

RITCHIE STATION MARKETPLACE

Preliminary Plan of Subdivision

TCPI-100-04-04

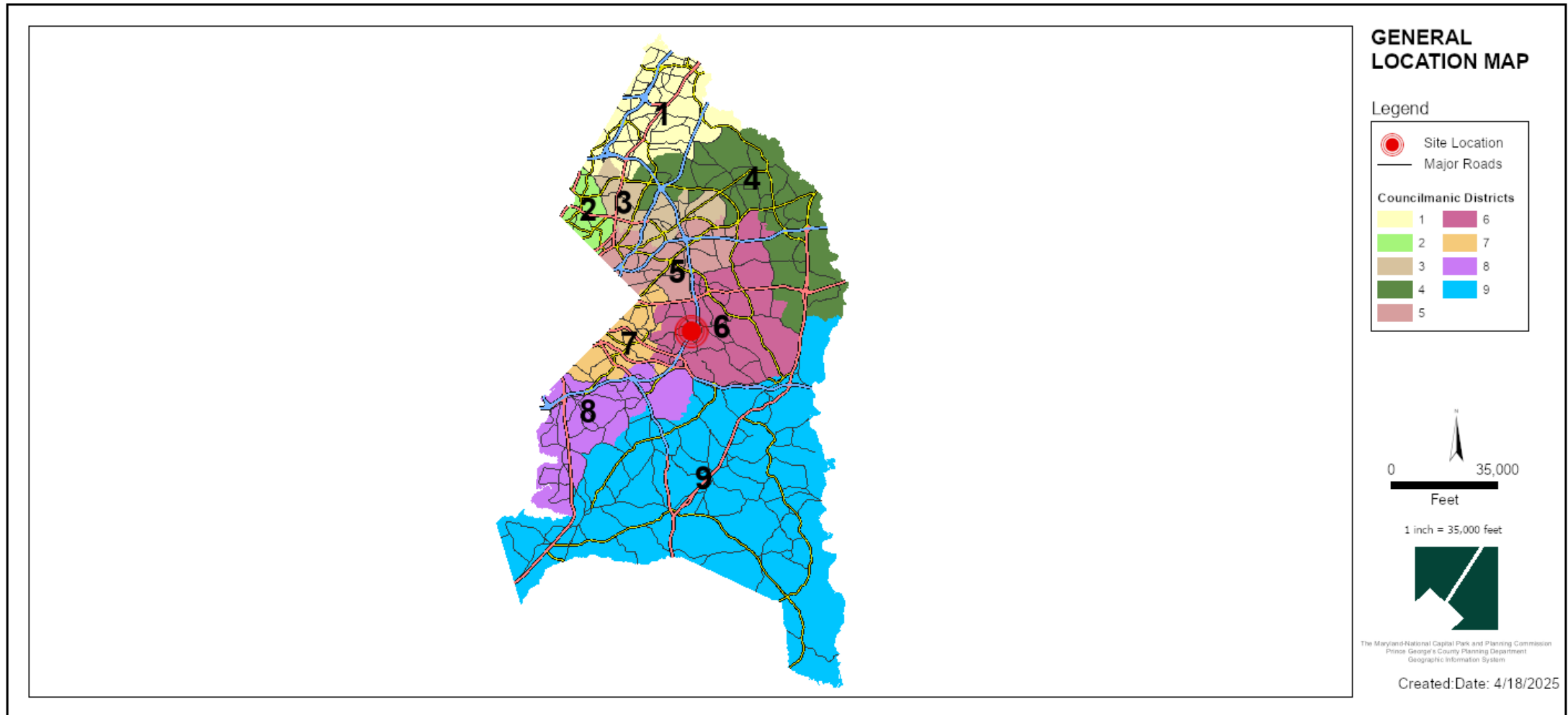
Staff Recommendation: APPROVAL with conditions



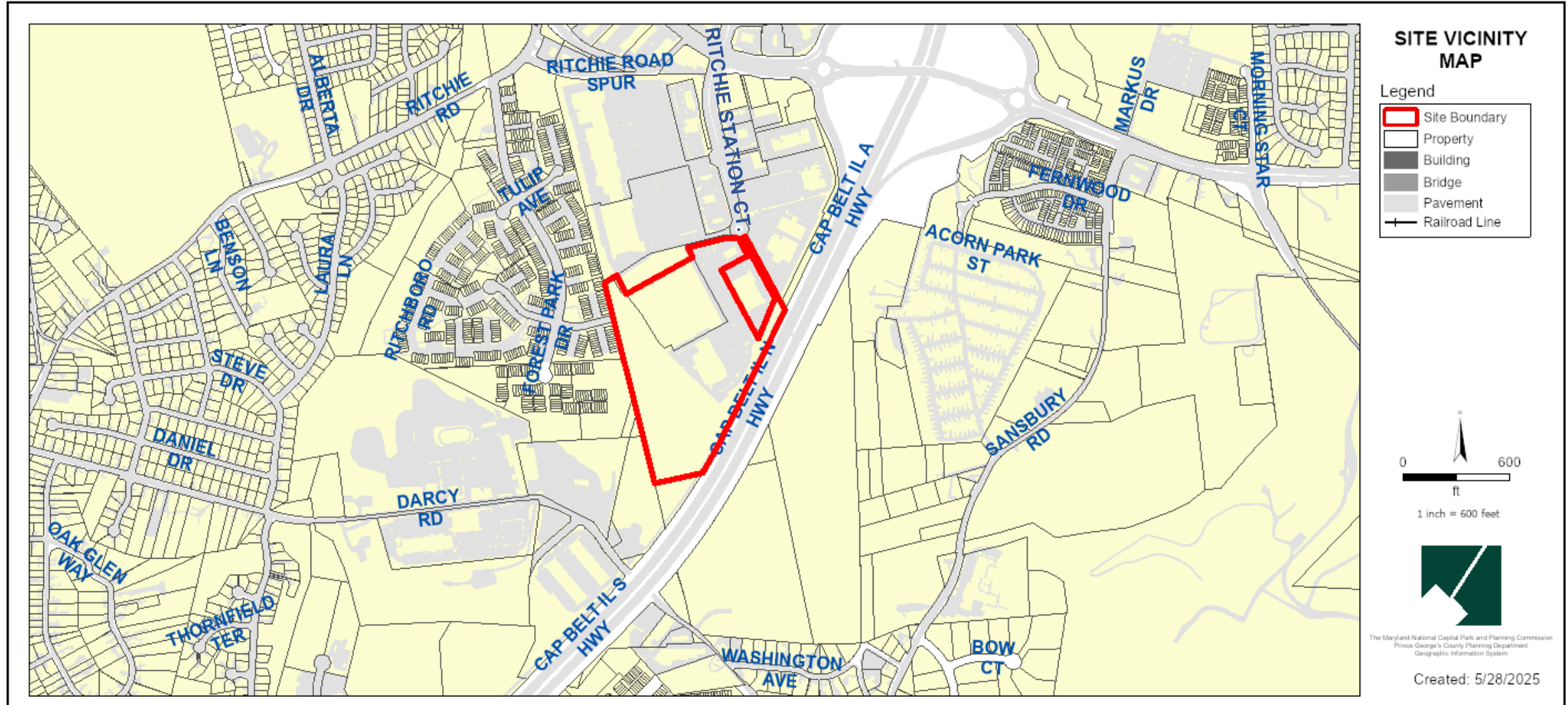
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A

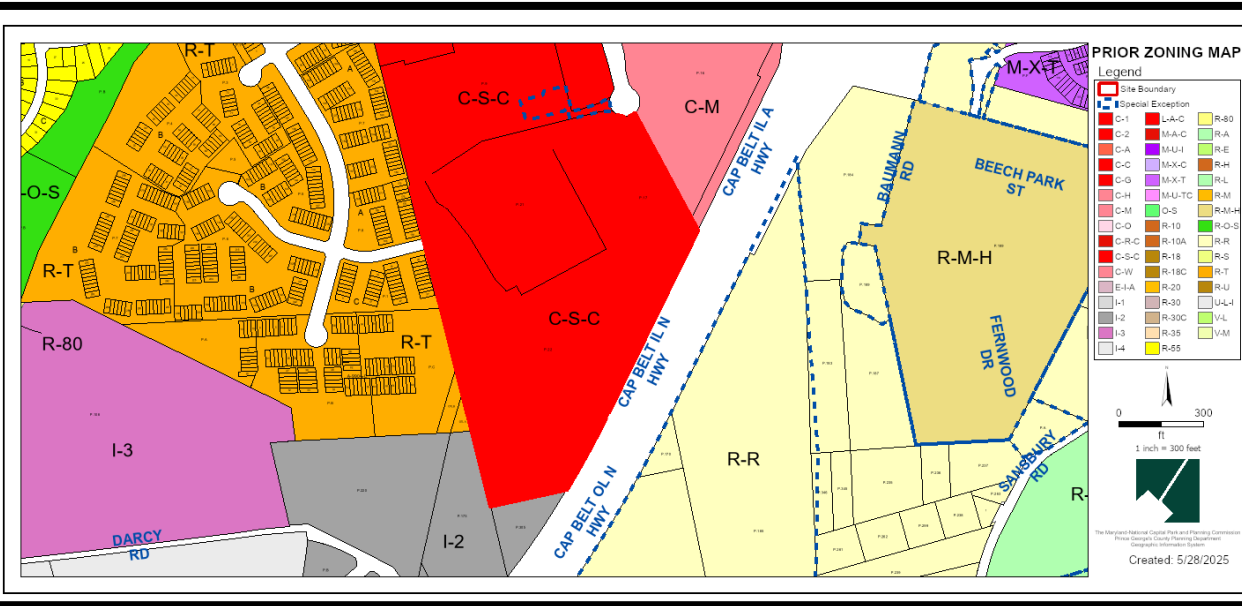


SITE VICINITY MAP

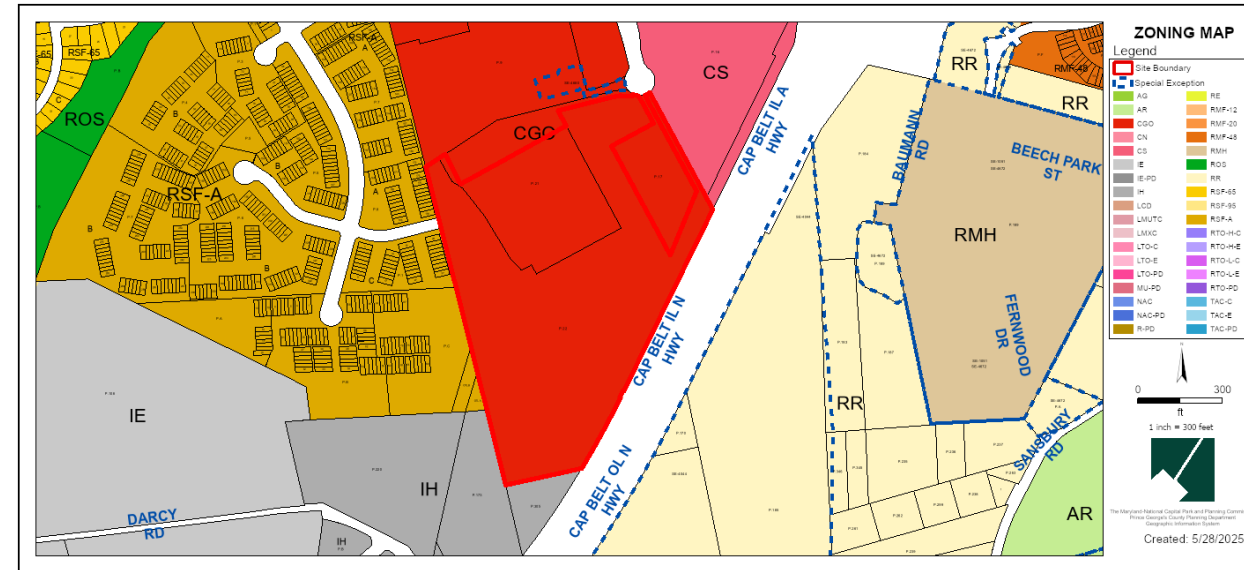


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: C-S-C

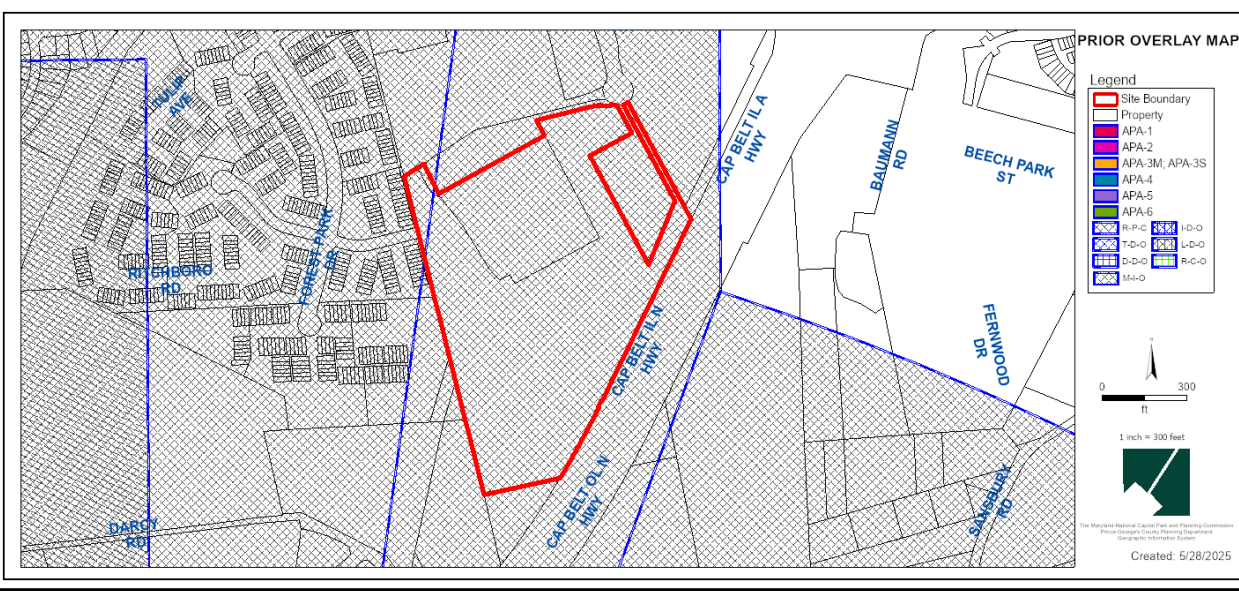


Current Zoning Map: CGO

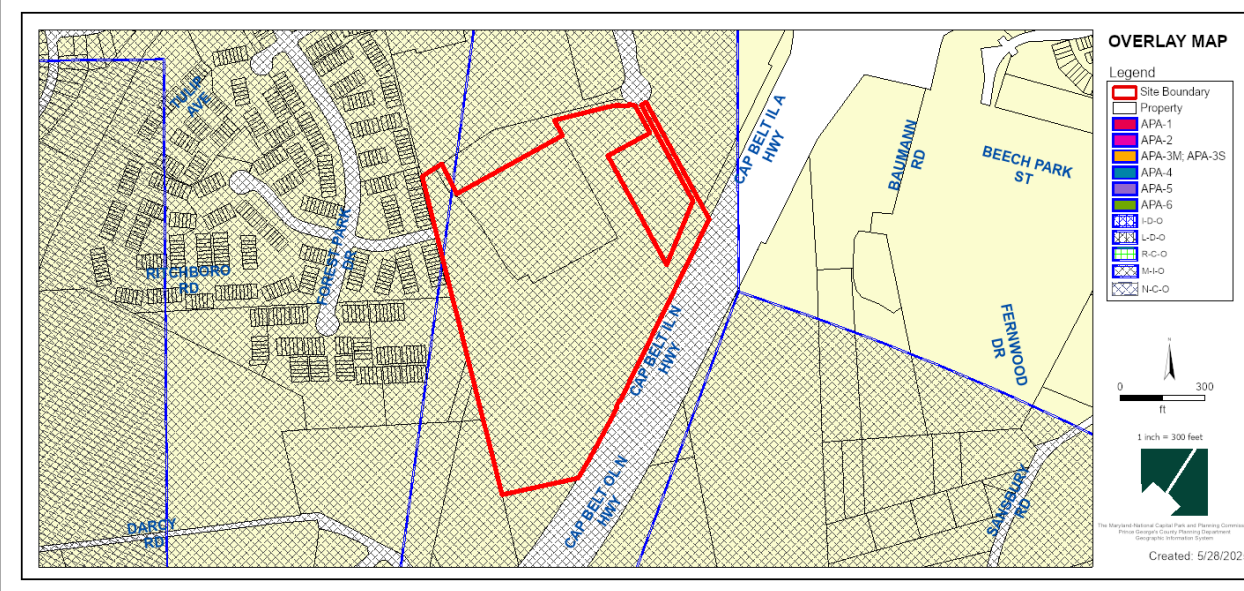


OVERLAY MAP (PRIOR AND CURRENT)

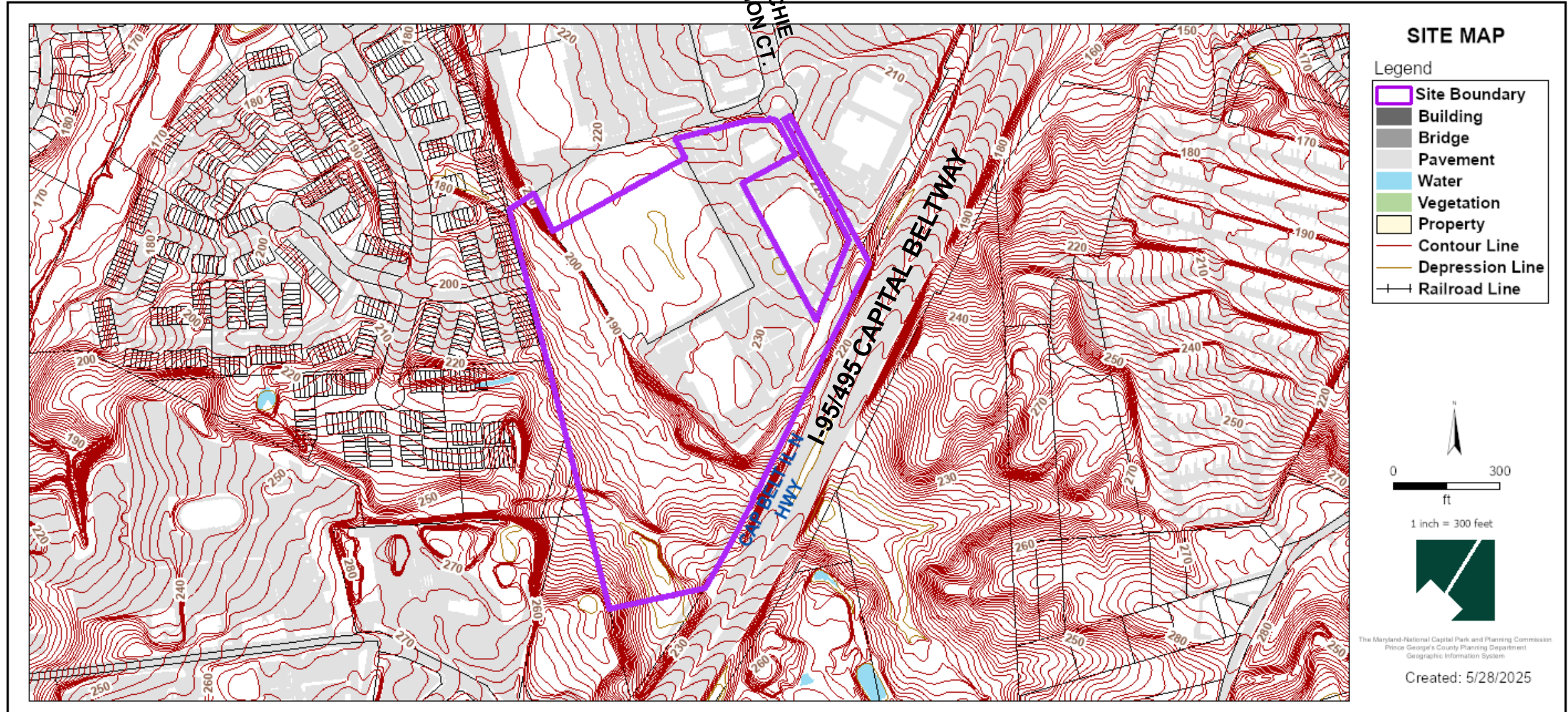
Prior Overlay Map



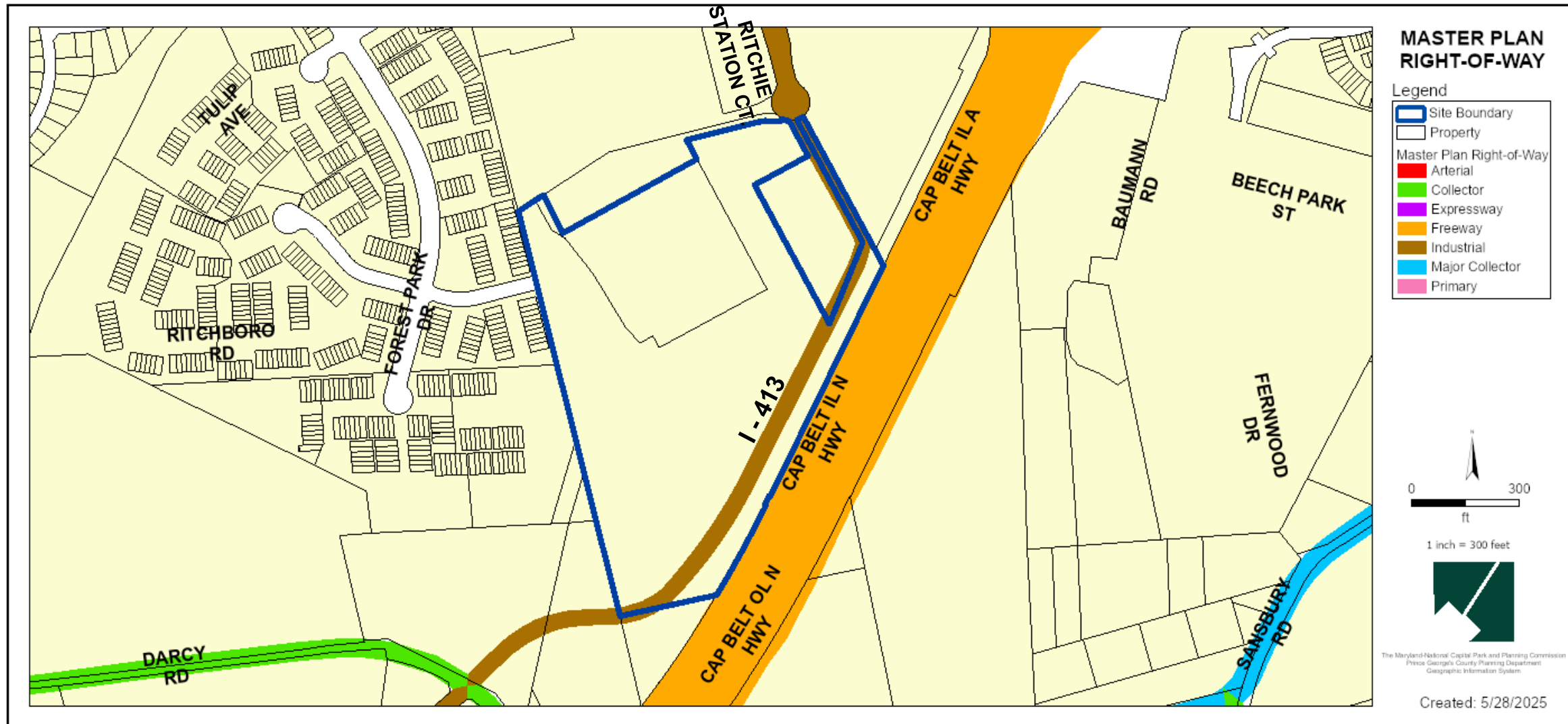
Current Overlay Map



SITE MAP



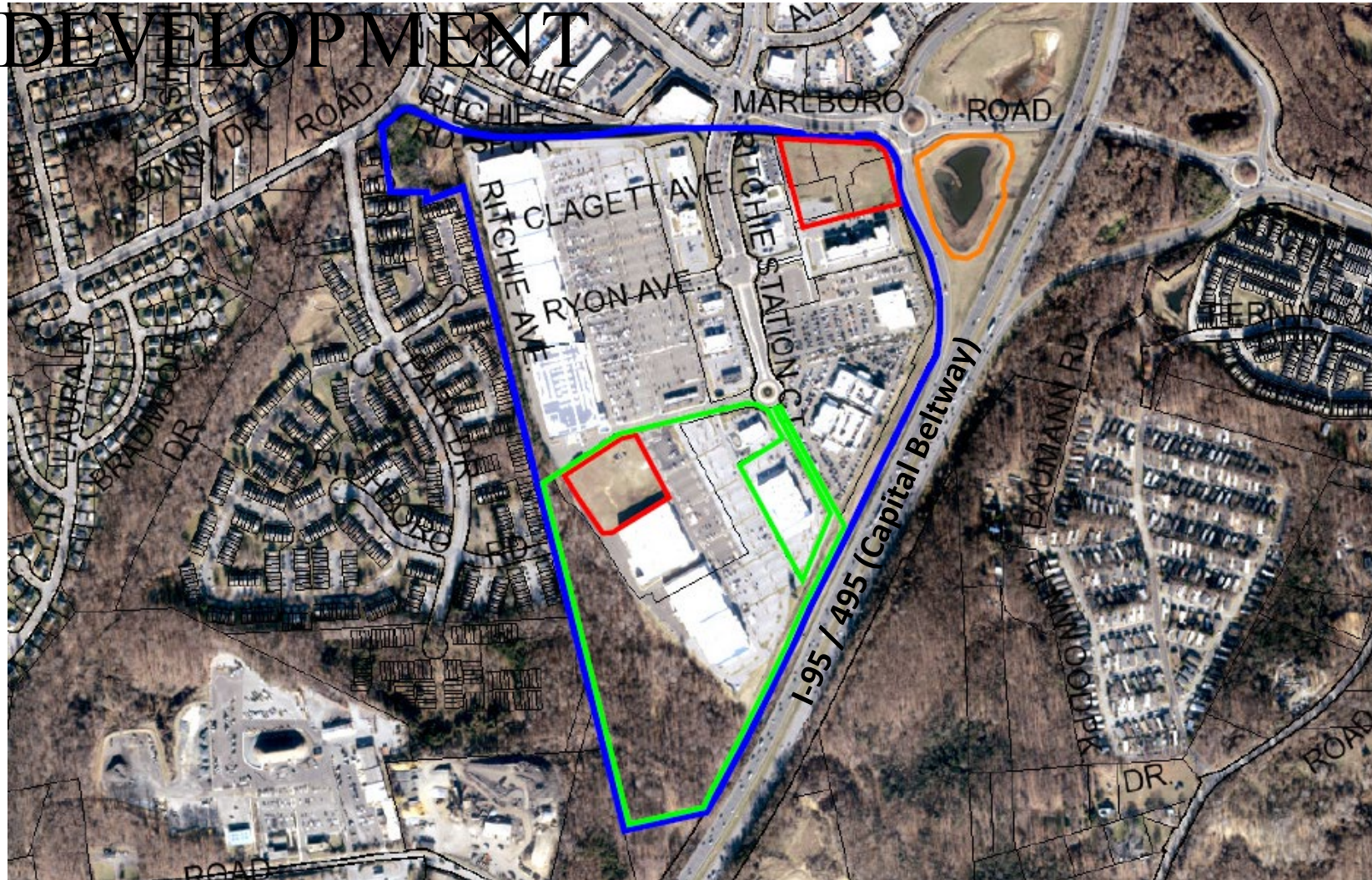
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



RITCHIE STATION MARKETPLACE DEVELOPMENT



- RITCHIE STATION MARKETPLACE
- LIMIT OF PPS 4-24027
- UNDEVELOPED AREAS
- SWM POND

STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision 4-24027
- Type 1 Tree Conservation Plan TCPI-100-04-04

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/11/2025
- Acceptance Mailing: 03/20/2025