

WALKER MILL WAREHOUSE

Preliminary Plan of Subdivision

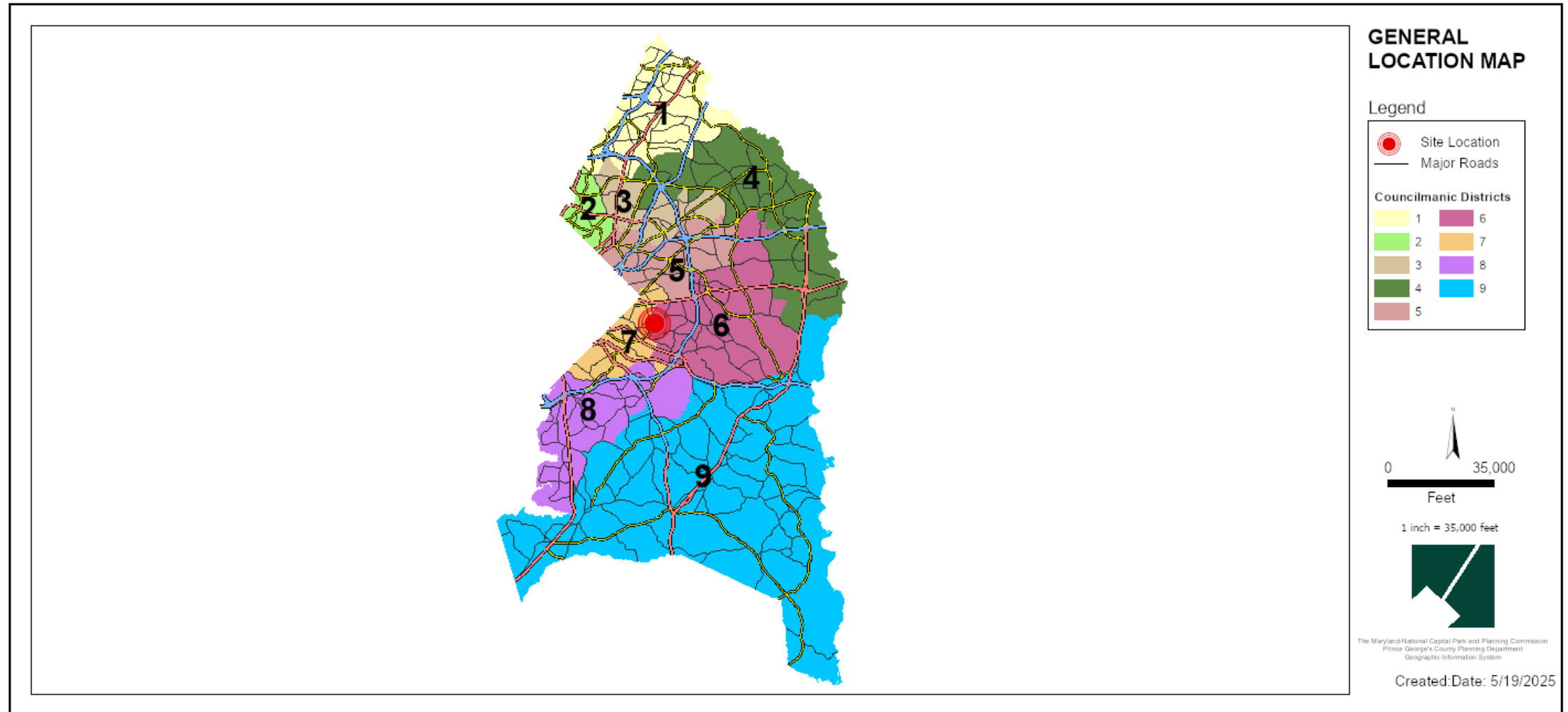
Type 1 Tree Conservation Plan TCP1-007-2025

Staff Recommendation: APPROVAL with conditions

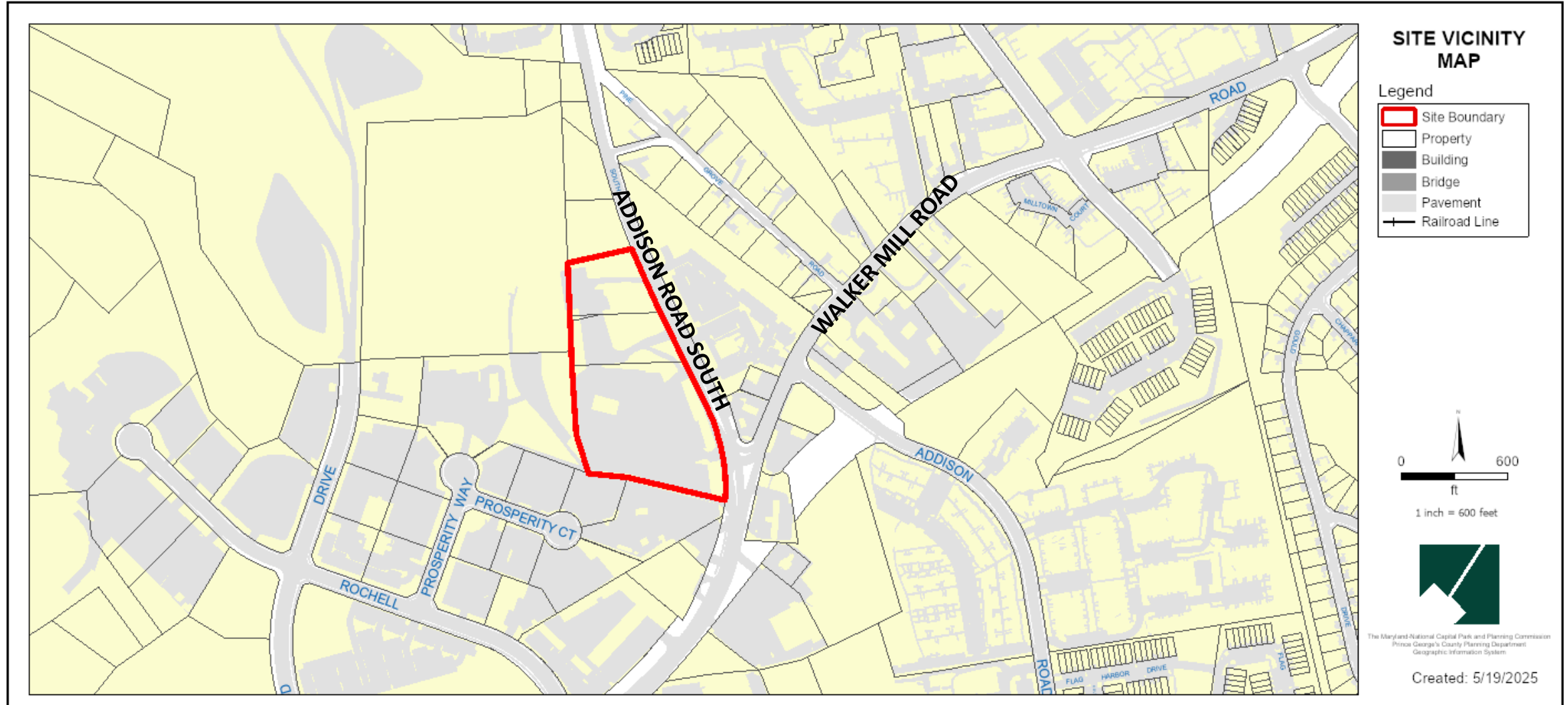


GENERAL LOCATION MAP

Council District: 07
Planning Area: 75A, 75B

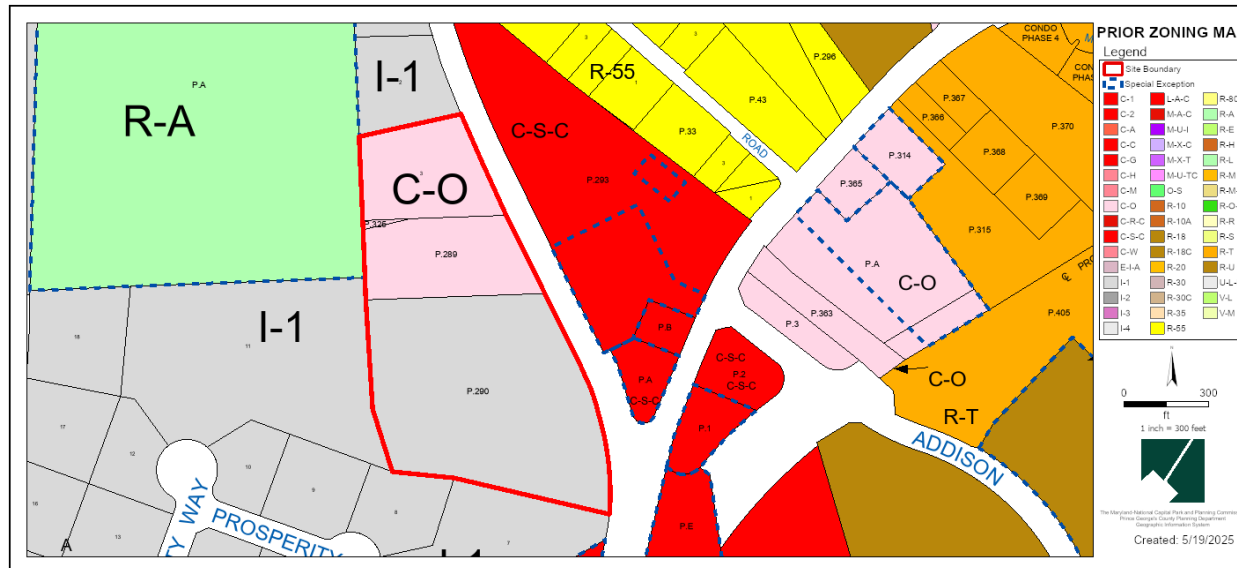


SITE VICINITY MAP

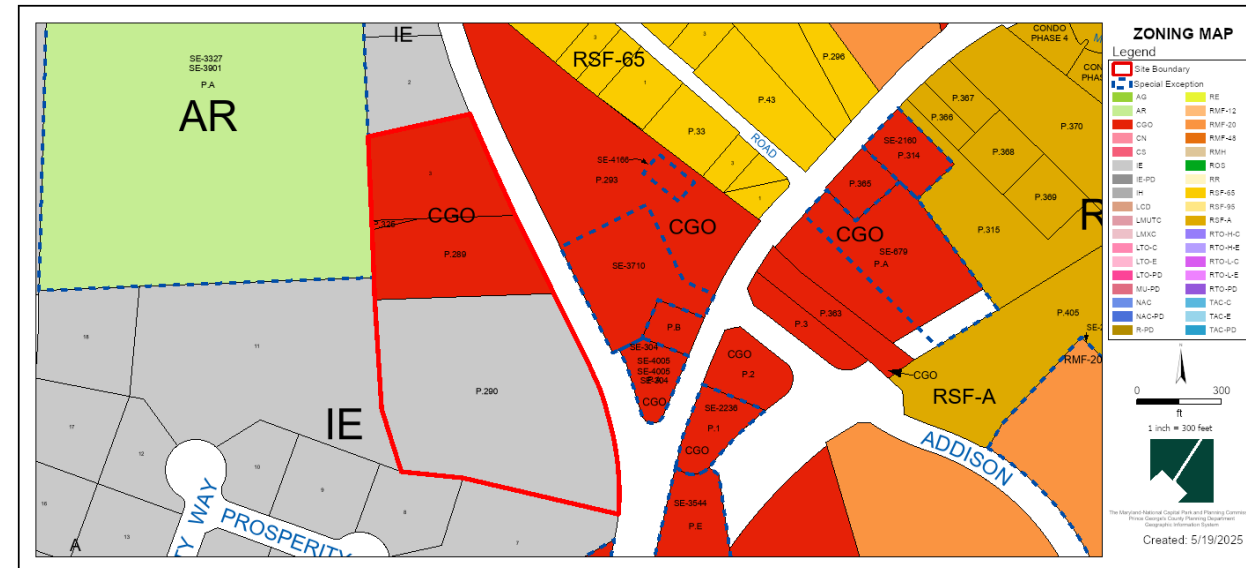


ZONING MAP (PRIOR AND CURRENT)

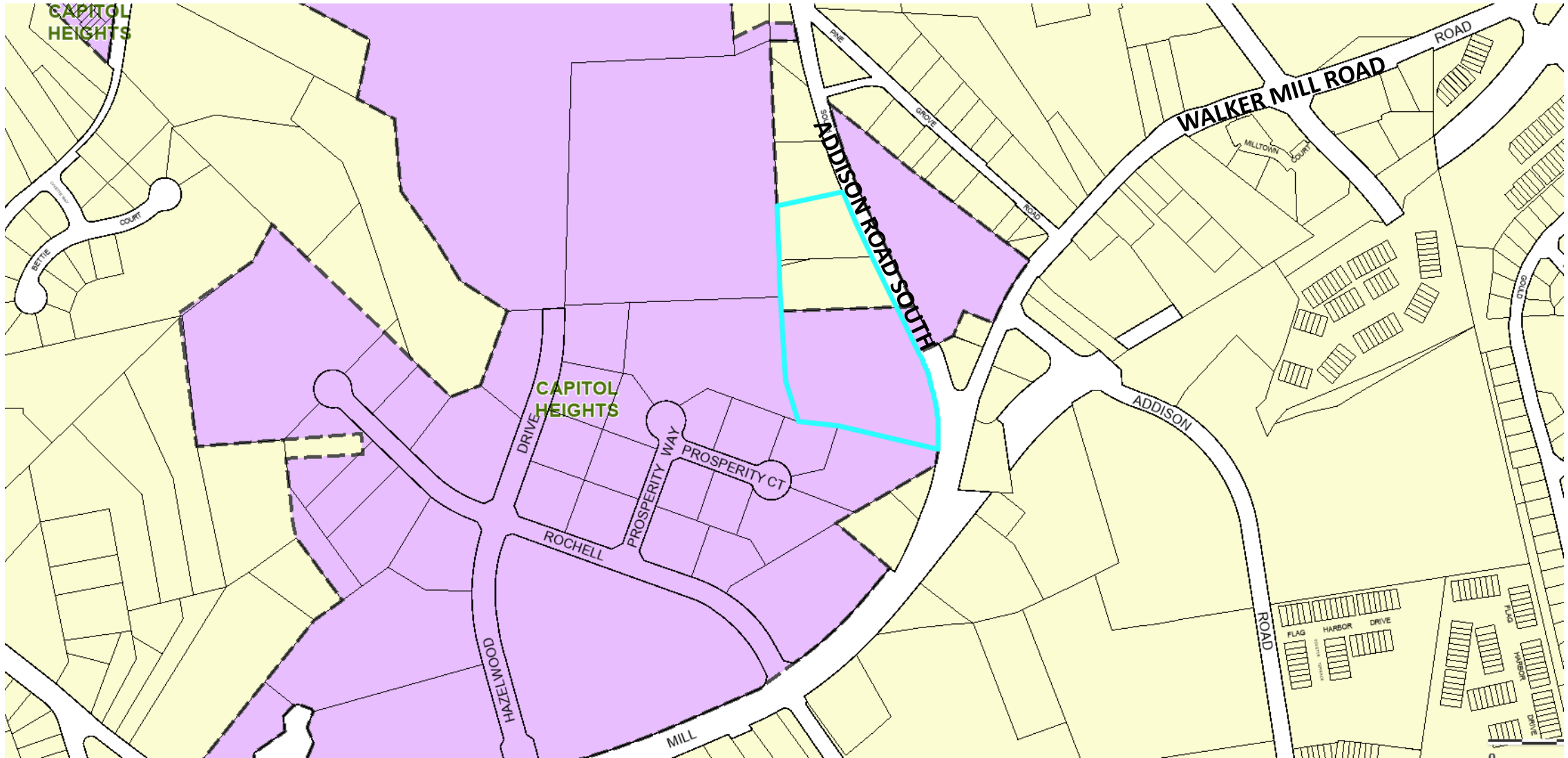
Prior Zoning Map: I-1/C-O



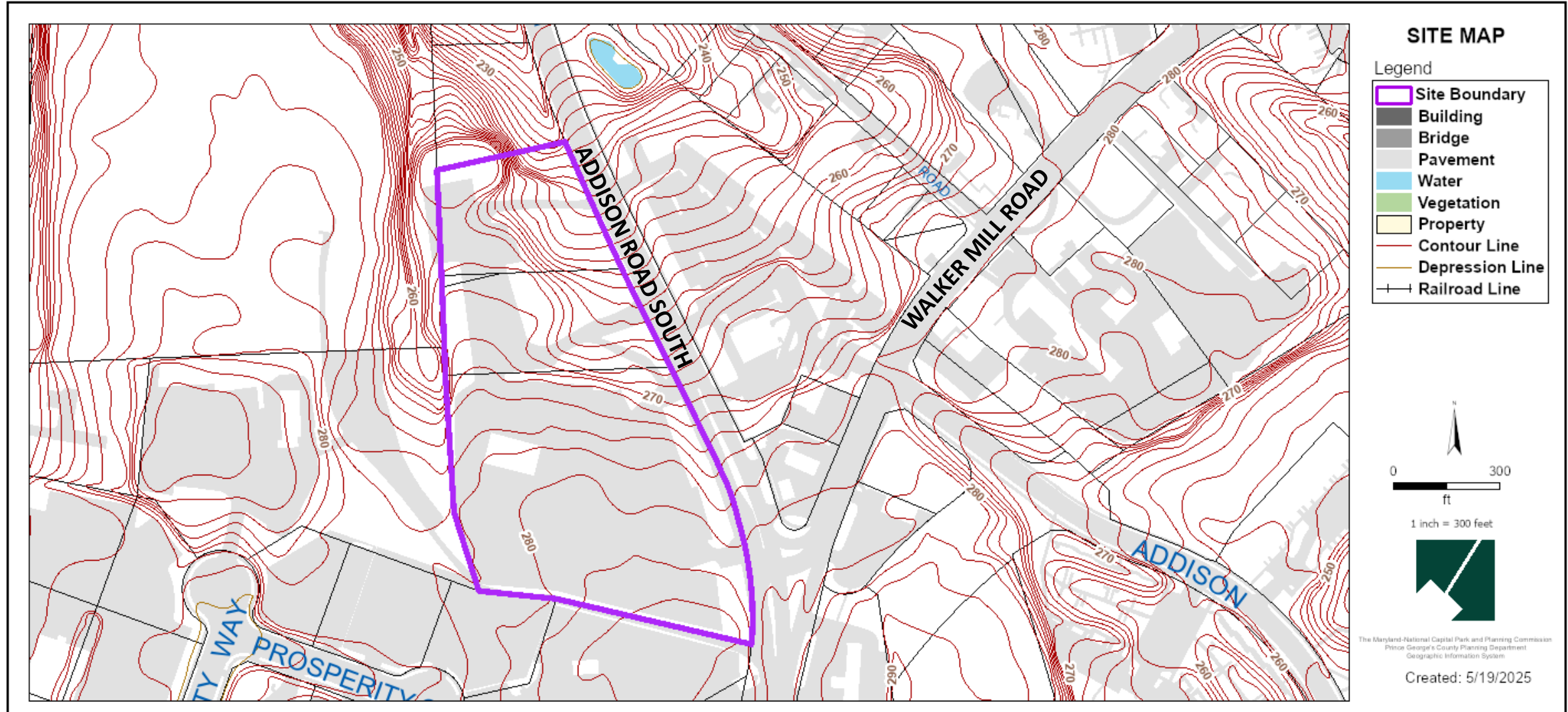
Current Zoning Map: IE/CGO



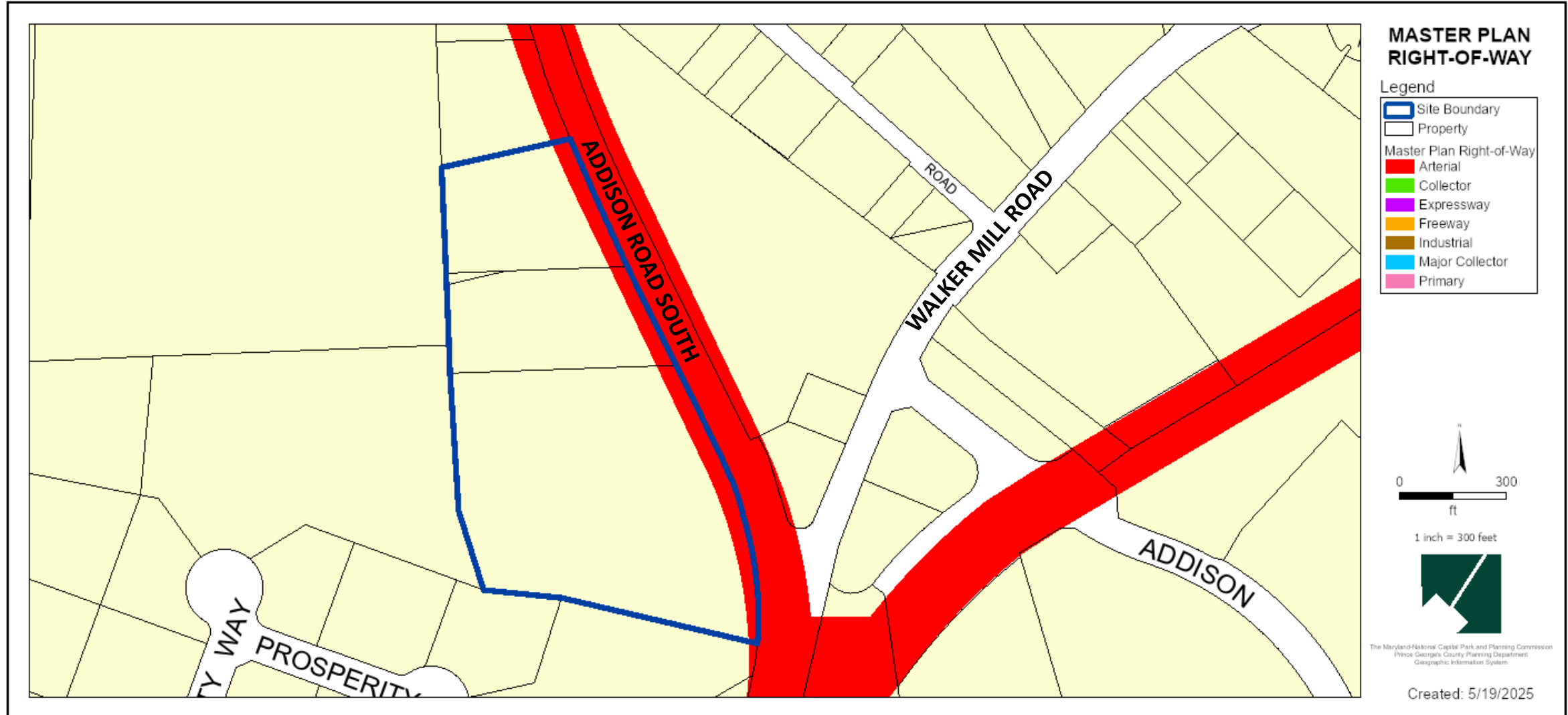
MUNICIPAL BOUNDARY (CAPITOL HEIGHTS)



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION

Legend:

Parcel



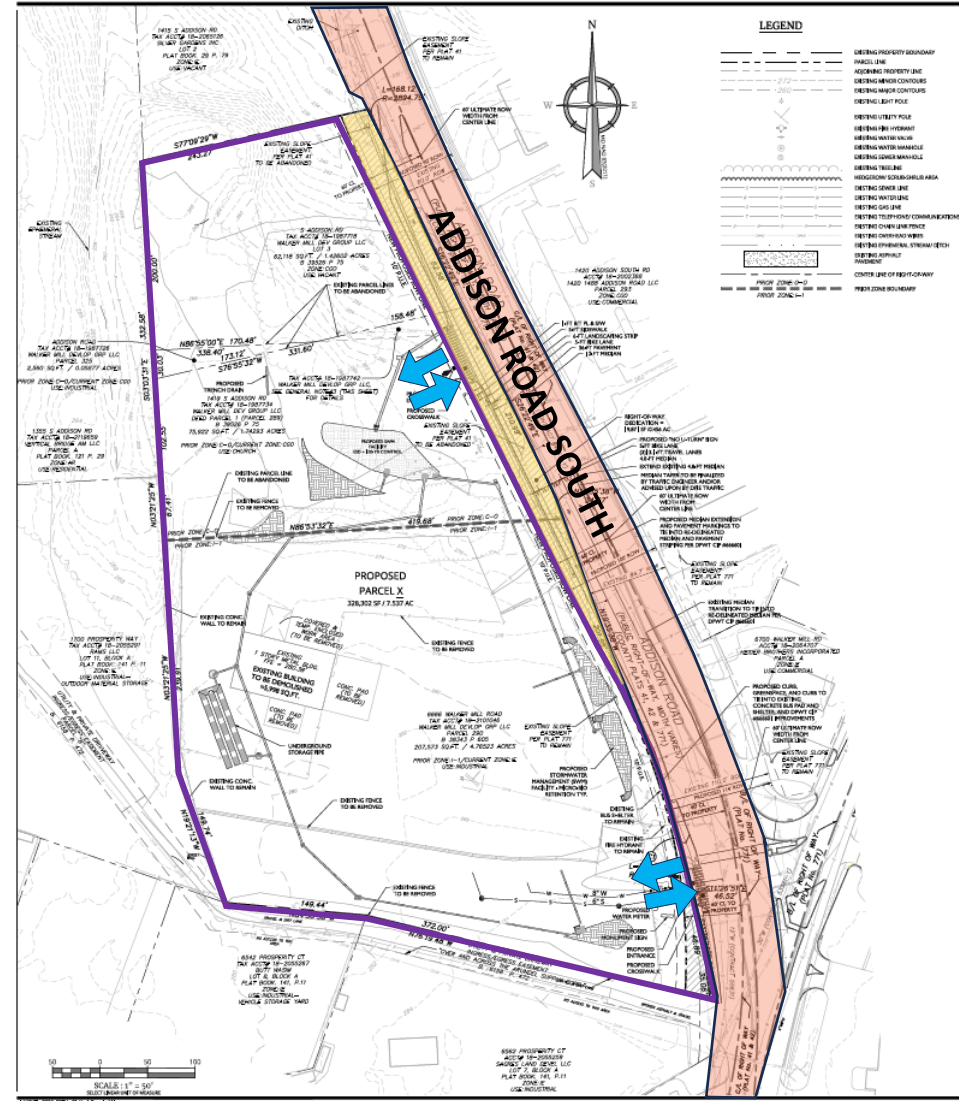
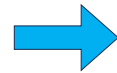
Existing
Right-of-Way



Proposed
Right-of-Way



Proposed
Access Points



TYPE 1 TREE CONSERVATION PLAN

Legend:

Parcel



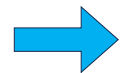
Existing
Right-of-Way



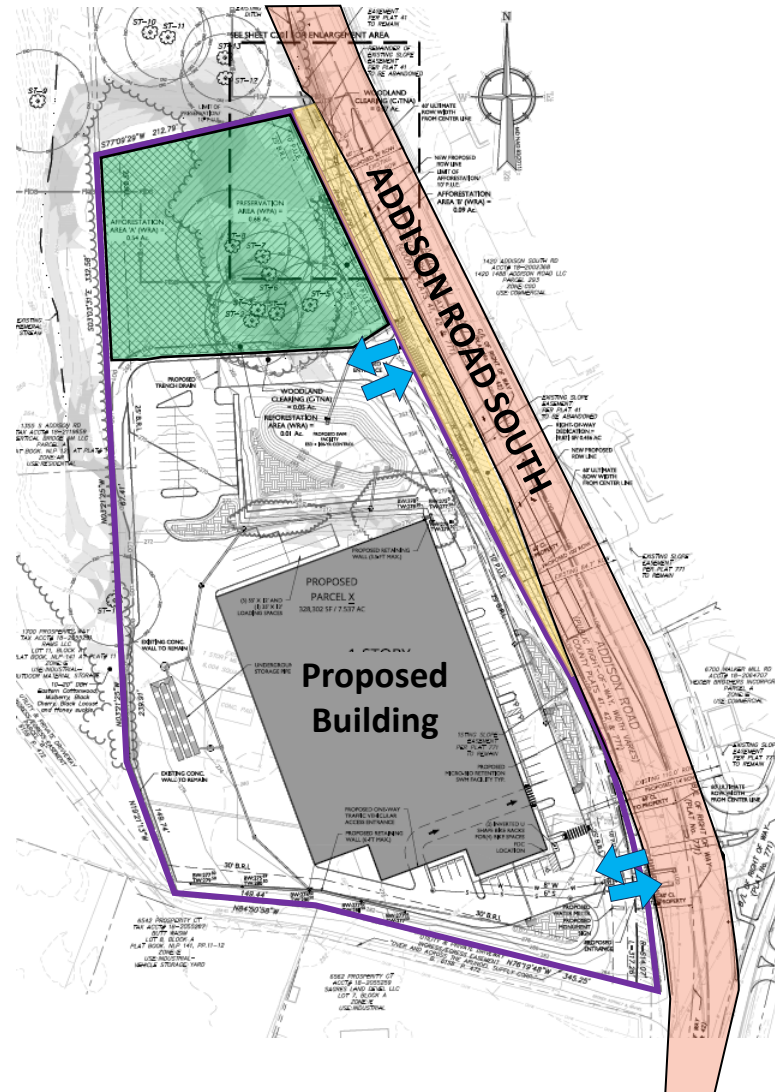
Proposed
Right-of-Way



Proposed
Access Points



Woodland
Conservation
Area



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision 4-23022
- Type 1 Tree Conservation Plan TCP1-007-2025
- Variation from Section 24-121(a)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing:
02/27/2025
- Acceptance Mailing: 03/20/2025