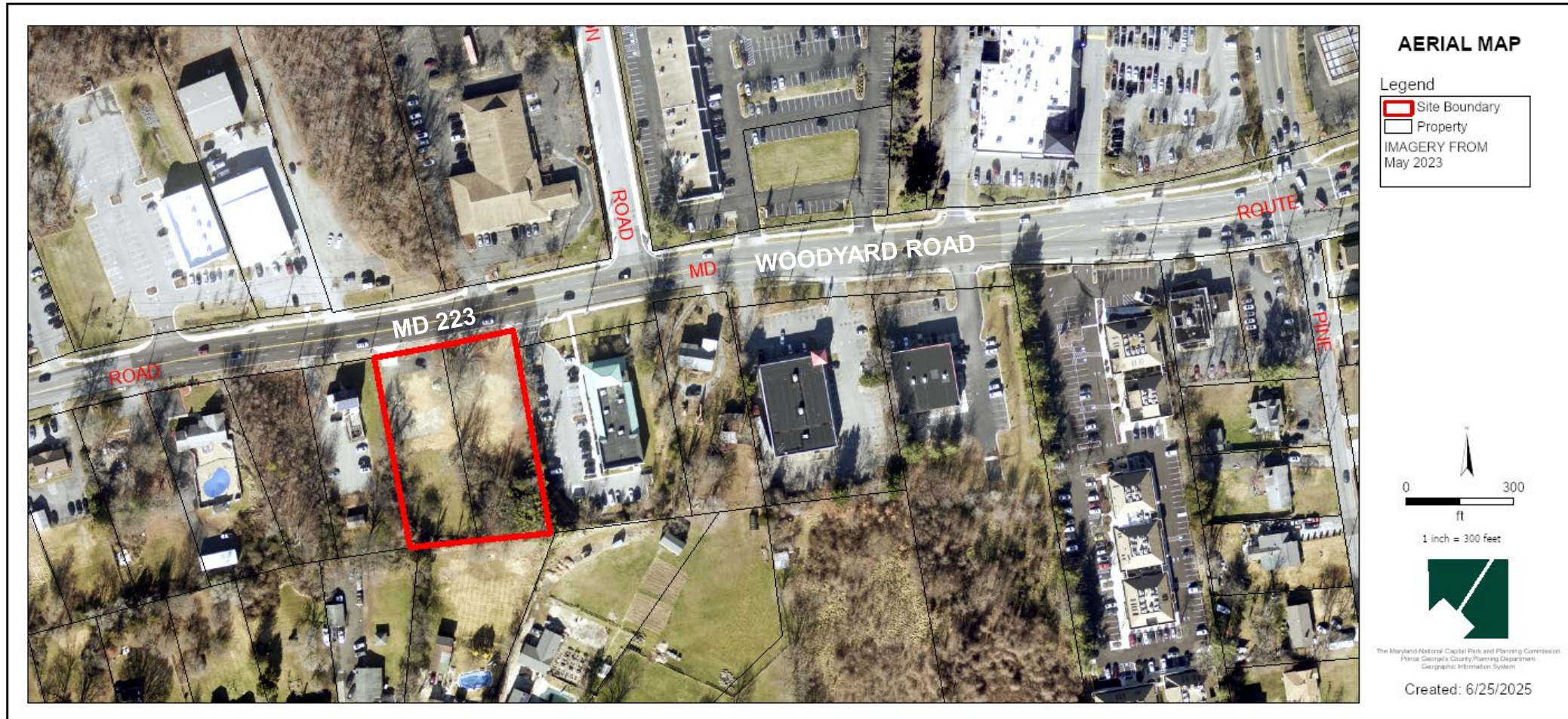


JPRE COMMERCIAL OFFICE BUILDING

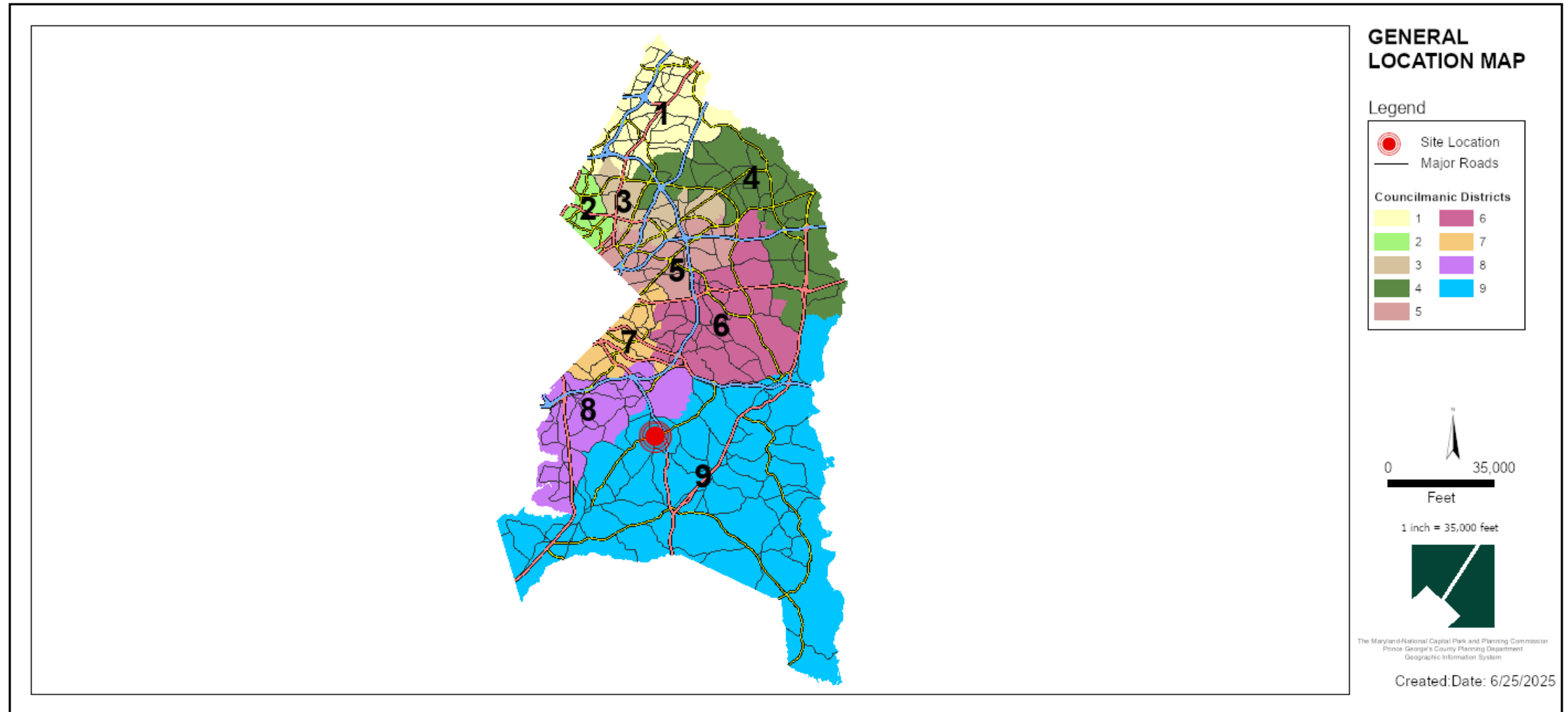
Preliminary Plan of Subdivision
Type 1 Tree Conservation Plan TCP1-010-2025
Staff Recommendation: APPROVAL with conditions



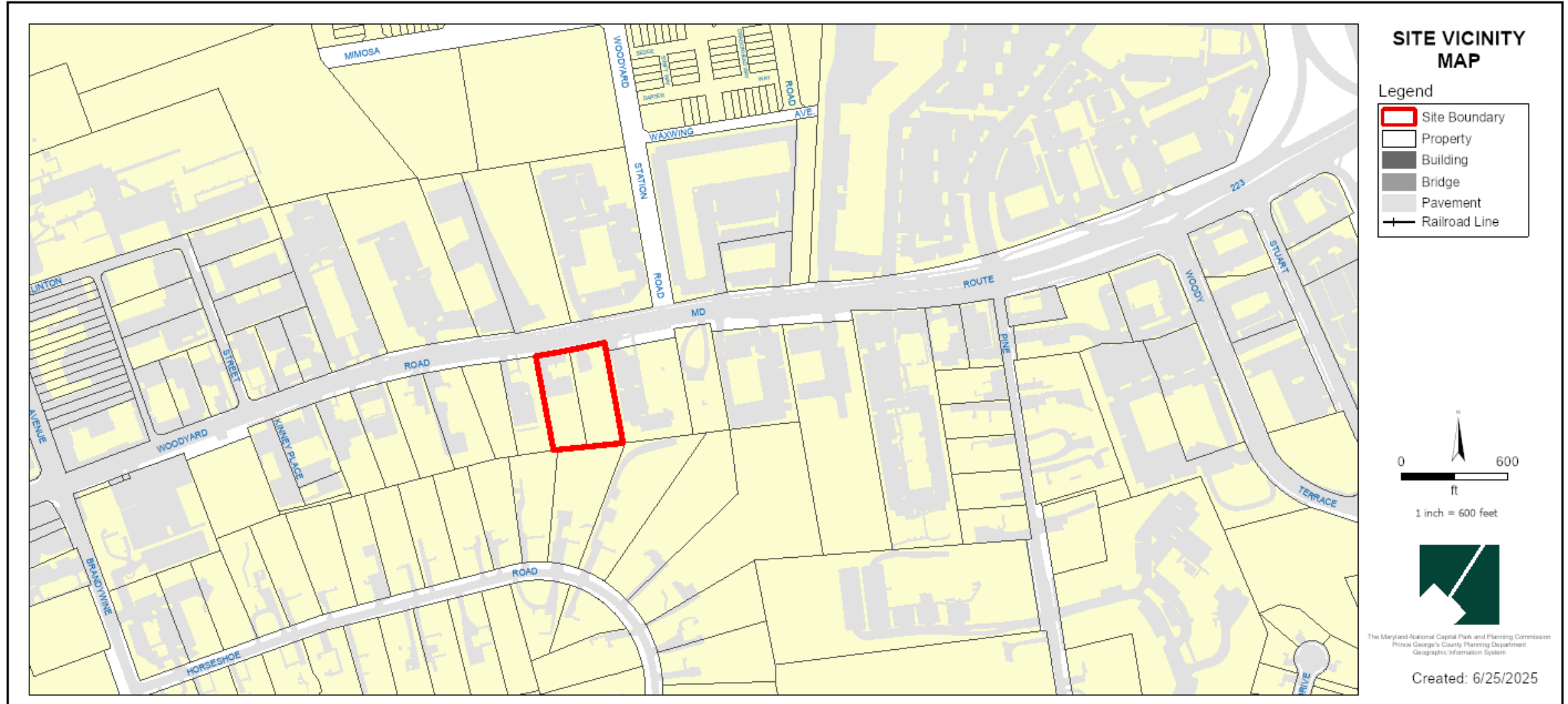
GENERAL LOCATION MAP

Council District: 09

Planning Area: 81A

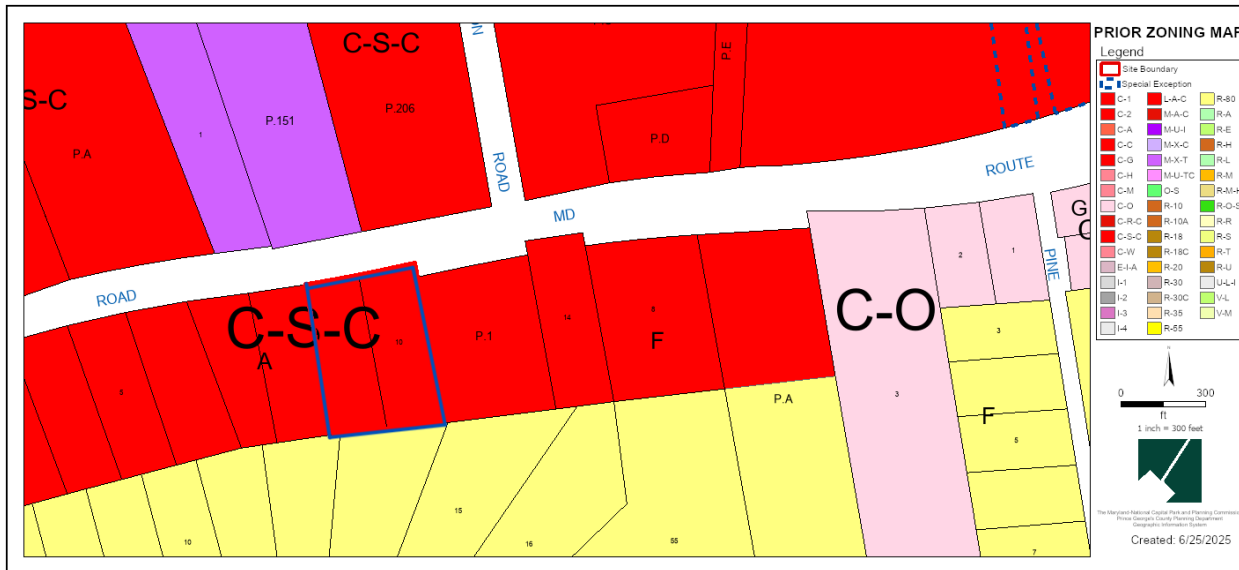


SITE VICINITY MAP

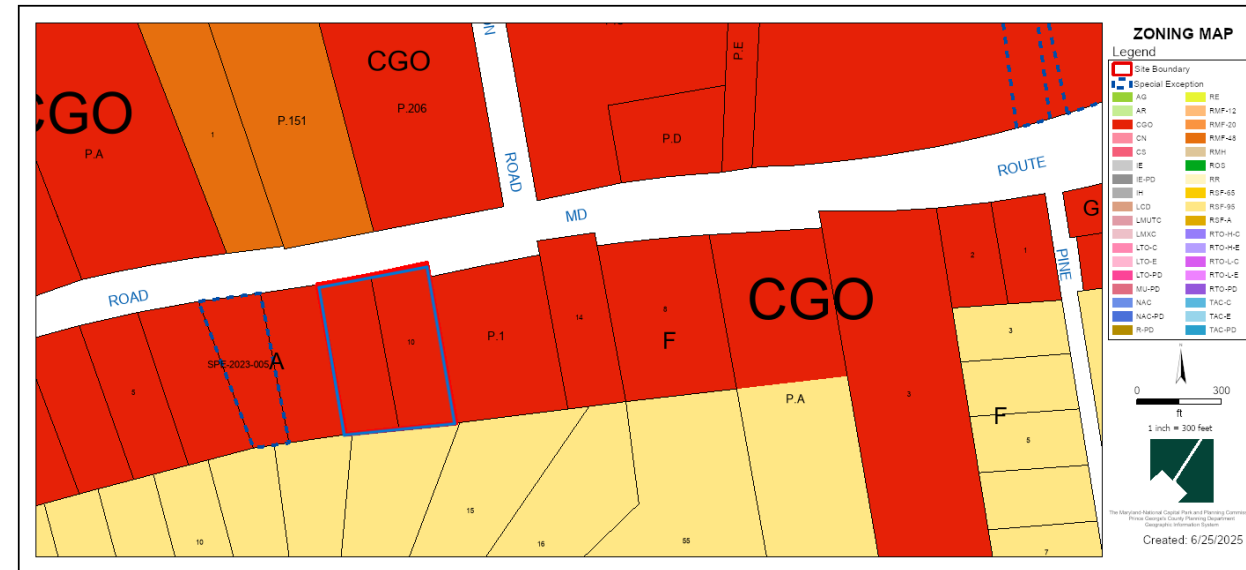


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: C-S-C

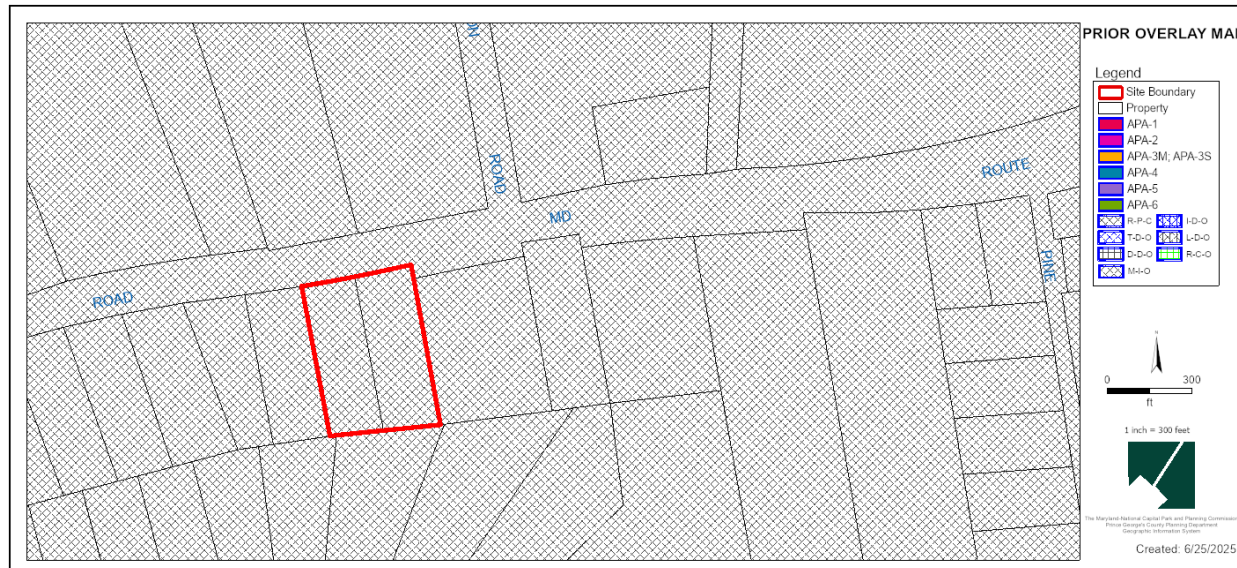


Current Zoning Map: CGO

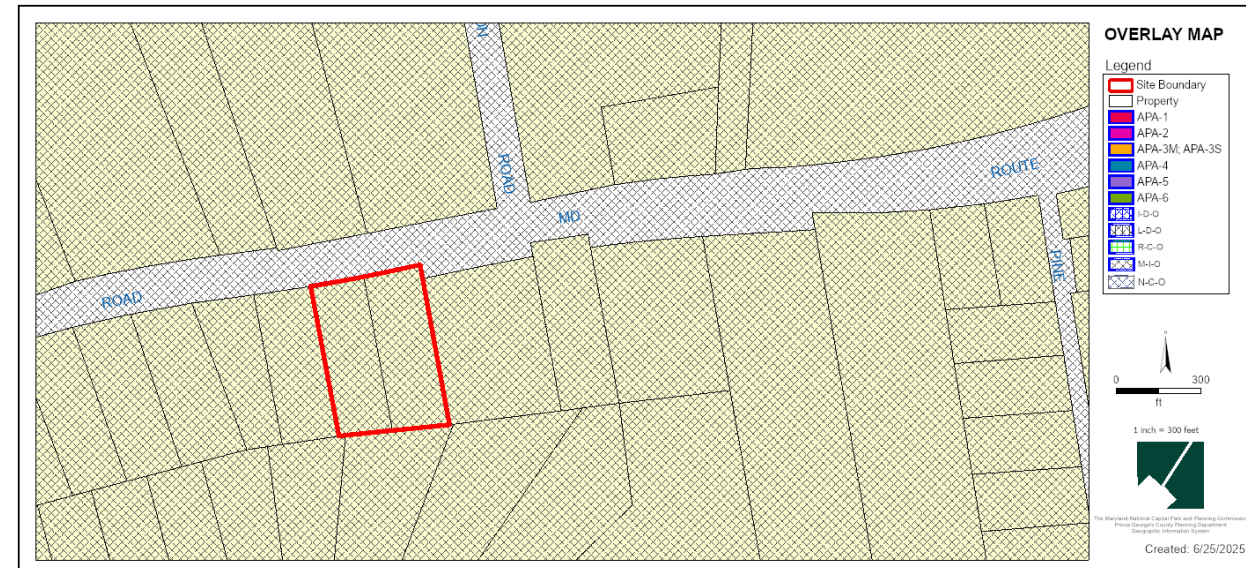


OVERLAY MAP (PRIOR AND CURRENT)

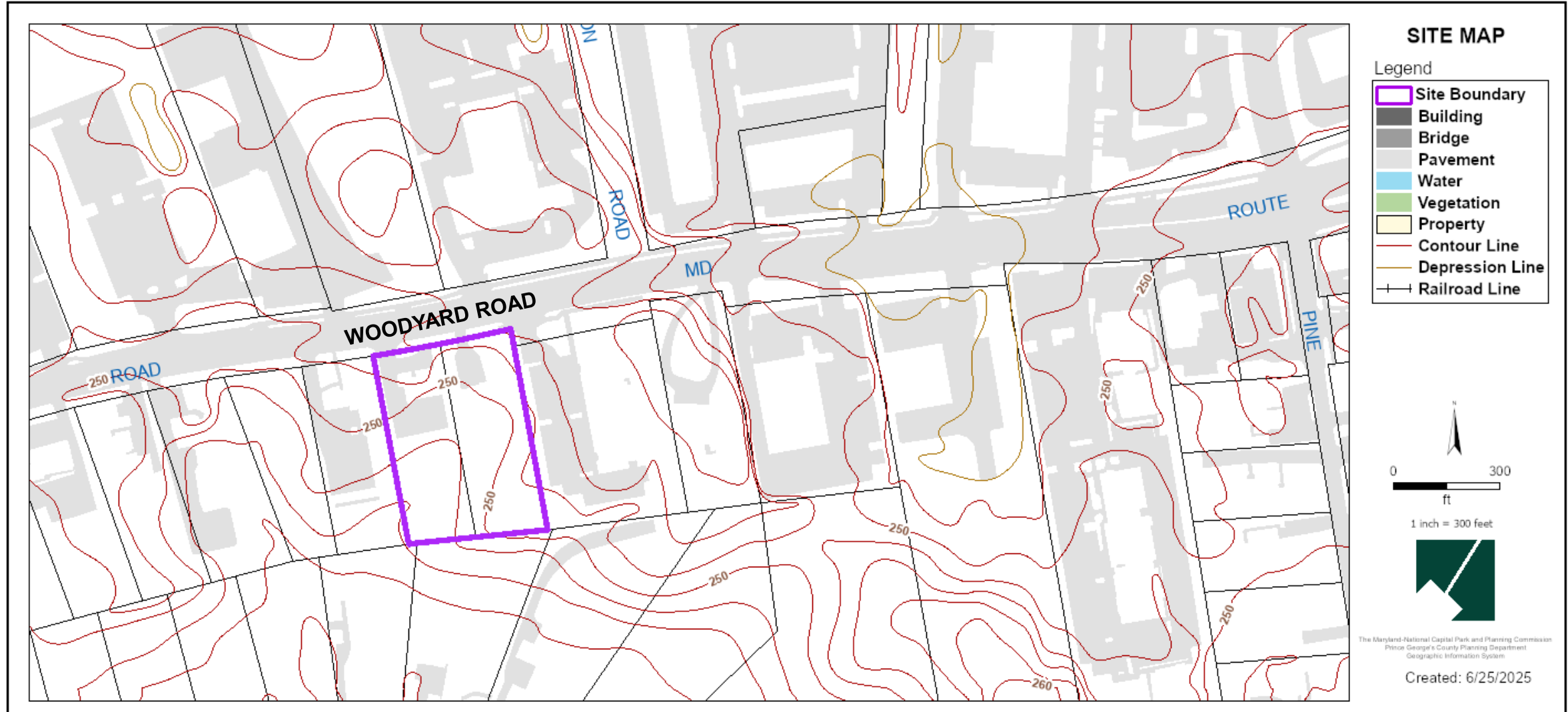
Prior Overlay Map



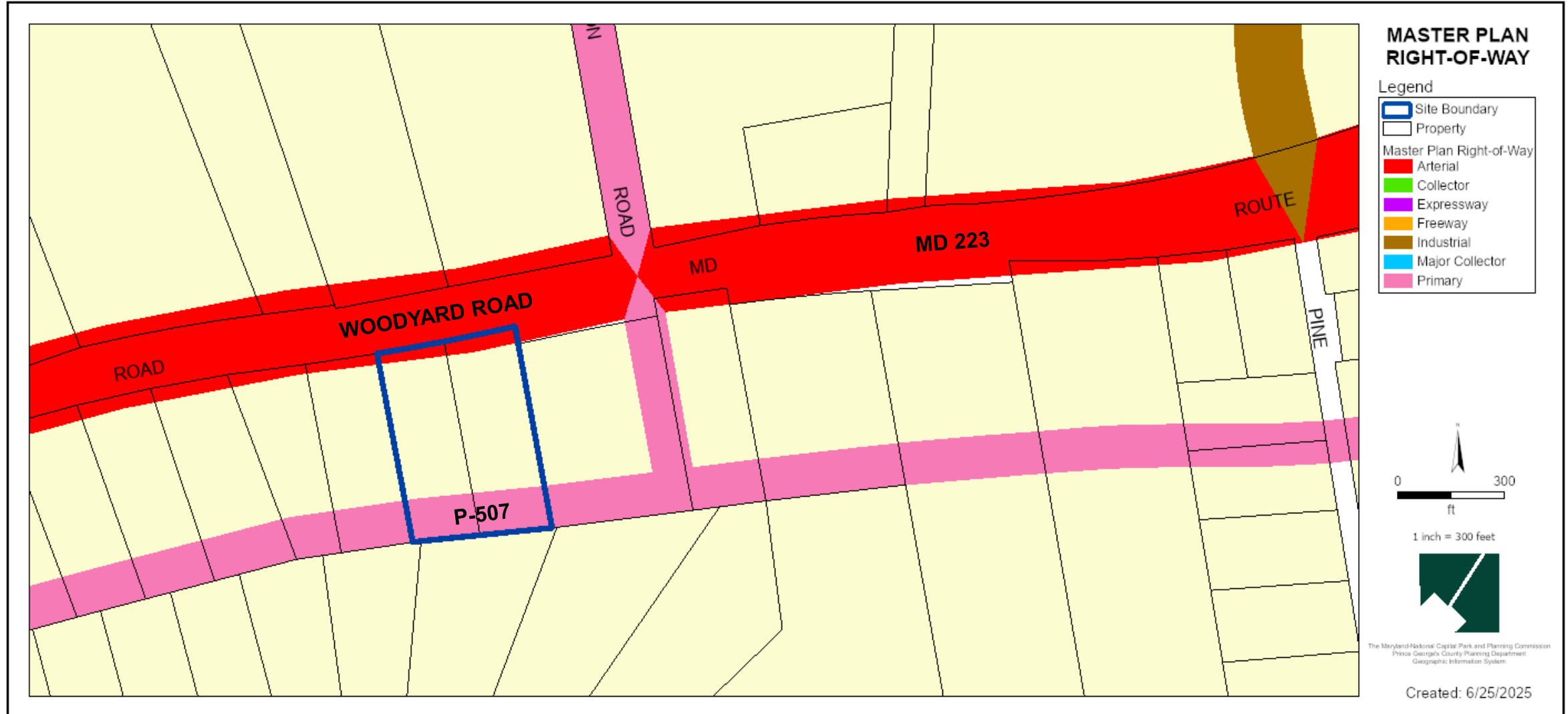
Current Overlay Map



SITE MAP



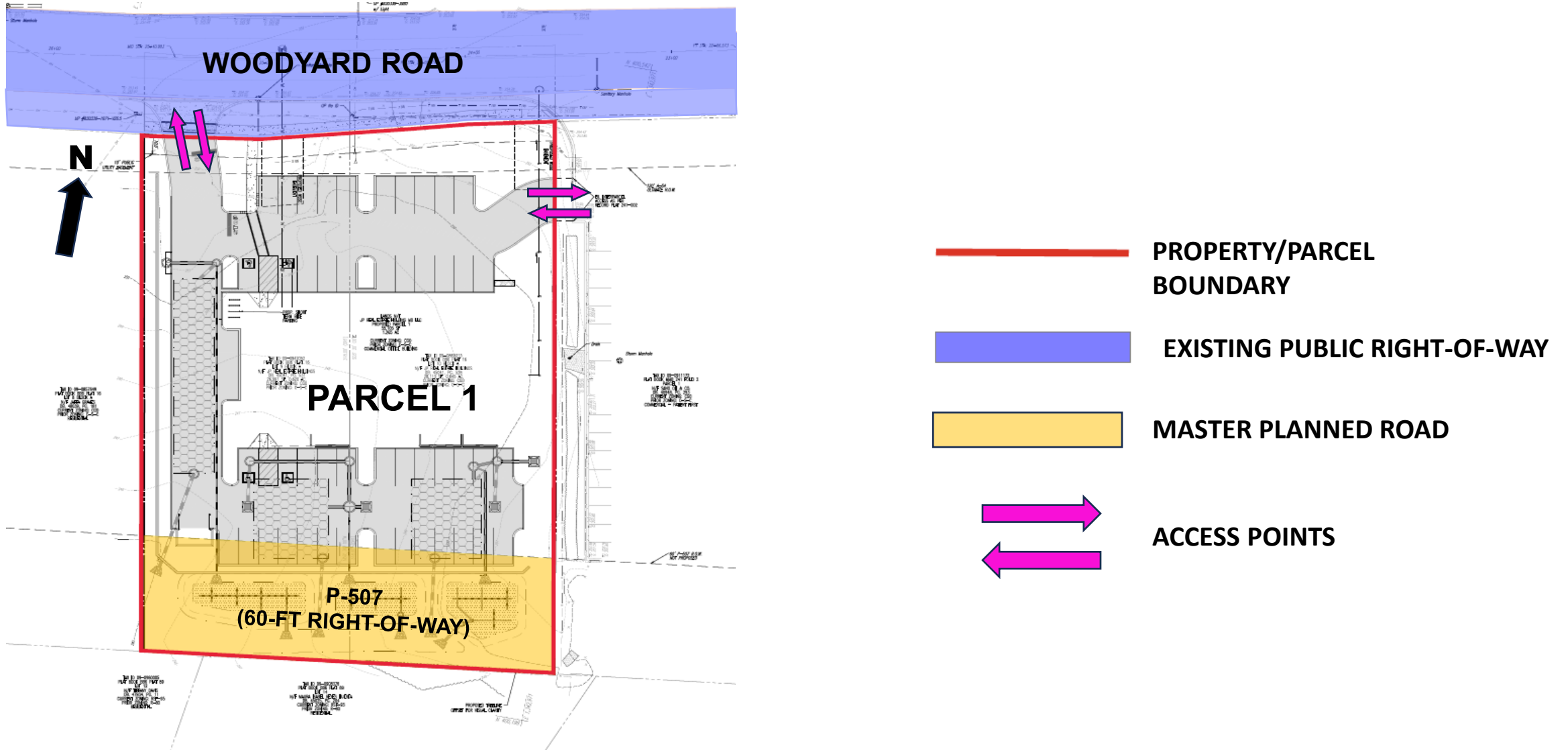
MASTER PLAN RIGHT-OF-WAY MAP



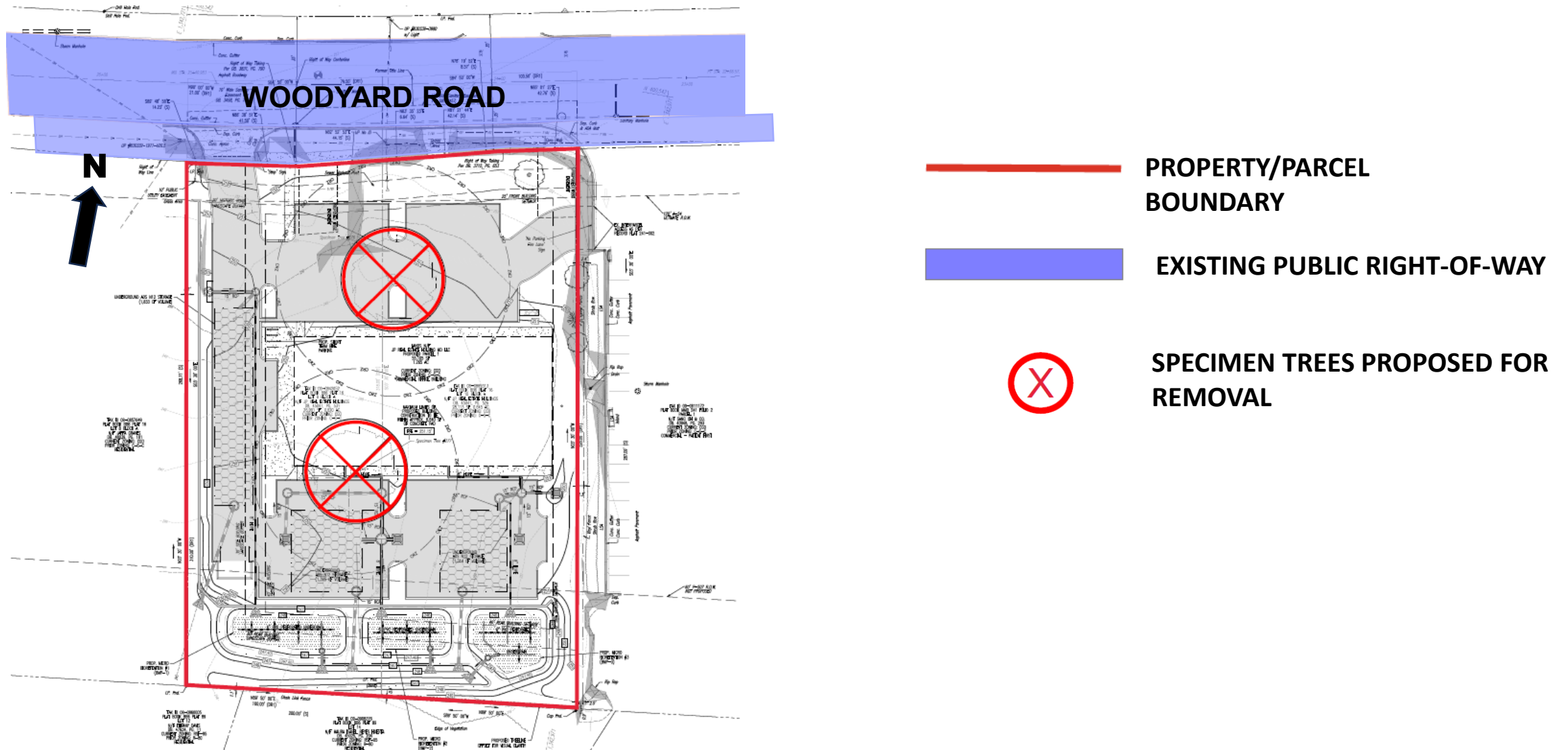
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with Conditions:

- Preliminary Plan of Subdivision 4-24035
- Type 1 Tree Conservation Plan TCP1-010-2025
- Variation from Section 24-121(a)(3)
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/03/2025
- Acceptance Mailing: 03/19/2025