

HOLLY PLACE

Preliminary Plan of Subdivision

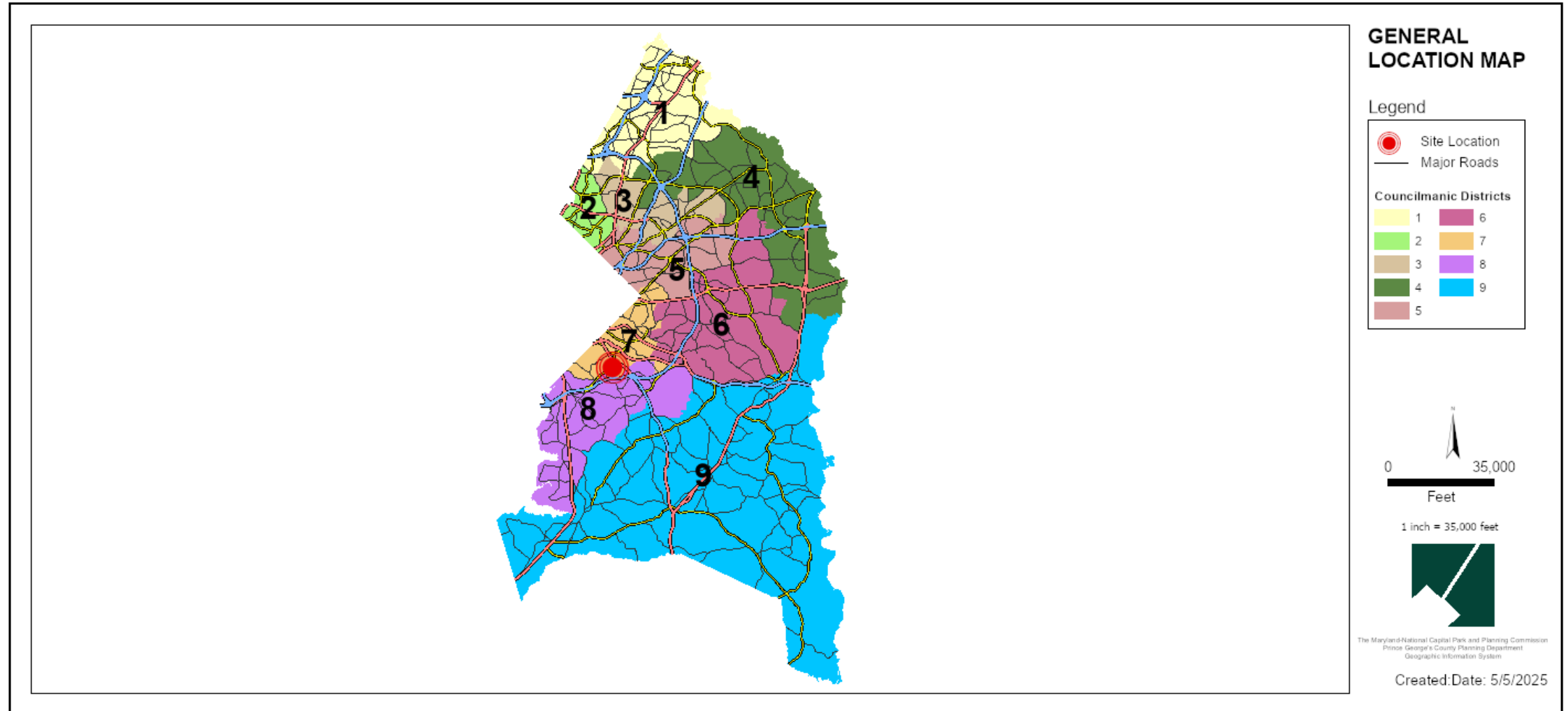
Type 1 Tree Conservation Plan TCP1-004-2025

Staff Recommendation: APPROVAL with conditions

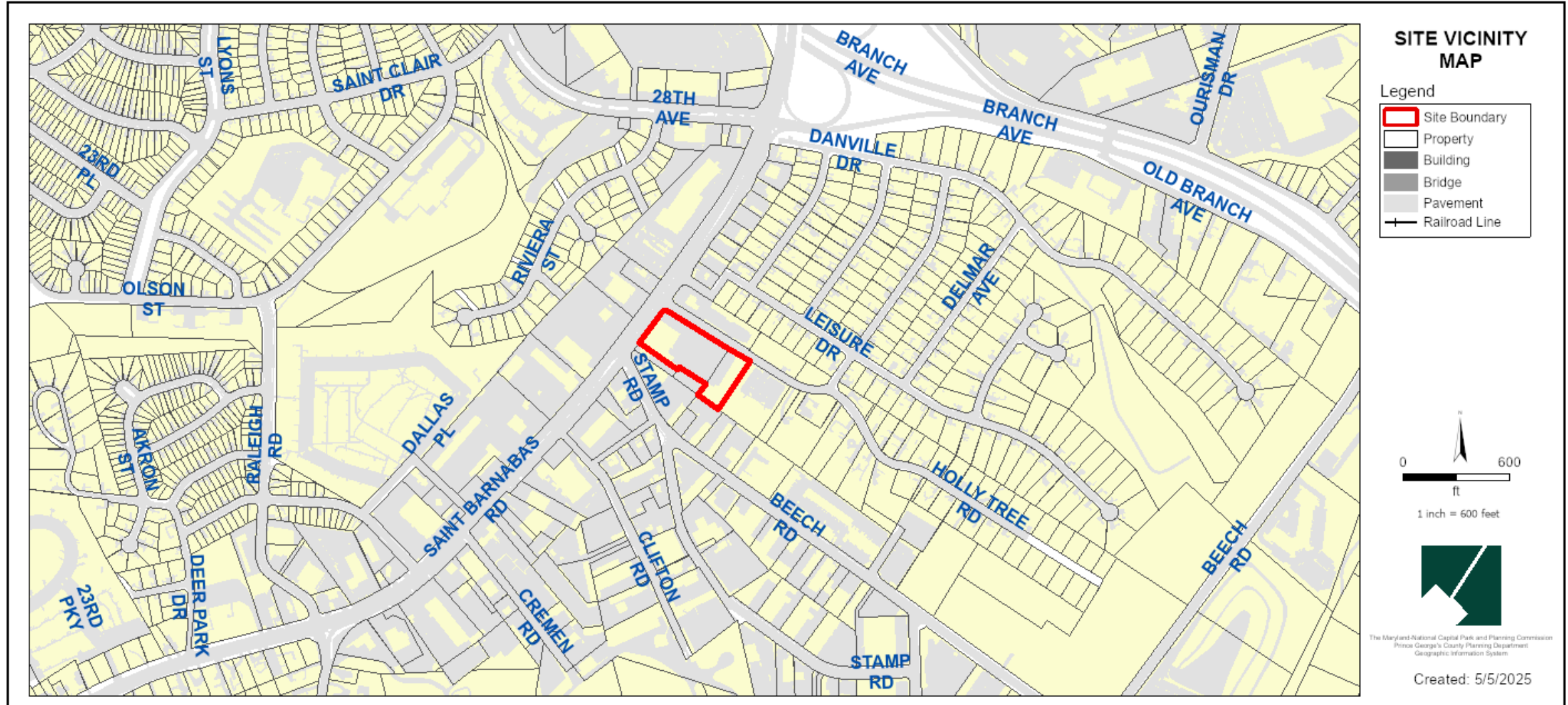


GENERAL LOCATION MAP

Council District: 7
Planning Area: 76A

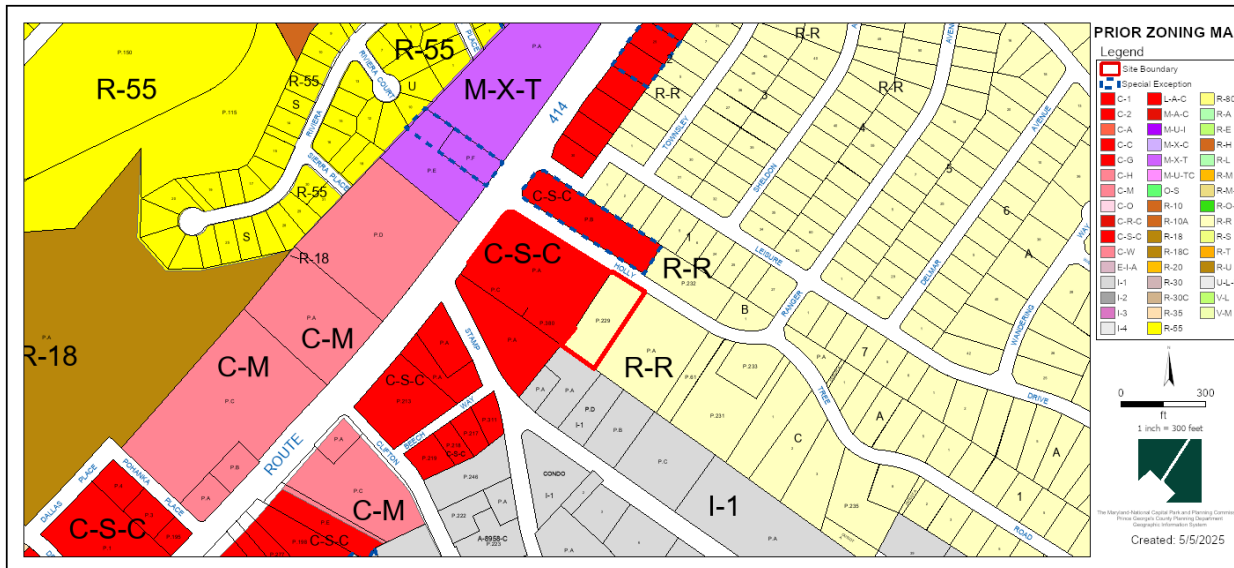


SITE VICINITY MAP

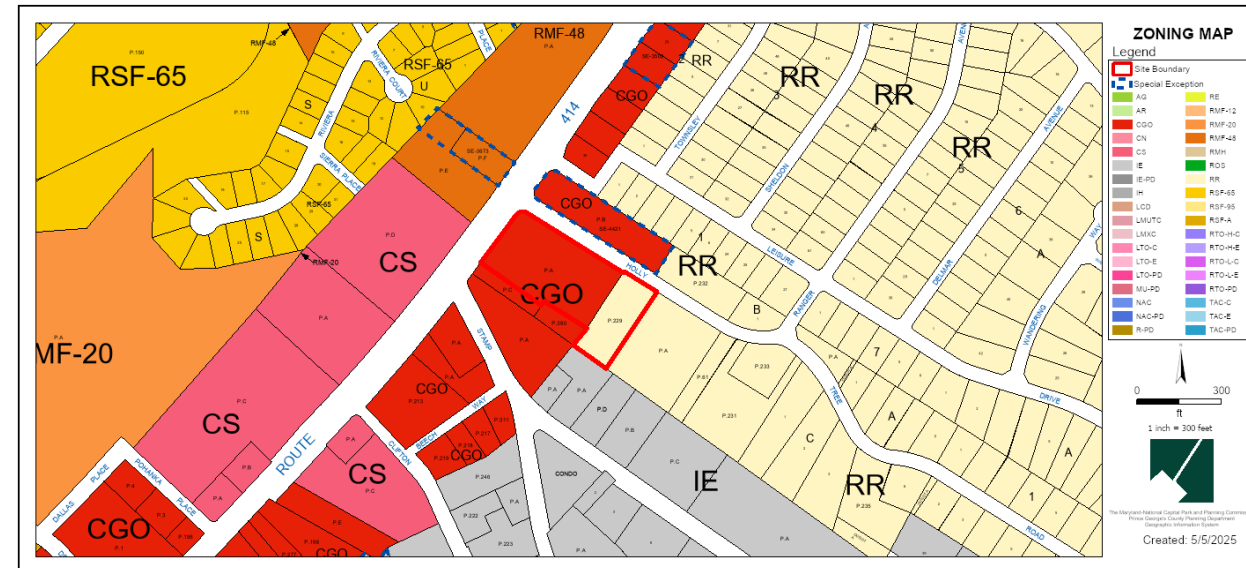


ZONING MAP (PRIOR AND CURRENT)

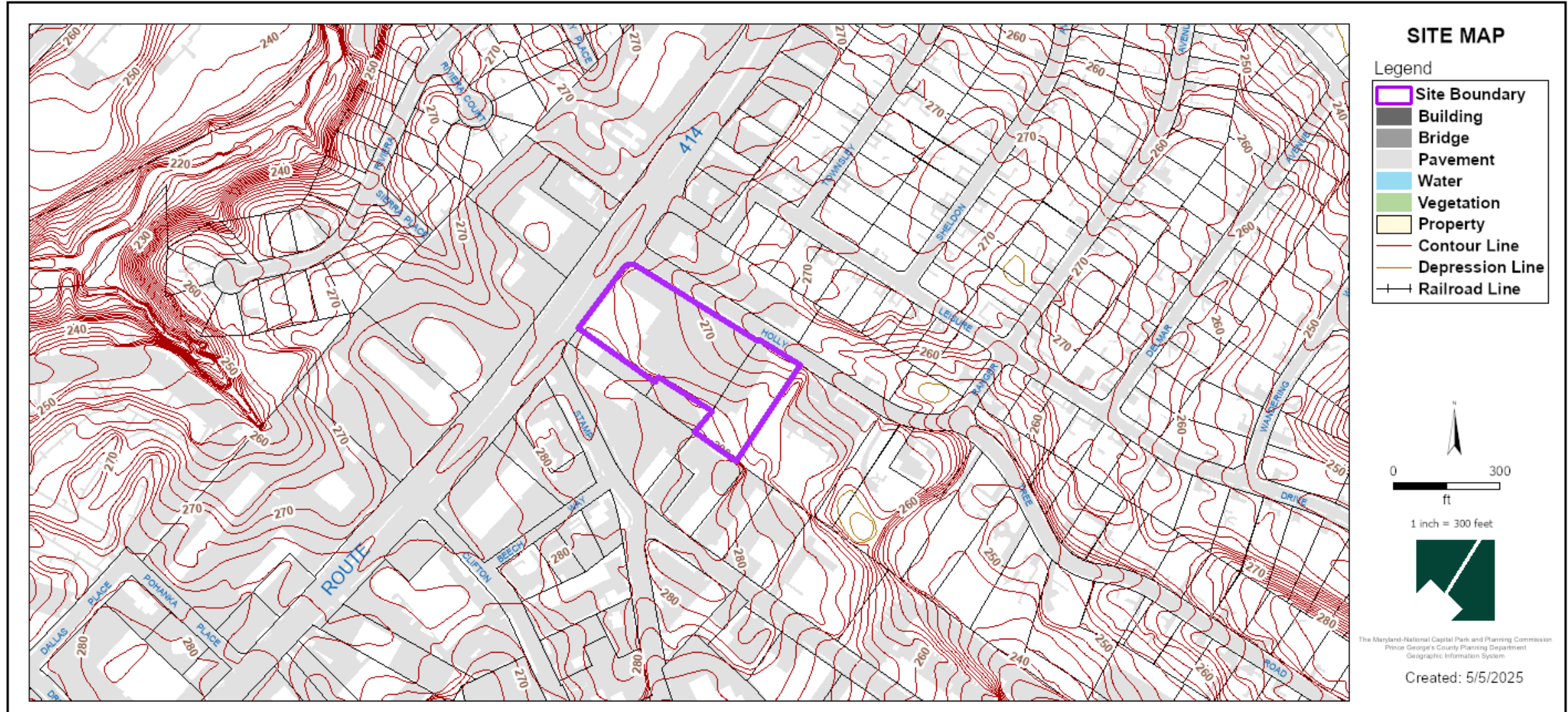
Prior Zoning Map: C-S-C/R-R



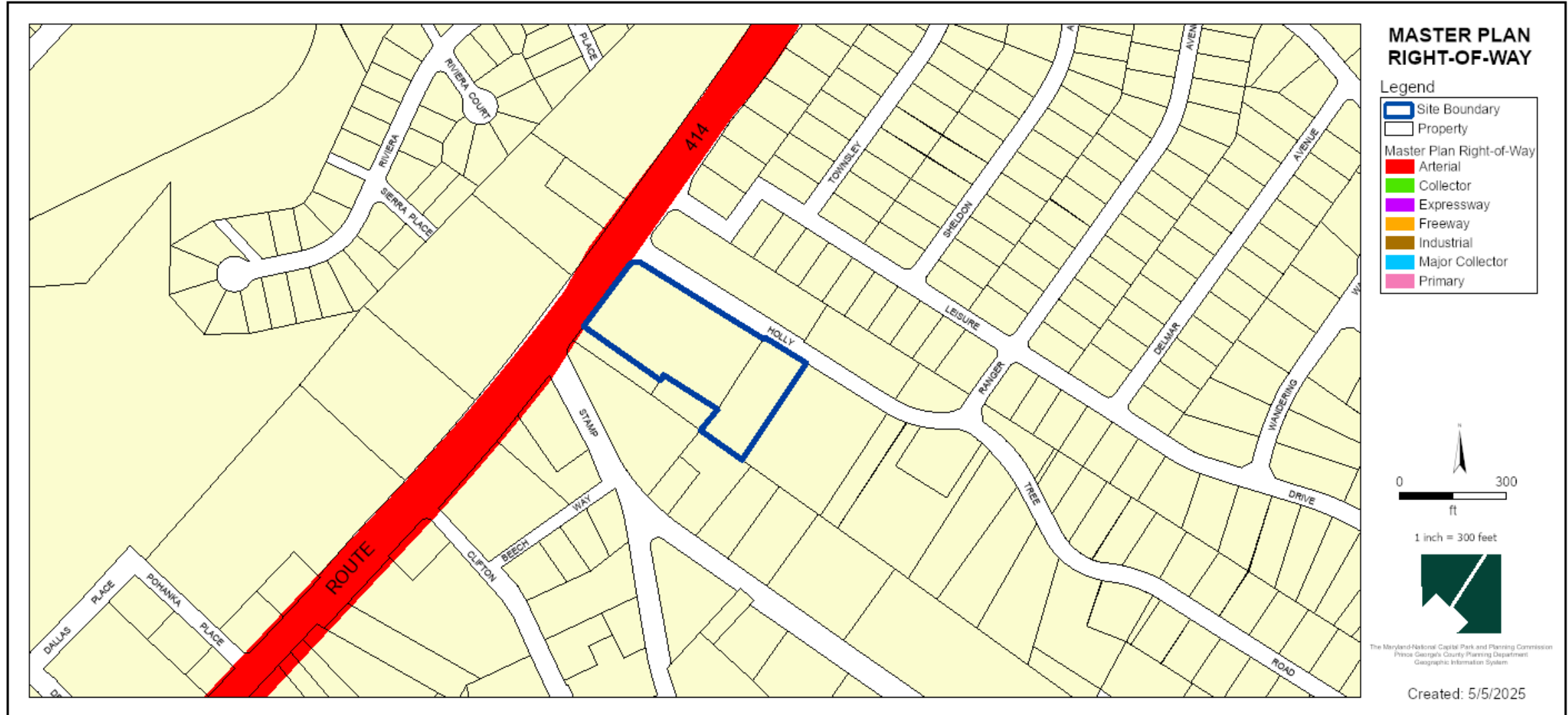
Current Zoning Map: CGO/RR



SITE MAP



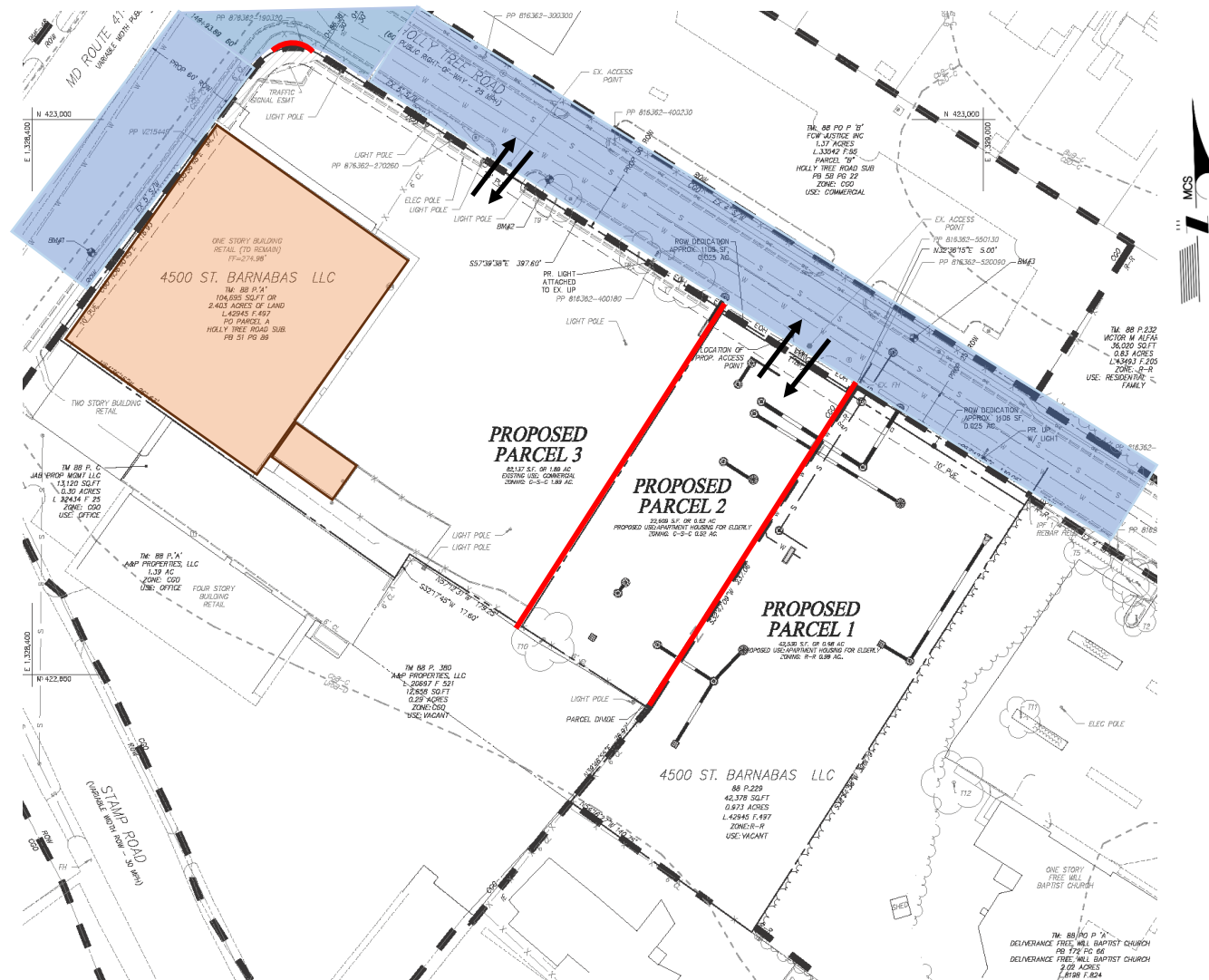
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



Property/Parcel Boundary



Existing public rights-of-way

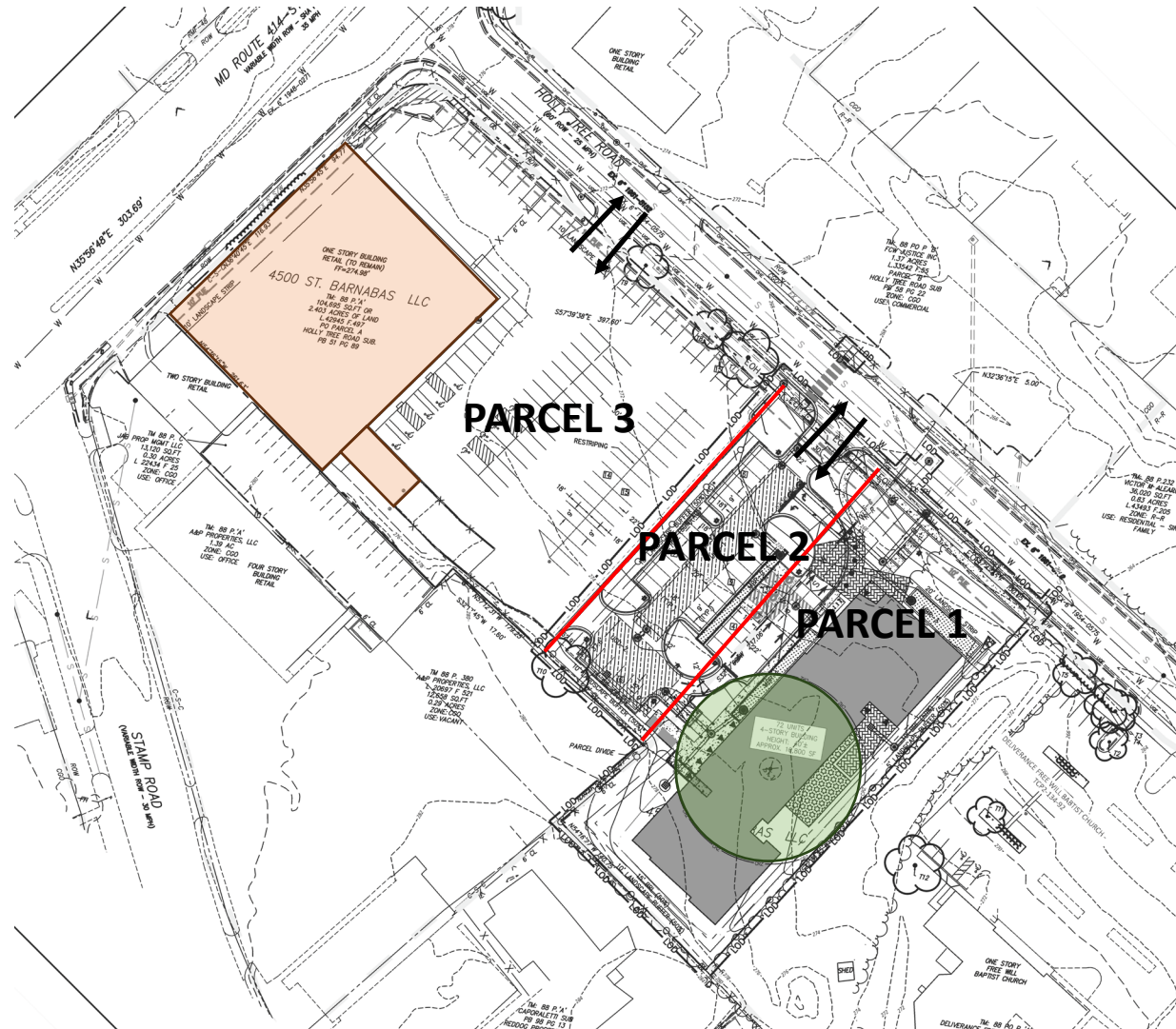


Access Points



Existing Structure

TYPE 1 TREE CONSERVATION PLAN



Property/Parcel Boundary



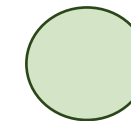
Existing public rights-of-way



Access Points



Existing Structure



Specimen tree
proposed for
removal

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-24019
- Type 1 Tree Conservation Plan TCP1-004-2025
- Variance to Section 25-121(c)(3)
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/07/2024
- Acceptance Mailing: 03/04/2025