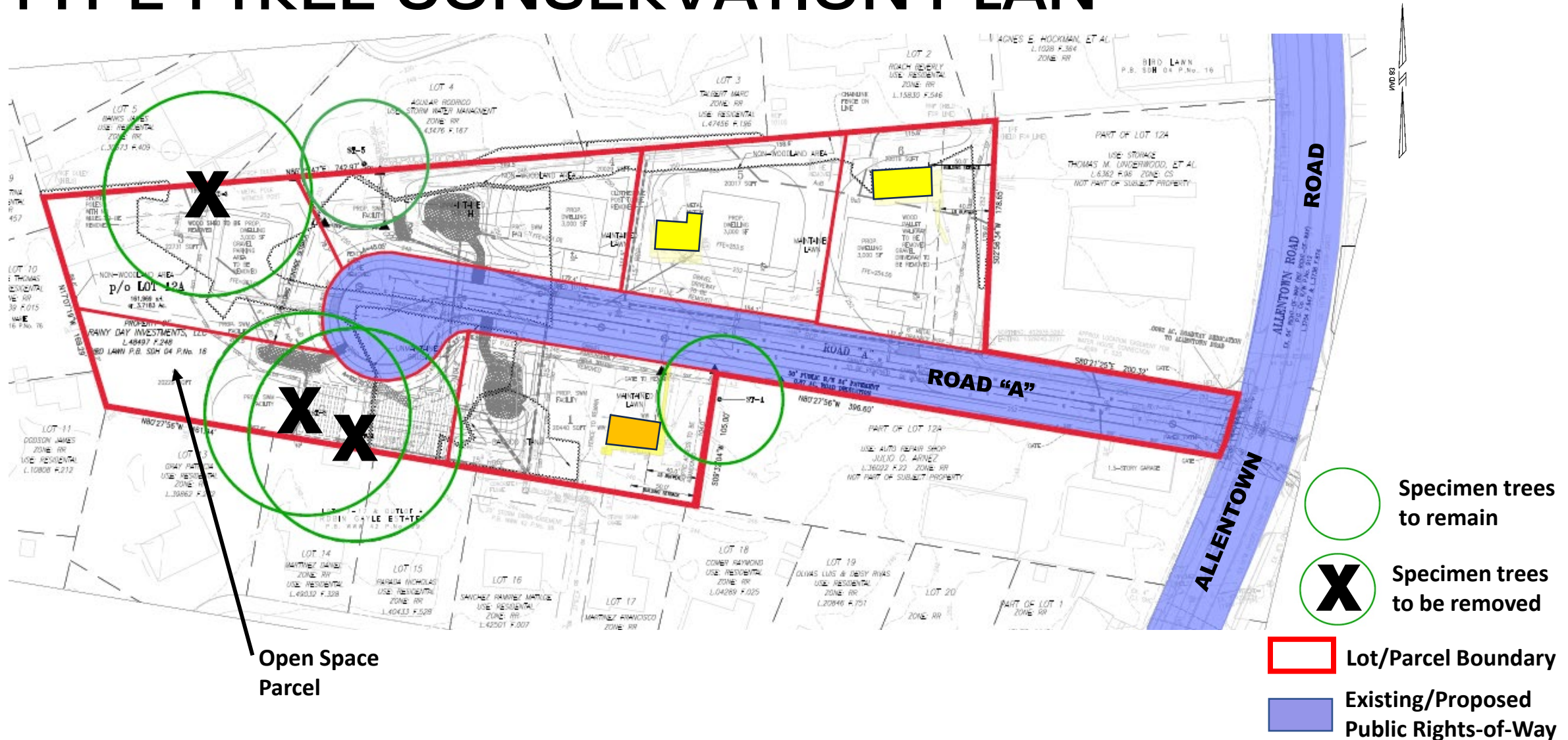
PRELIMINARY PLAN OF SUBDIVISION



VARIATION FROM SECTION 24-123(a)(5)



TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-24002
- Type 1 Tree Conservation Plan TCP1-026-2024
- Variation from Section 24-123(a)(5)
- Variance from Section 25-122(b)(1)(G)
- Variance from Section 25-121(c)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/21/2024
- Acceptance Mailing: 04/15/2024