

TROUTMAN PROPERTY

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-15-2025

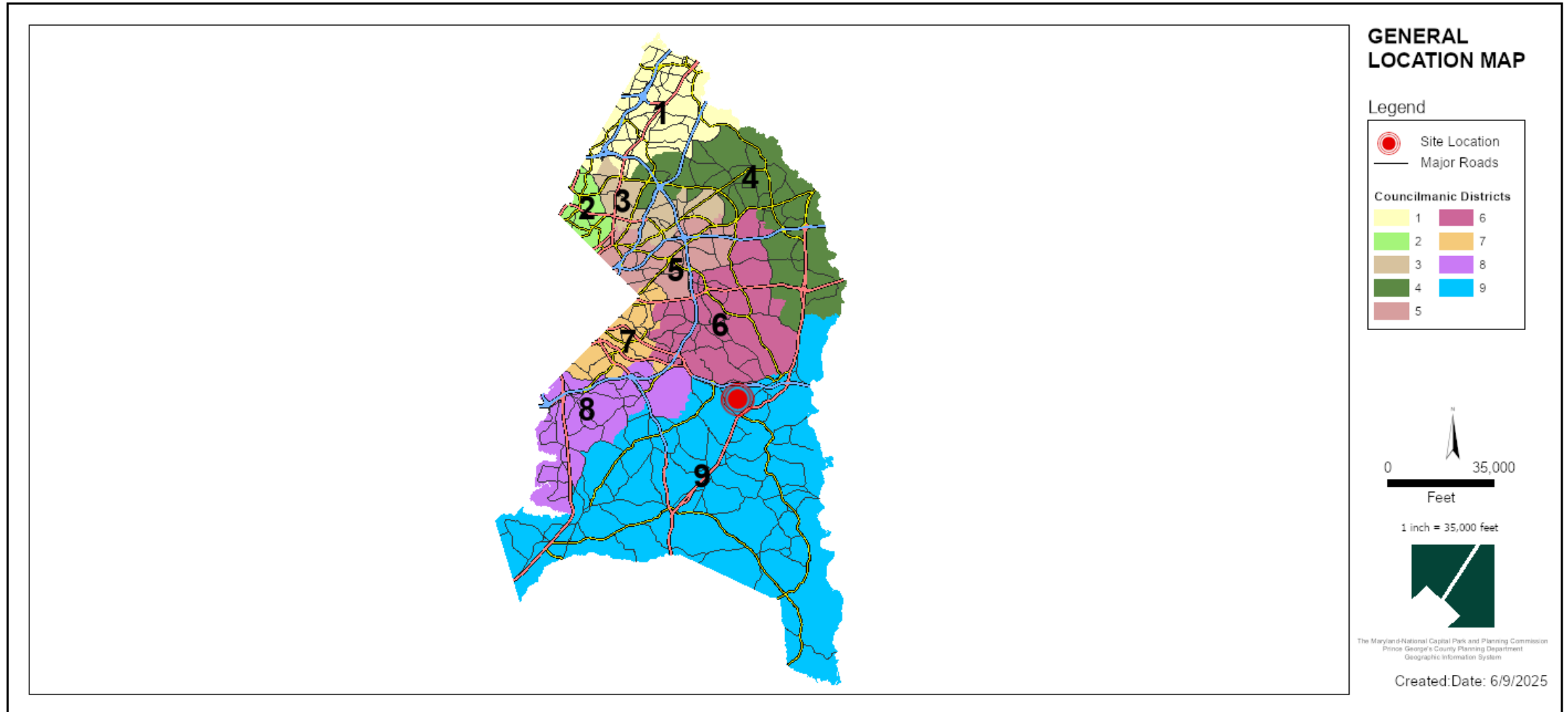
Staff Recommendation: APPROVAL with conditions



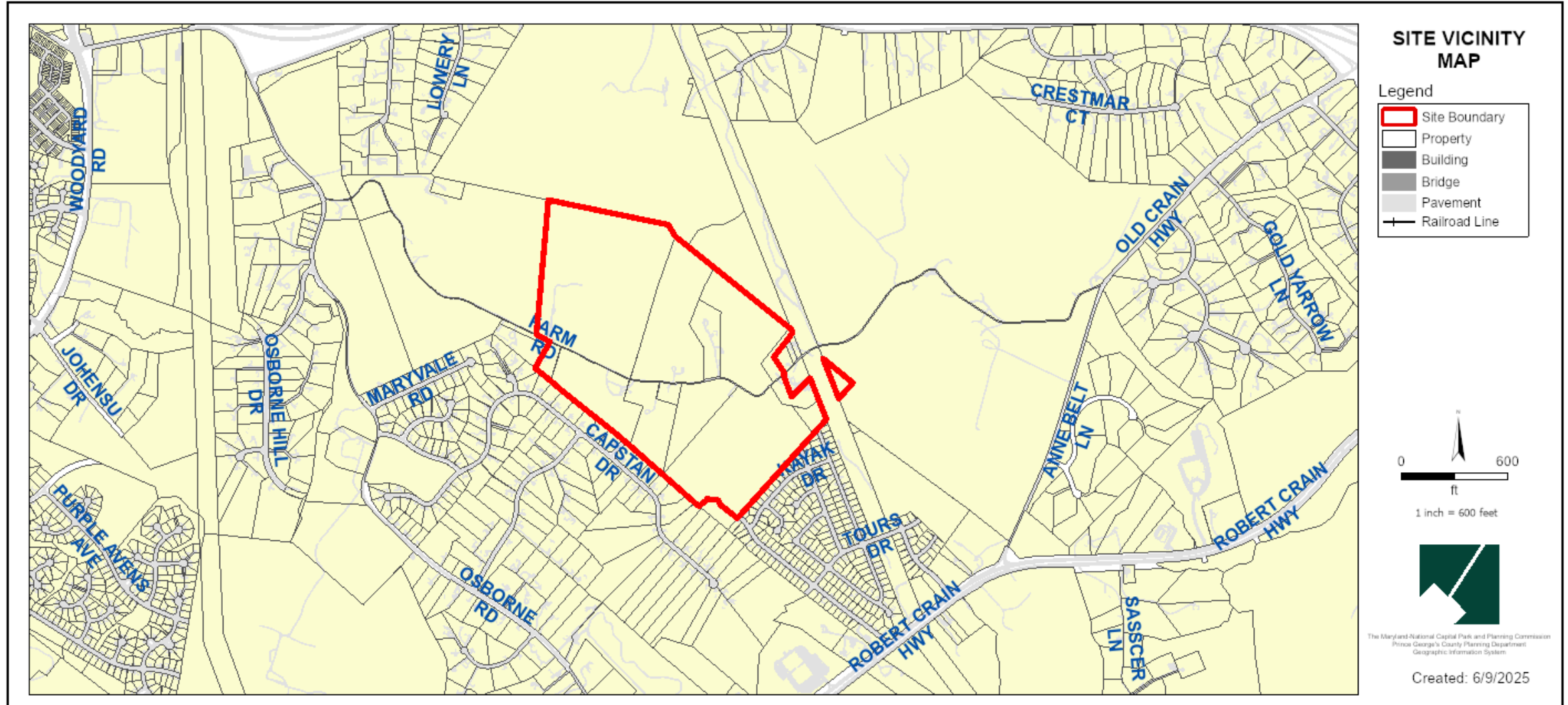
GENERAL LOCATION MAP

Council District: 09

Planning Area: 82A

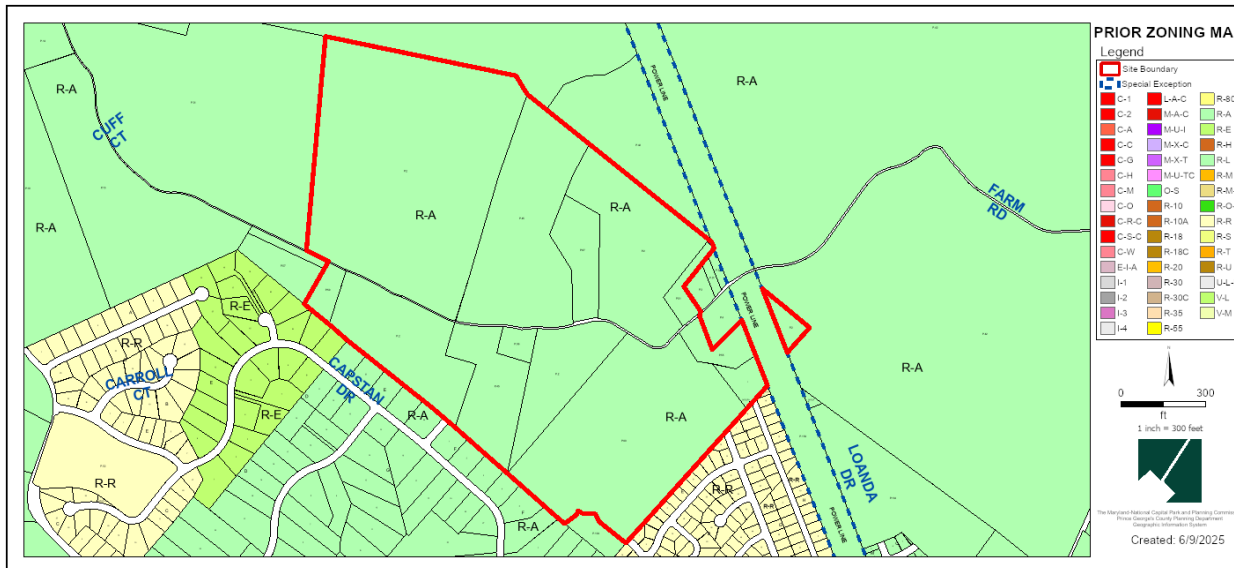


SITE VICINITY MAP

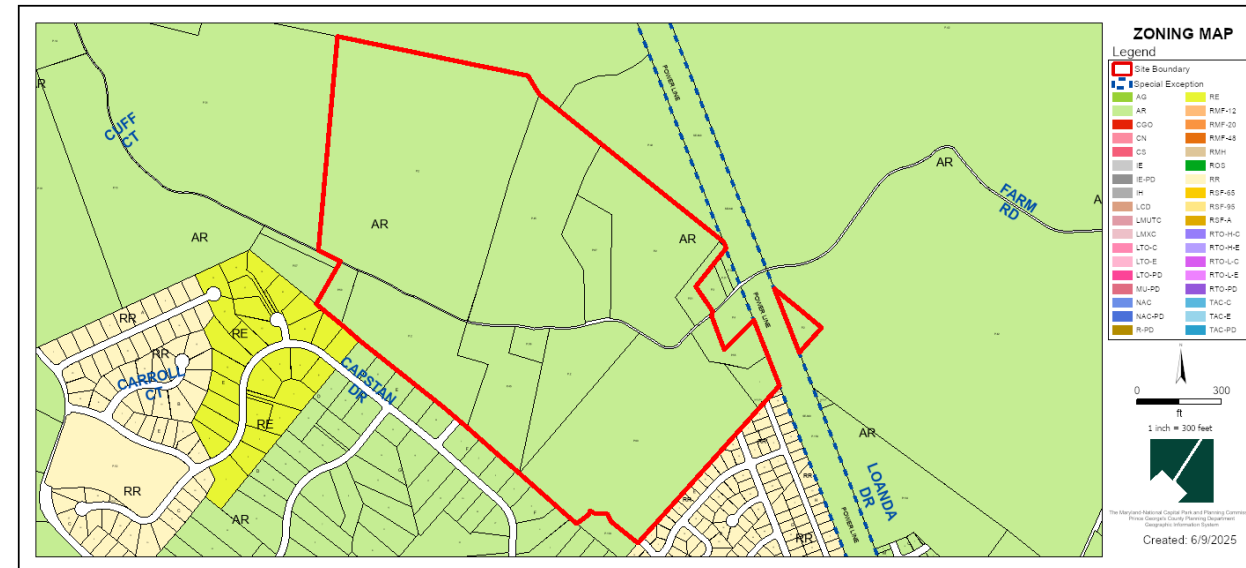


ZONING MAP (PRIOR AND CURRENT)

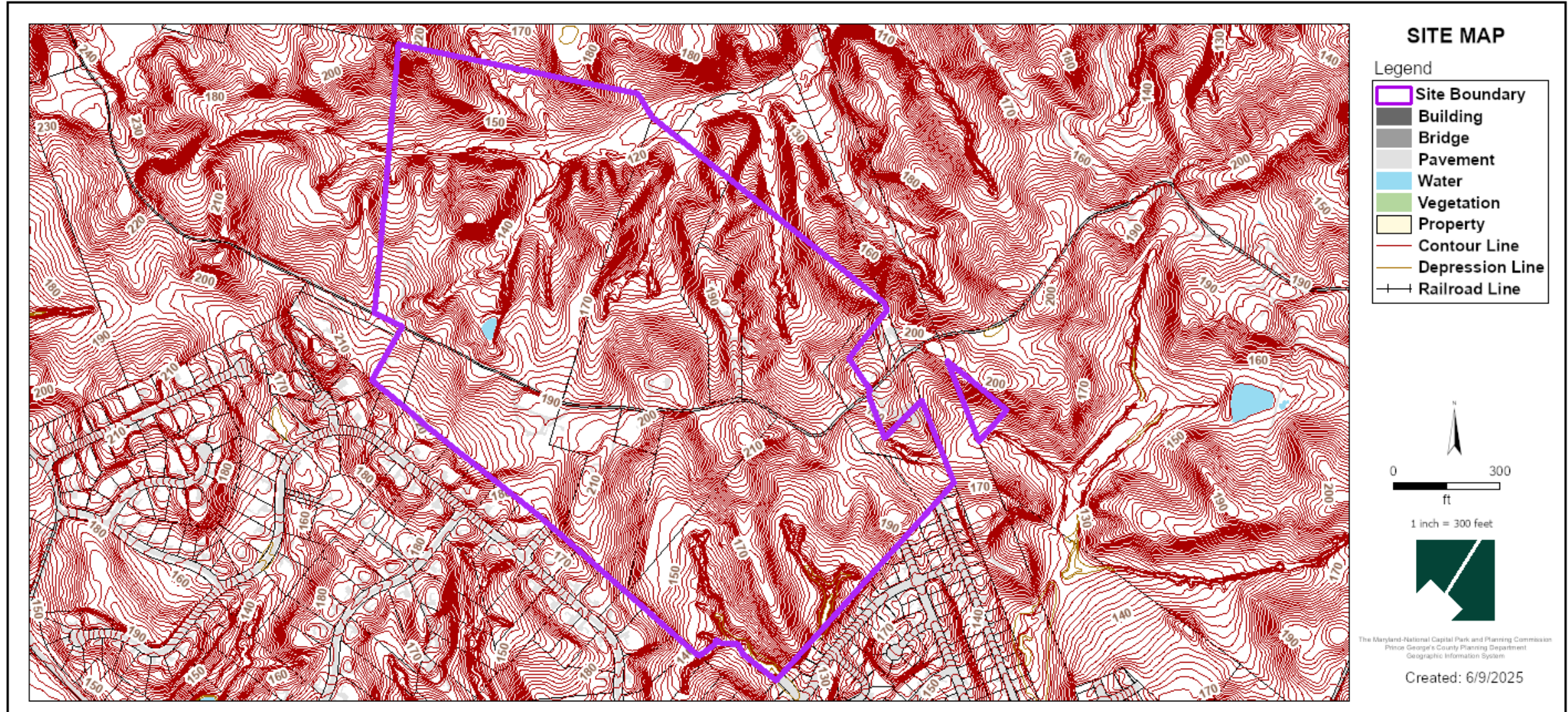
Prior Zoning Map: R-A



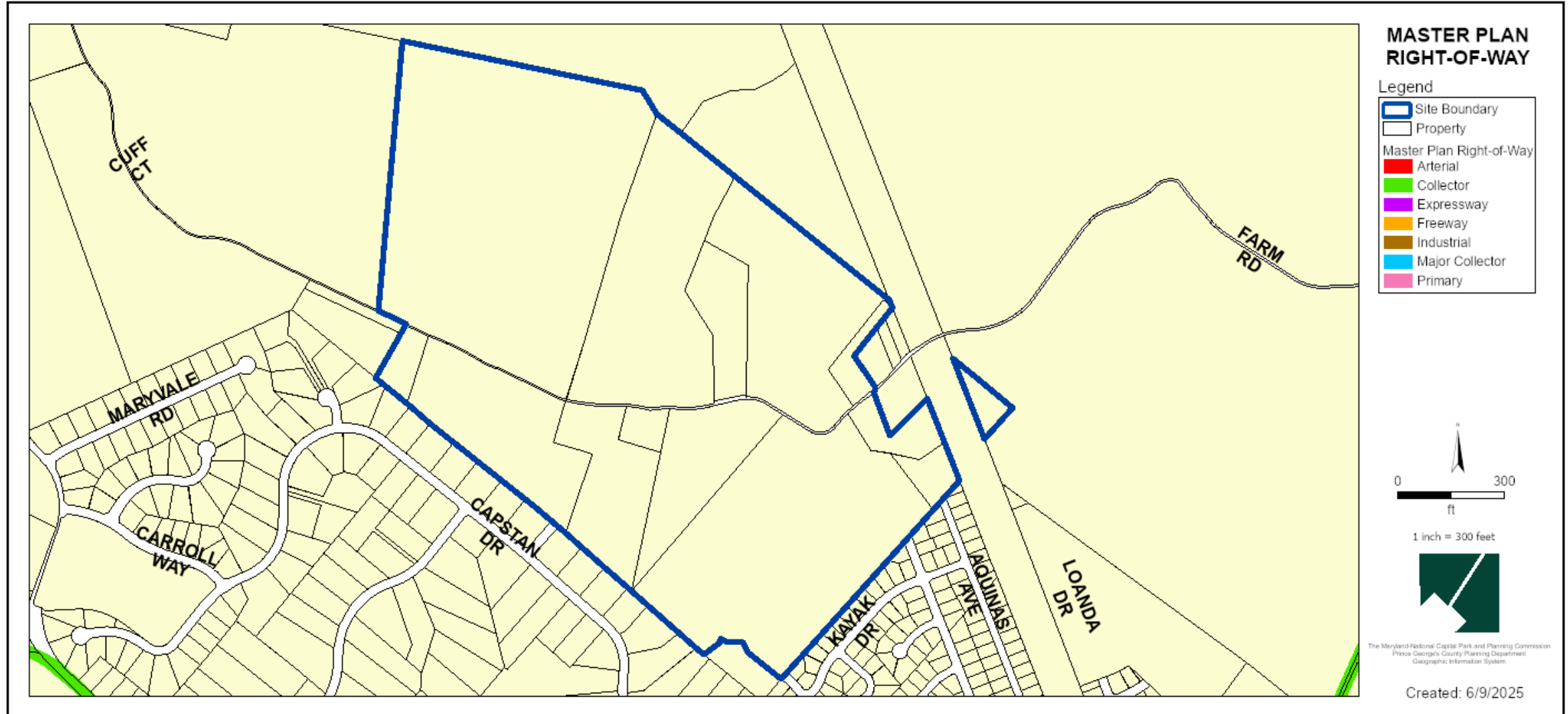
Current Zoning Map: AR



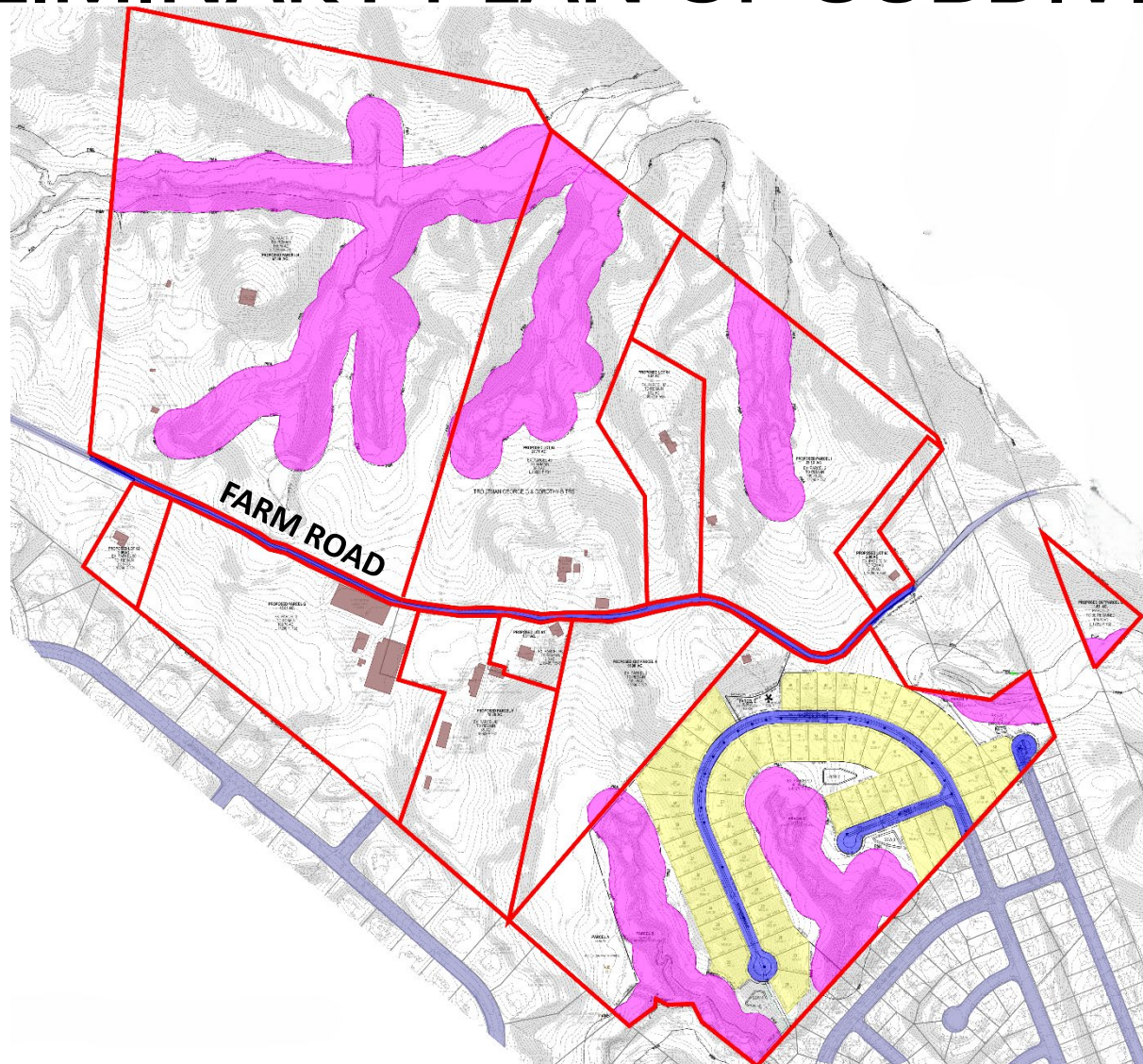
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

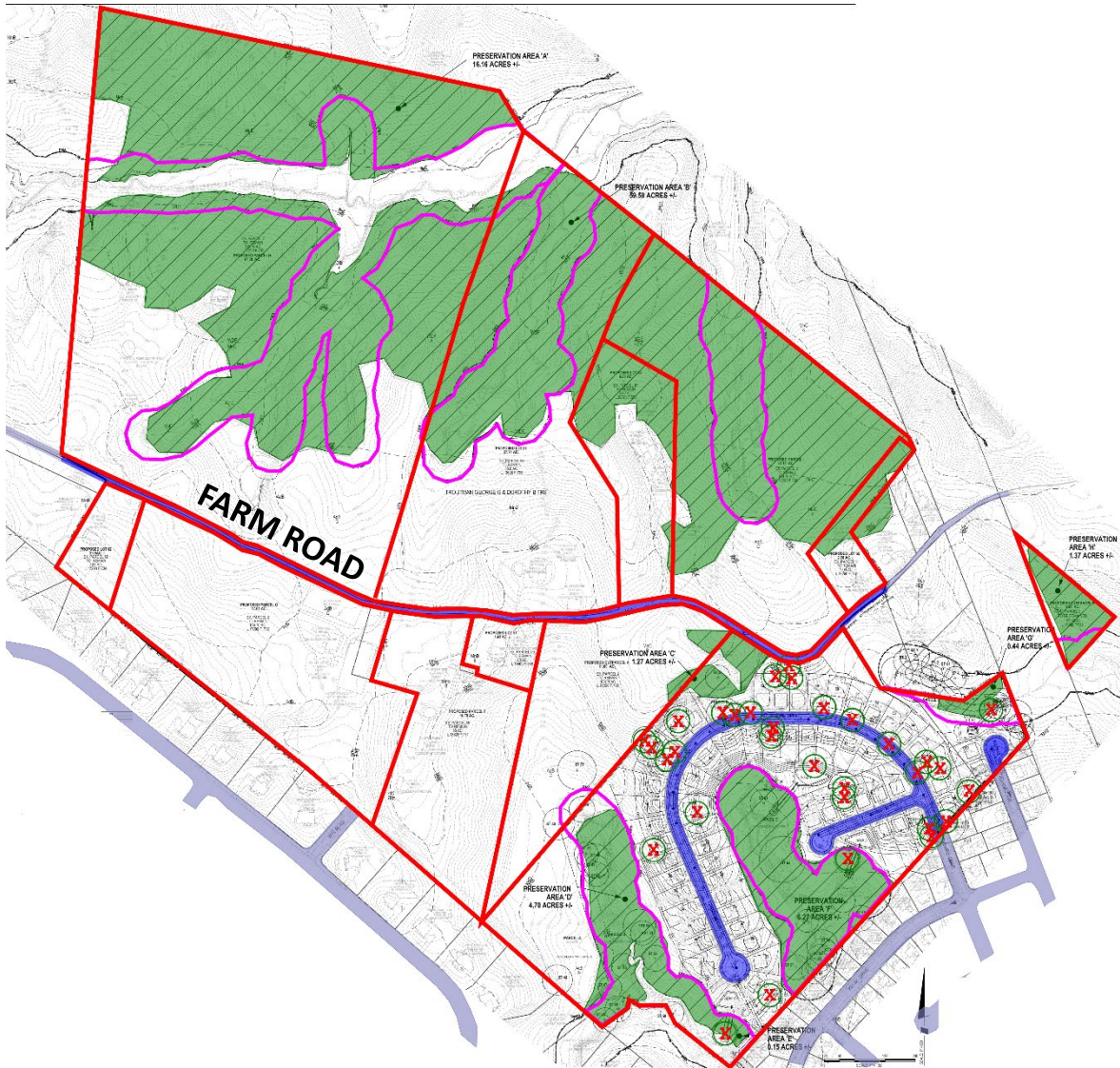


PRELIMINARY PLAN OF SUBDIVISION



-  Property/Parcel Boundary
-  Existing Public Right-of-Way
-  Proposed Public Right-of-Way
-  Primary Management Area
-  Proposed Lots
-  Existing Structures

TYPE 1 TREE CONSERVATION PLAN



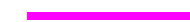
Property/Parcel Boundary



Existing Public Right-of-Way



Proposed Public Right-of-Way



Primary Management Area

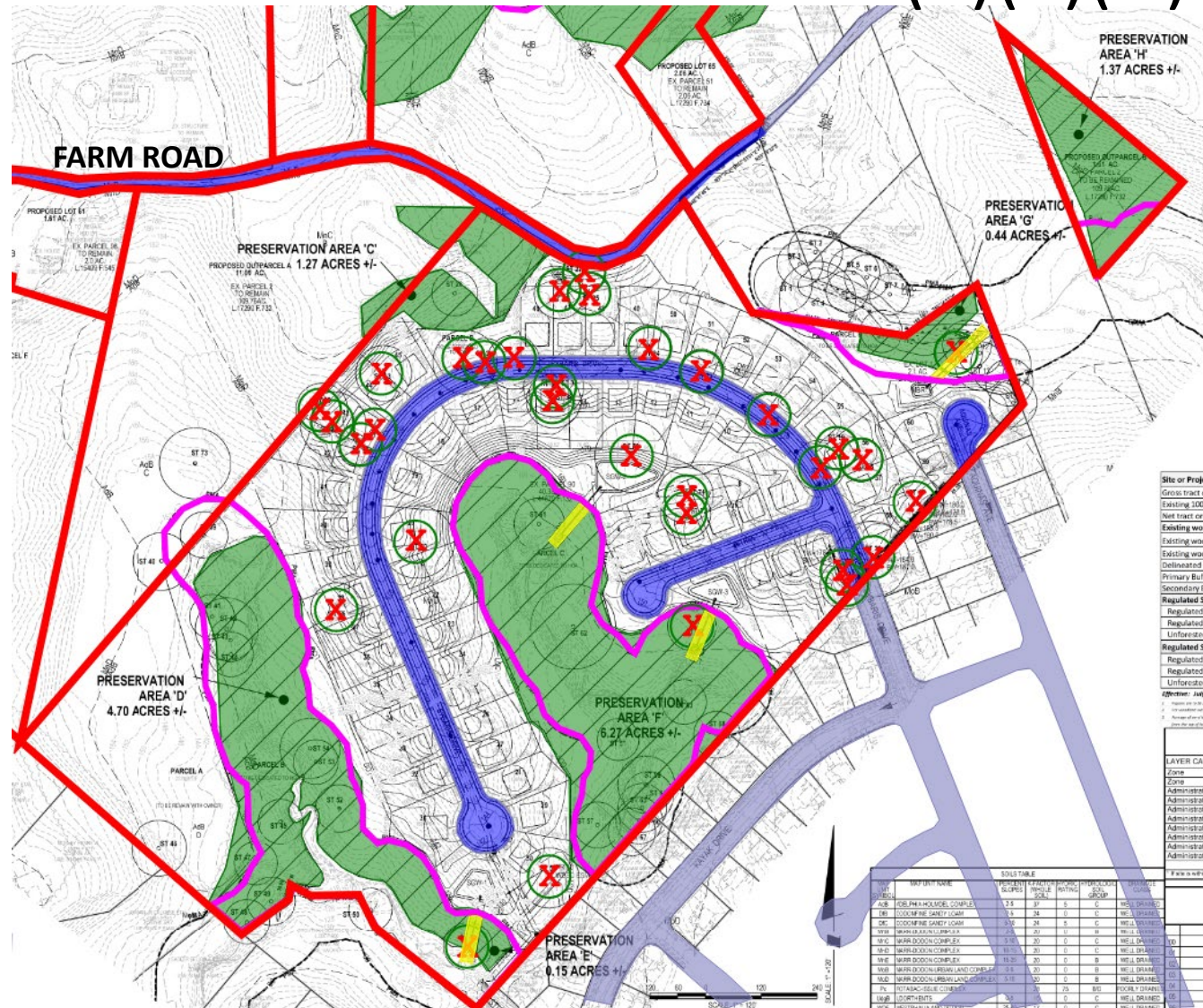


Woodland Preservation



Specimen Trees to be removed

VARIANCE TO SECTION 25-122(b)(1)(G) AND PMA IMPACTS



- Property/Parcel Boundary**
- Existing Public Right-of-Way**
- Proposed Public Right-of-Way**
- Primary Management Area (PMA)**
- Woodland Preservation**
- X **Specimen Trees to be removed**
- Proposed PMA Impacts**

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-25002
- Type 1 Tree Conservation Plan TCP1-15-2025

Partial Approval

- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/10/2025
- Acceptance Mailing: 03/28/2025