

# MELFORD TOWNS

Preliminary Plan of Subdivision

TCPI-044-98-06

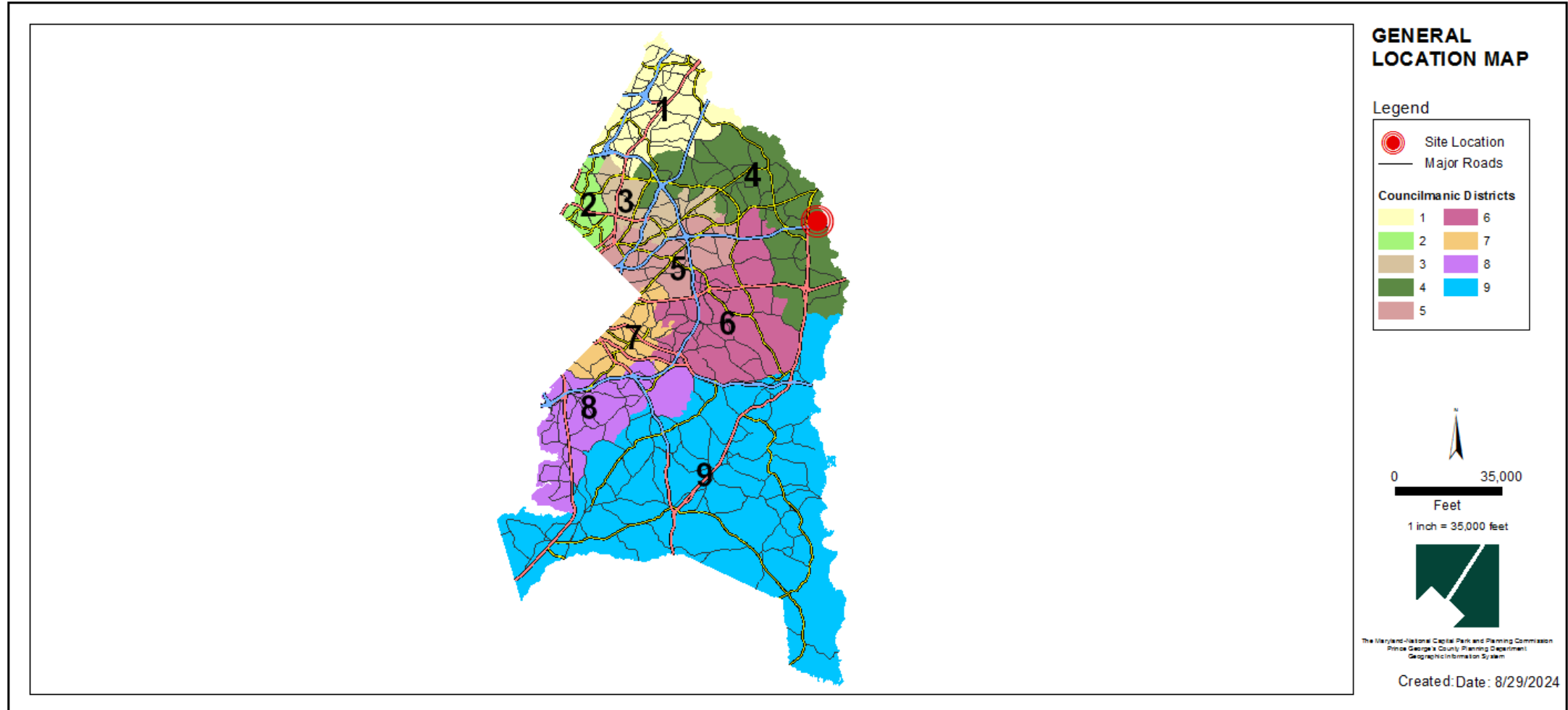
Staff Recommendation: APPROVAL with conditions



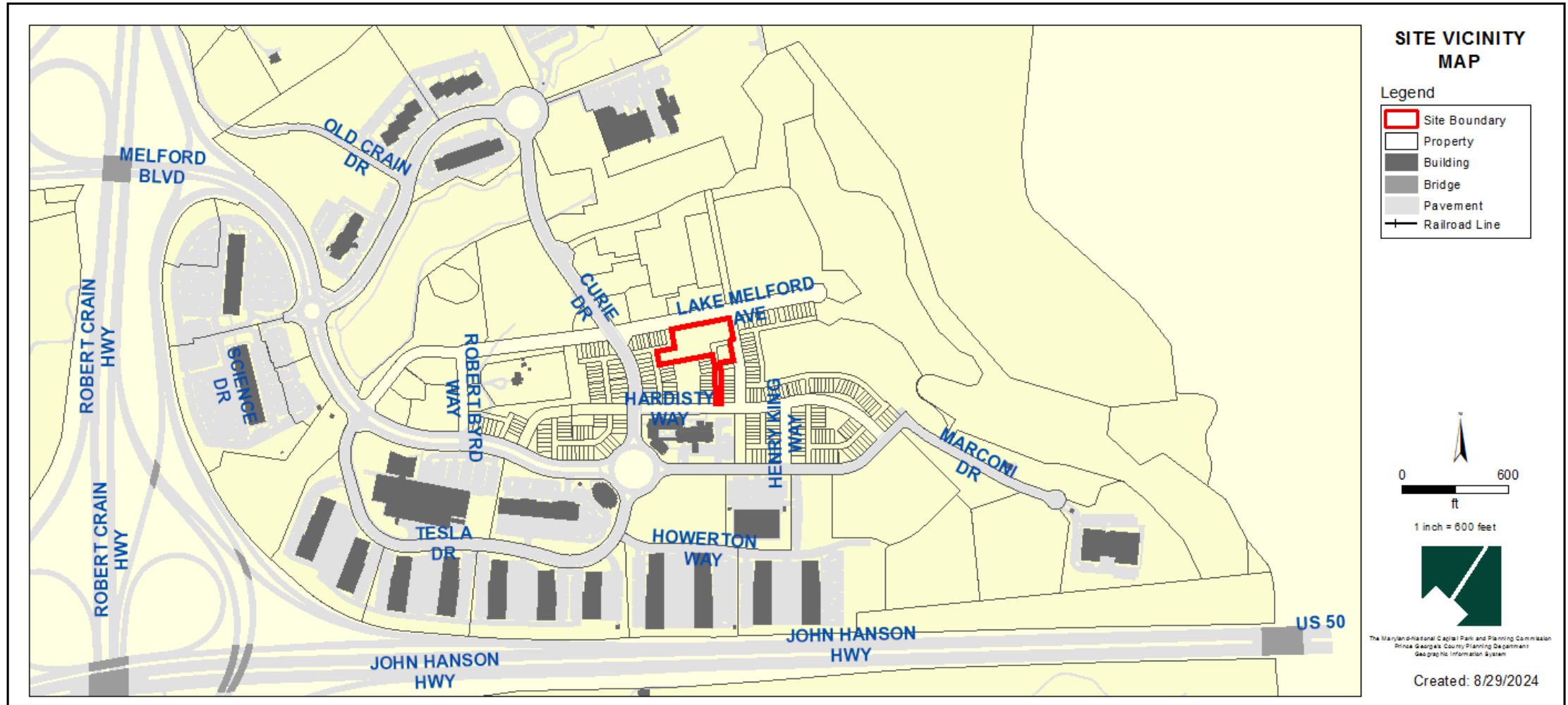
# GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B



# SITE VICINITY MAP



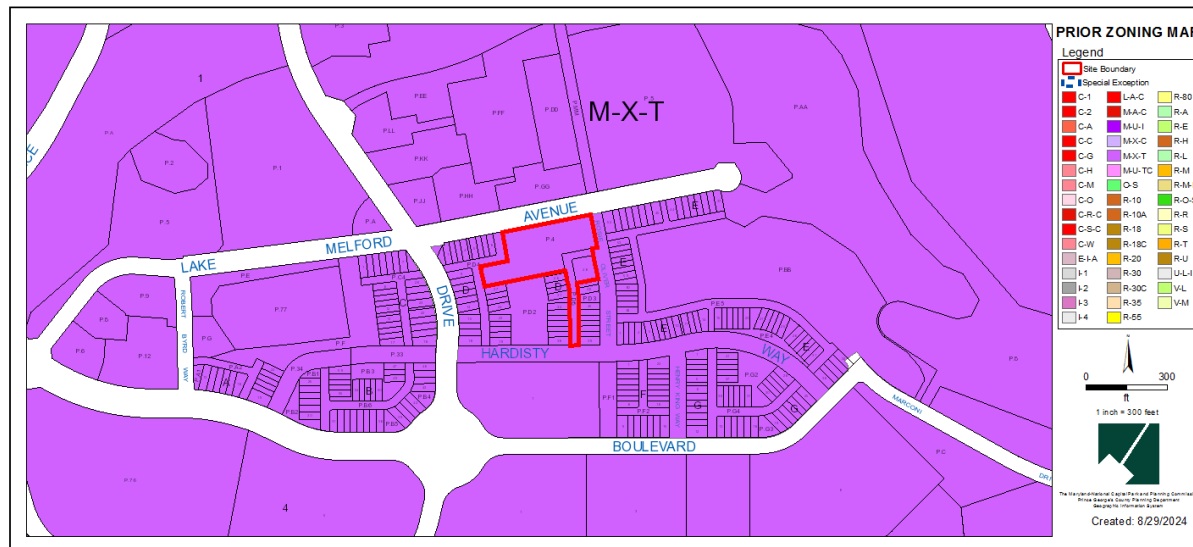


# ZONING MAP (PRIOR & CURRENT)

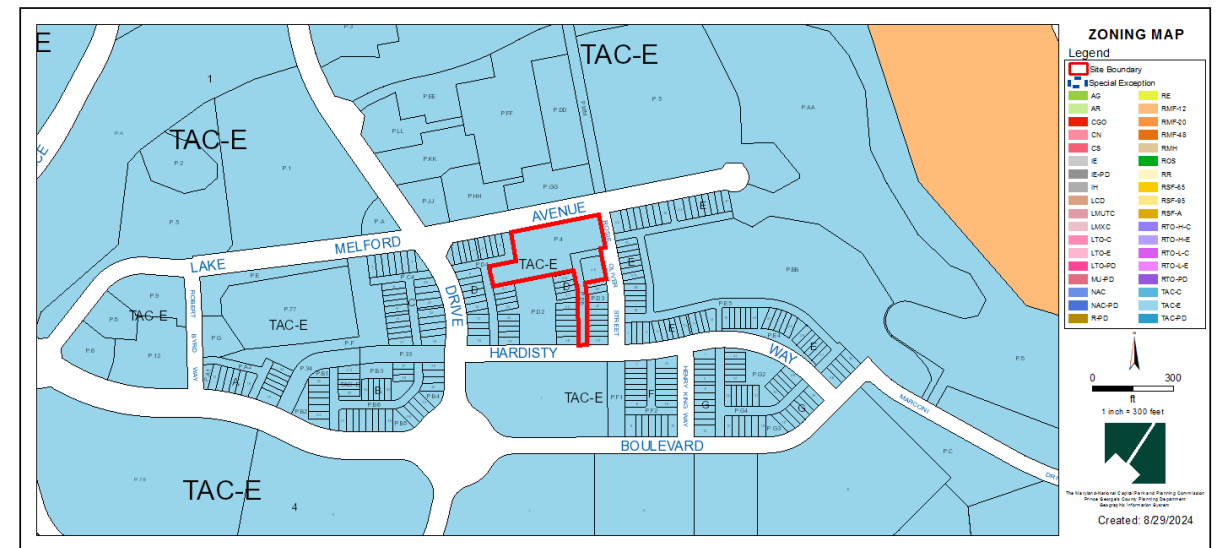
Current Property Zone: TAC-e

Prior Property Zone: M-X-T

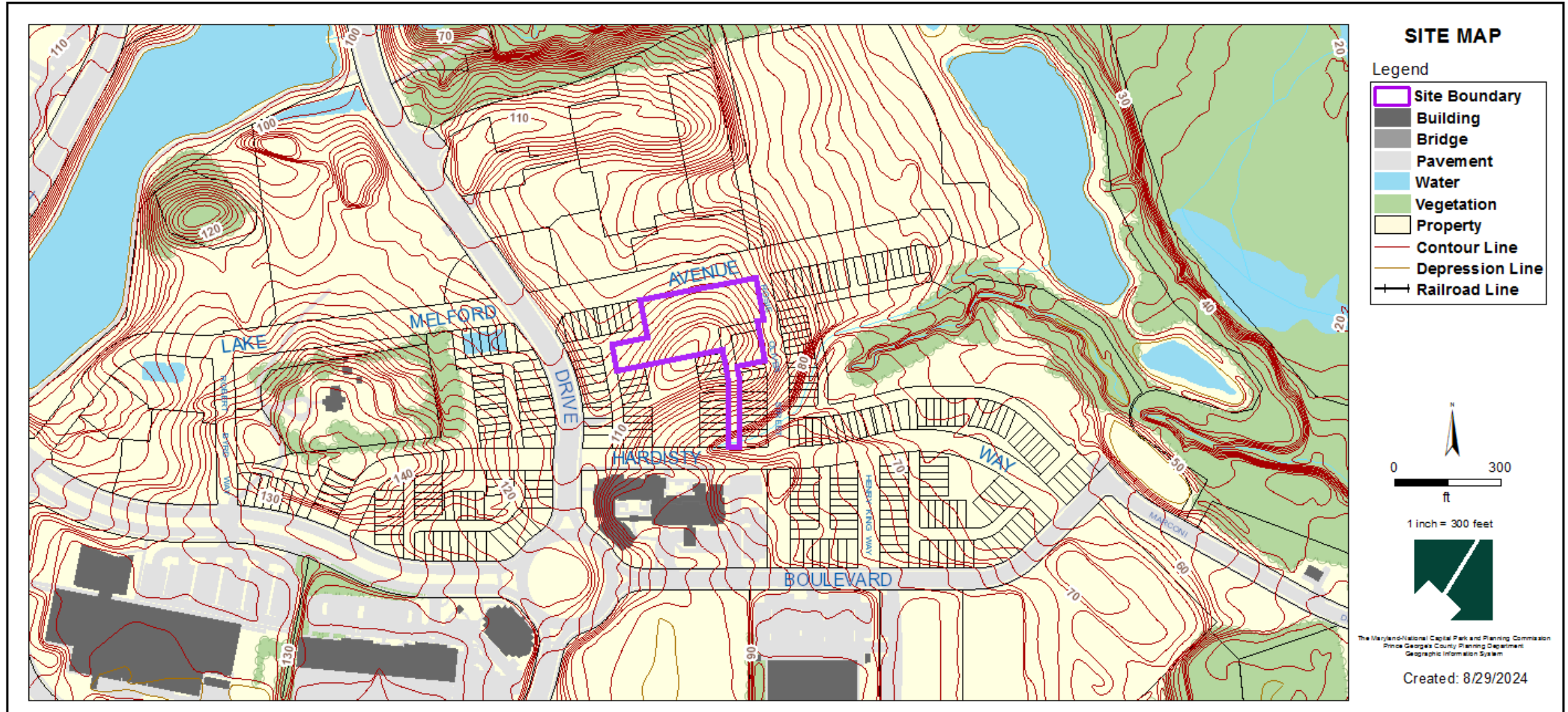
PRIOR ZONE: M-X-T



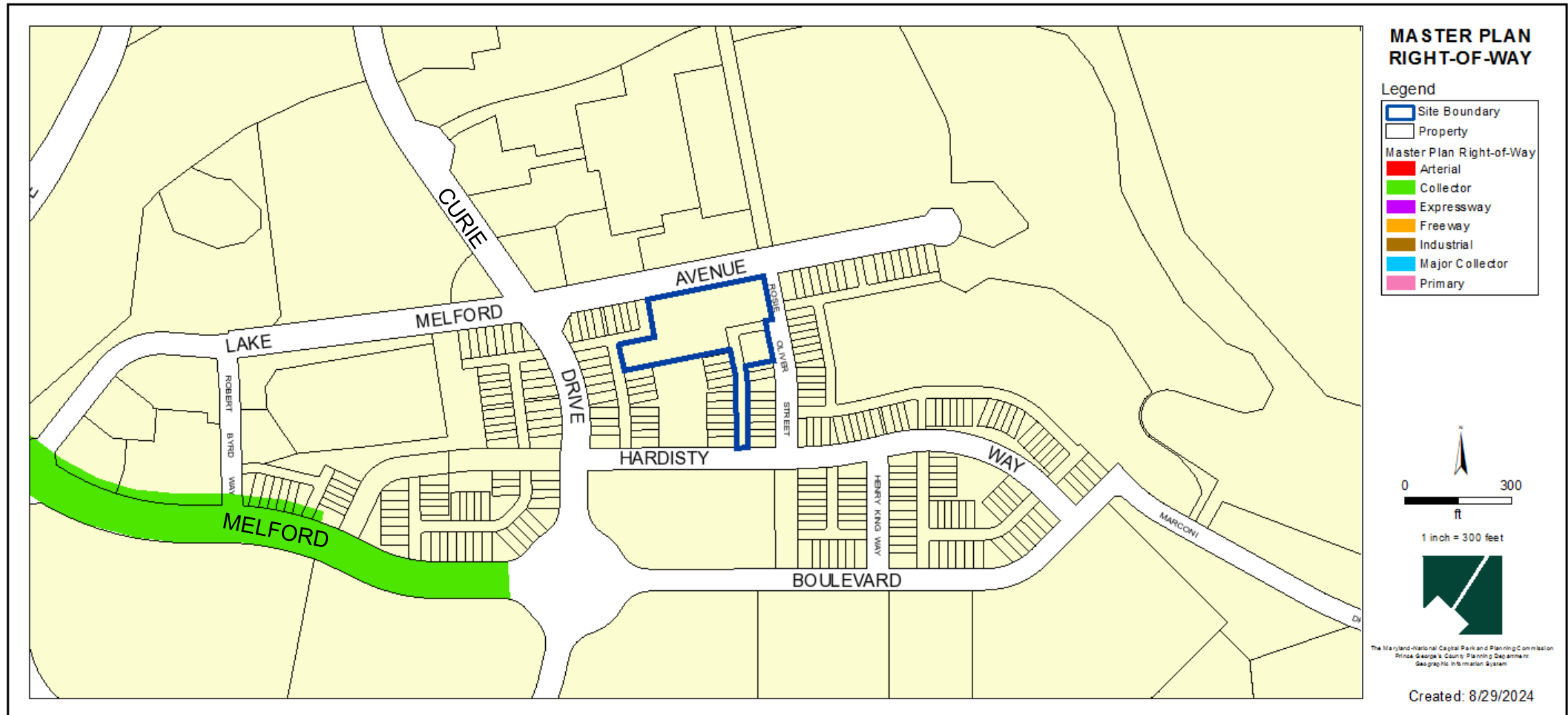
CURRENT ZONE: TAC-e



# SITE MAP

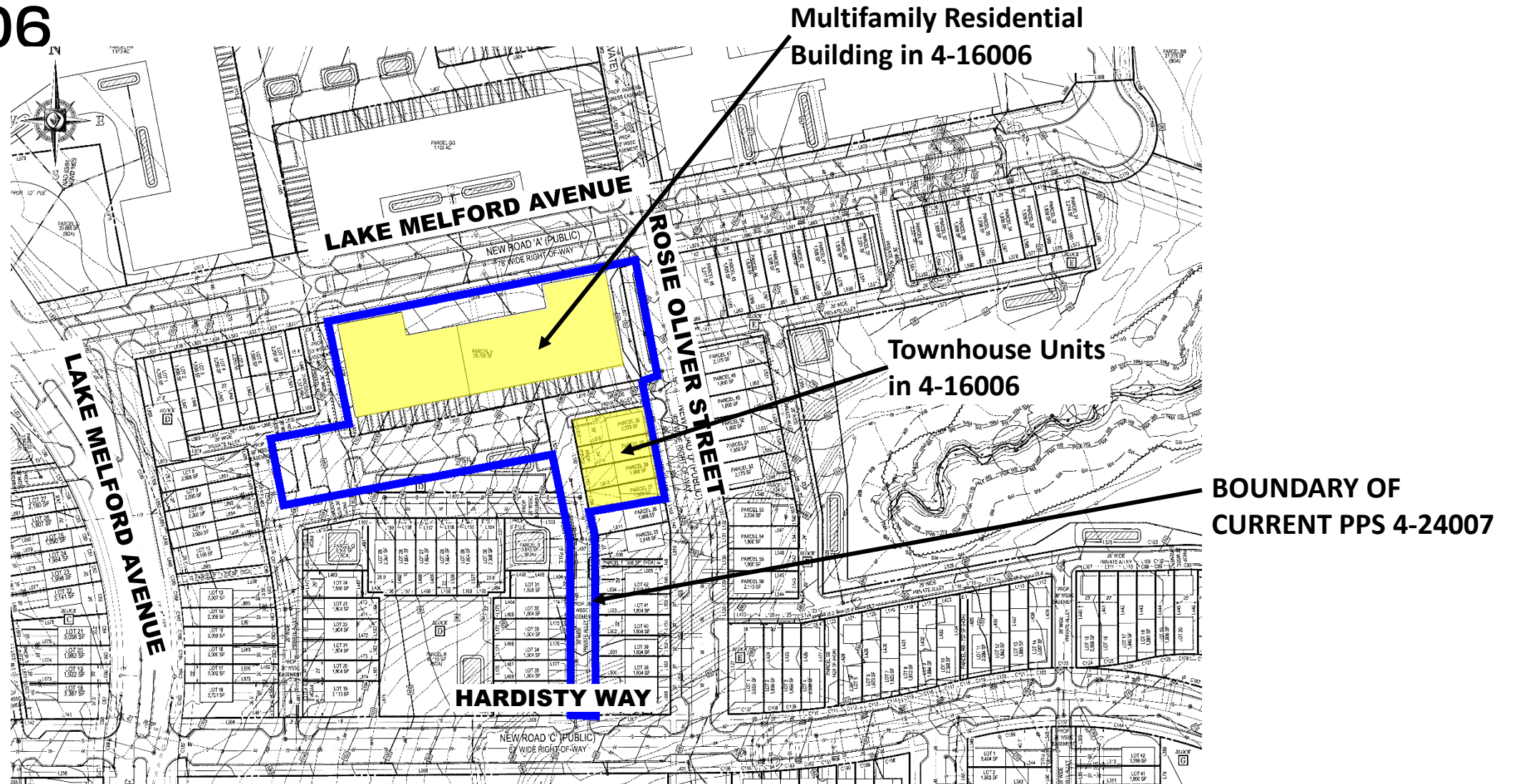


# MASTER PLAN RIGHT-OF-WAY MAP

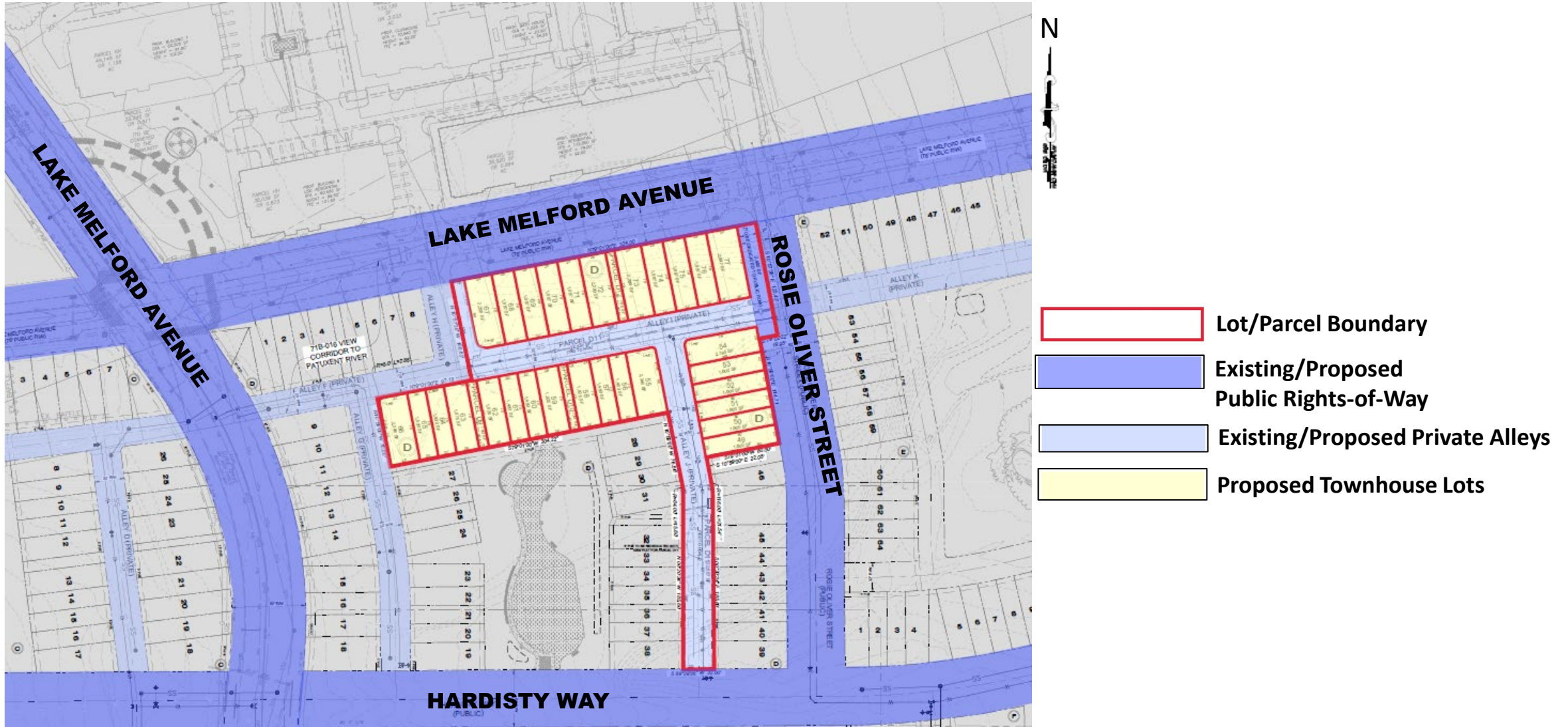




# PRIOR PRELIMINARY PLAN OF SUBDIVISION 4-16006

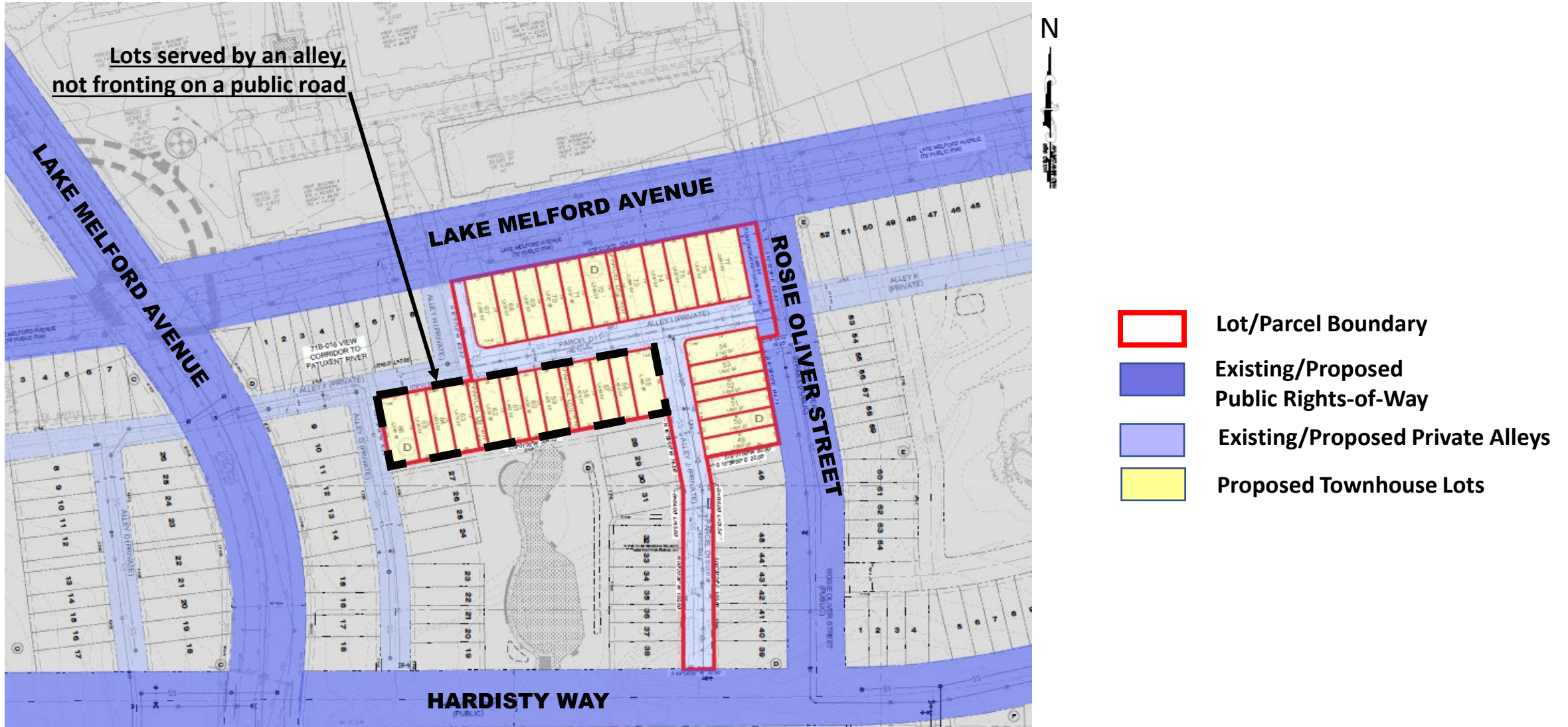


# PROPOSED PRELIMINARY PLAN OF

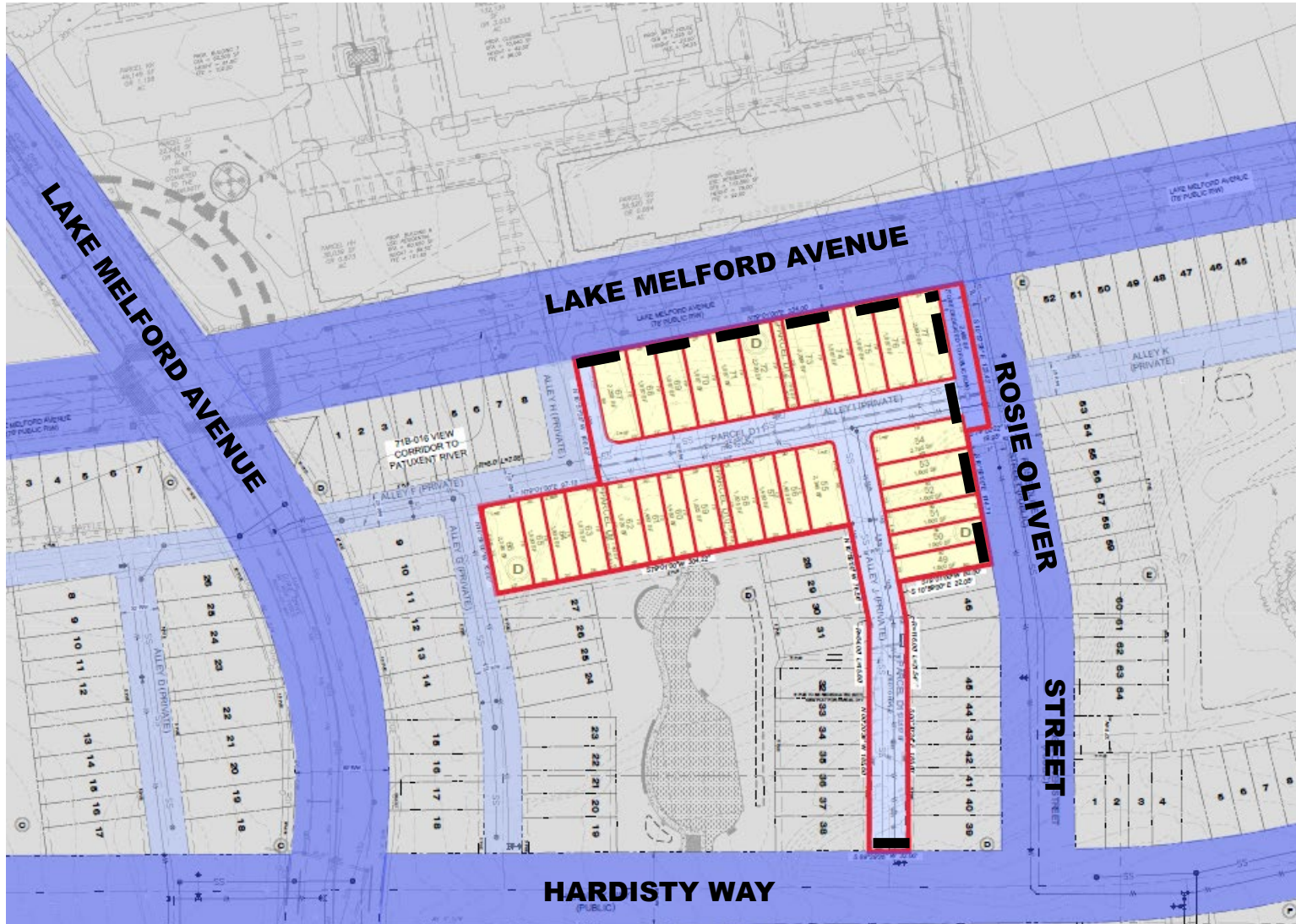









# Variation from Section 24-128(b)(7)(A)



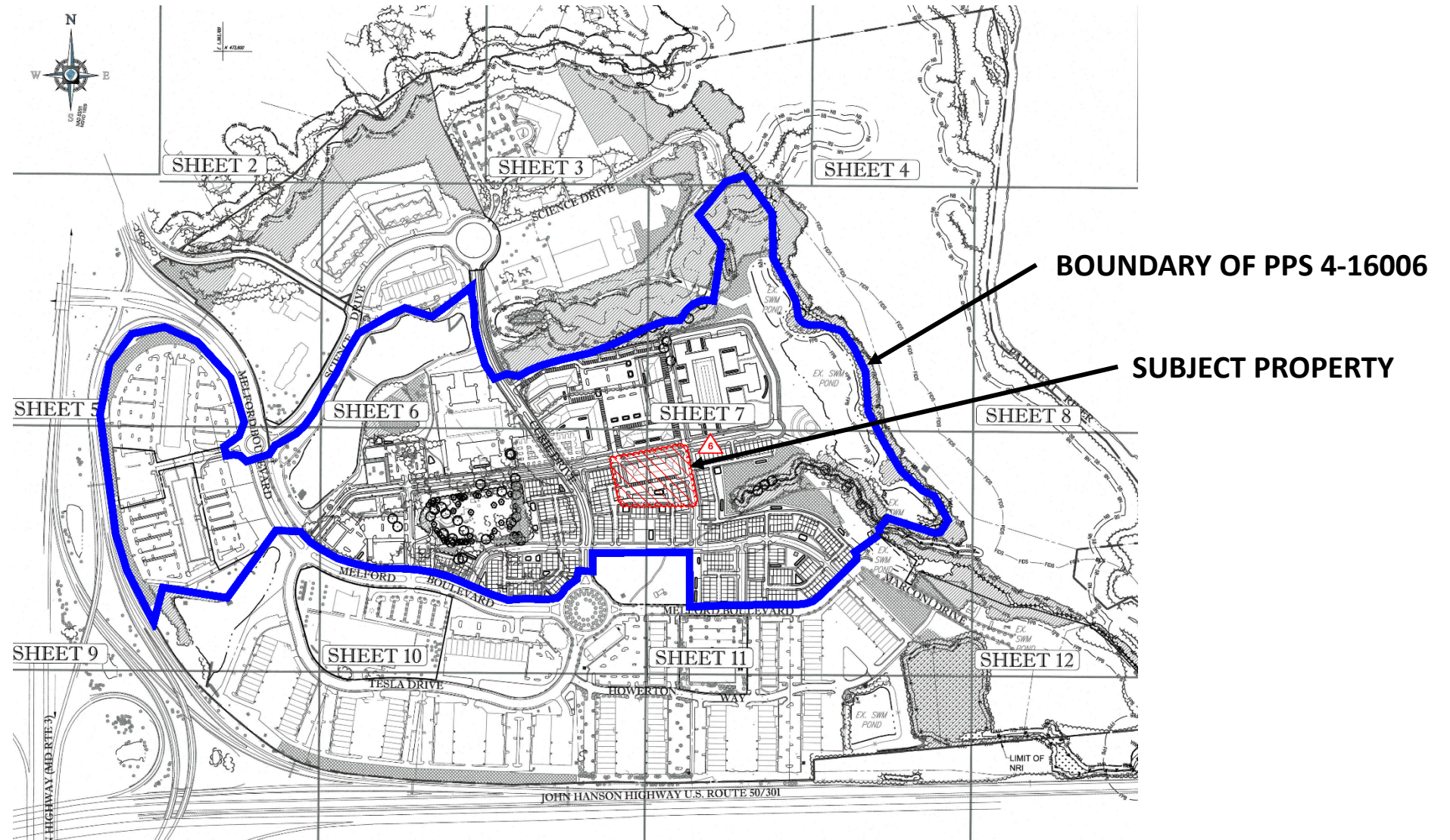
# Variation from Section 24-122(a)



-  Lot/Parcel Boundary
-  Existing/Proposed Public Rights-of-Way
-  Existing/Proposed Private Alleys
-  Proposed Townhouse Lots
-  Location of standard Public Utility Easement



# TYPE I TREE CONSERVATION PLAN





# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary Plan of Subdivision 4-24007
- Type 1 Tree Conservation Plan TCPI-044-98-06
- Variation from Section 24-128(b)(7)(A)
- Variation from Section 24-122(a)

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 3/1/24 & 4/24/2024
- Acceptance Mailing: 6/24/24