

# DOBSON FARMS

Comprehensive Design Plan

TCP1-011-2023

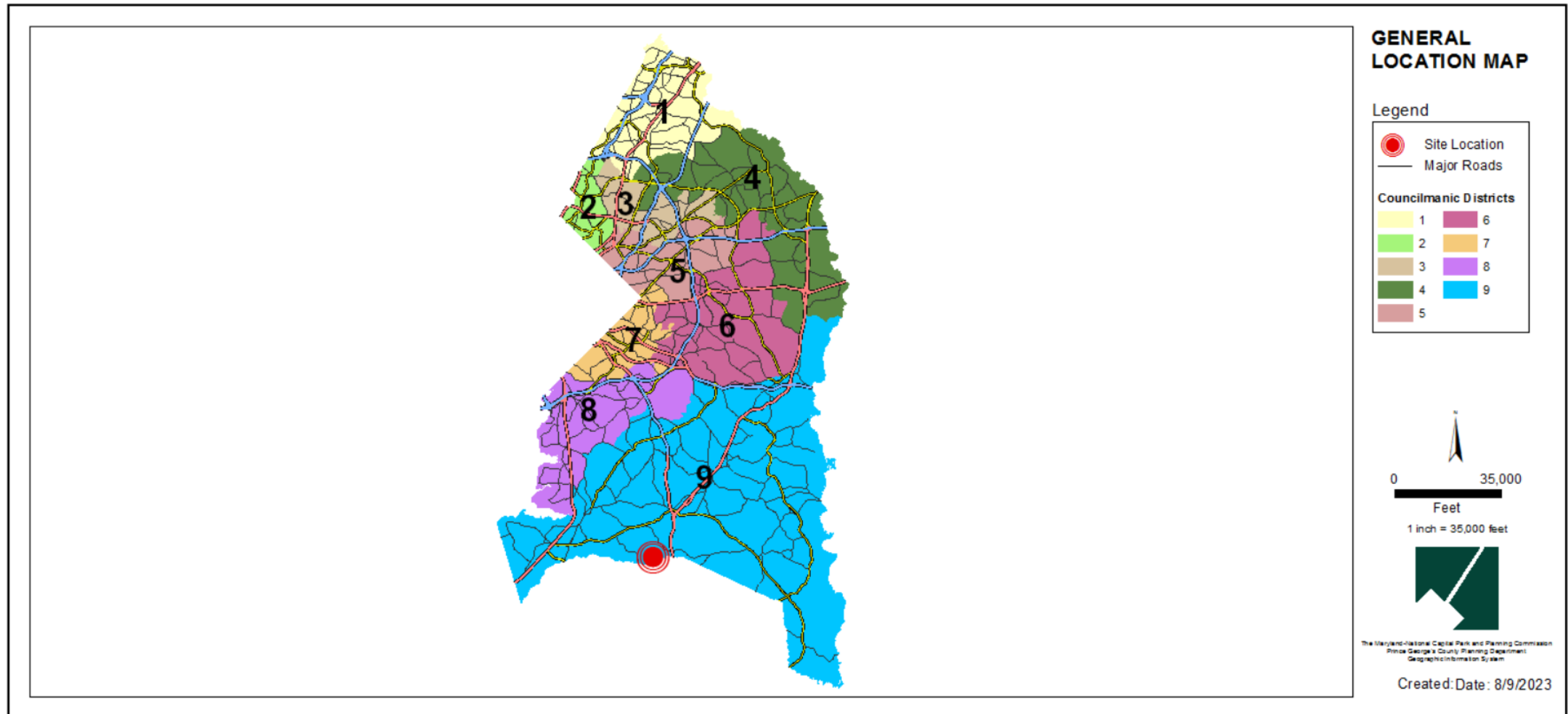
Staff Recommendation: APPROVAL of continuance



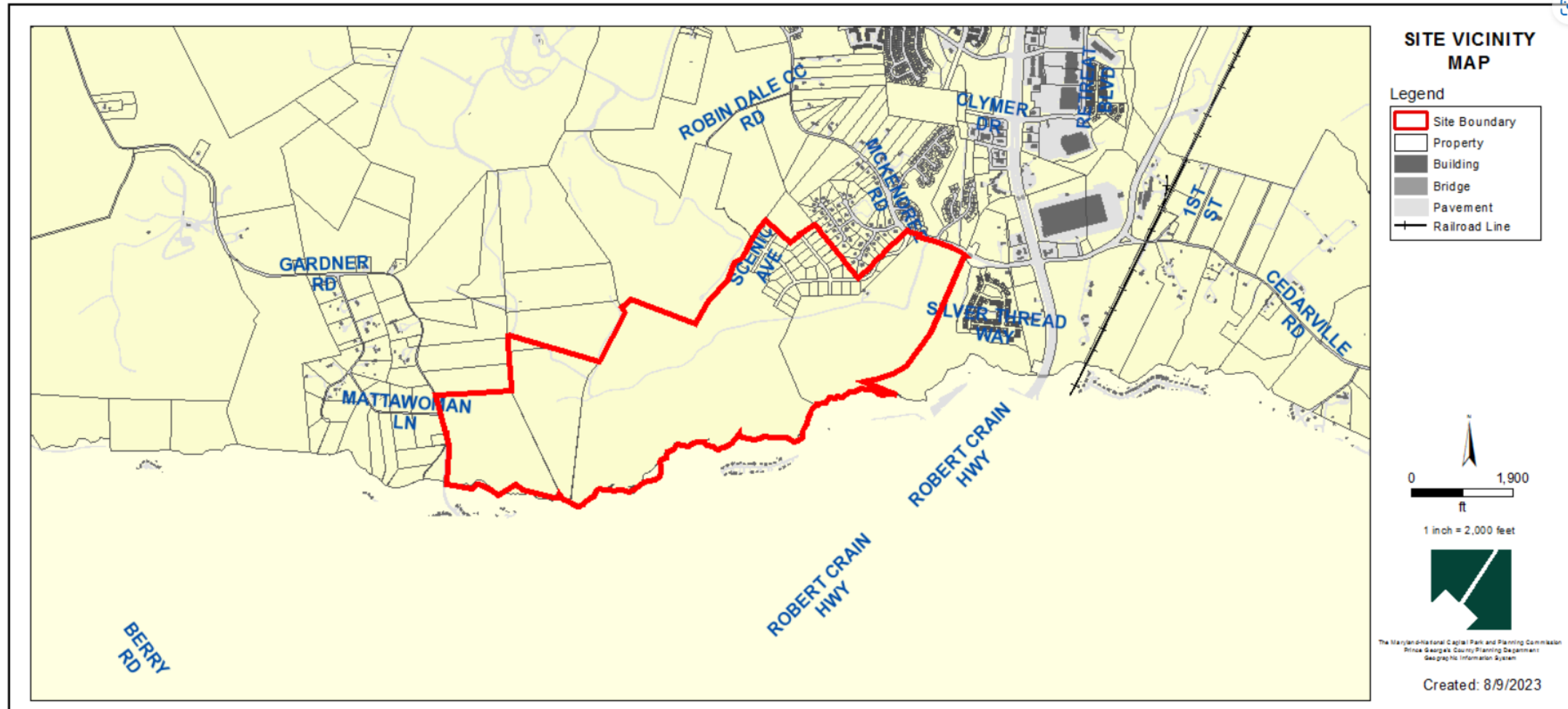
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



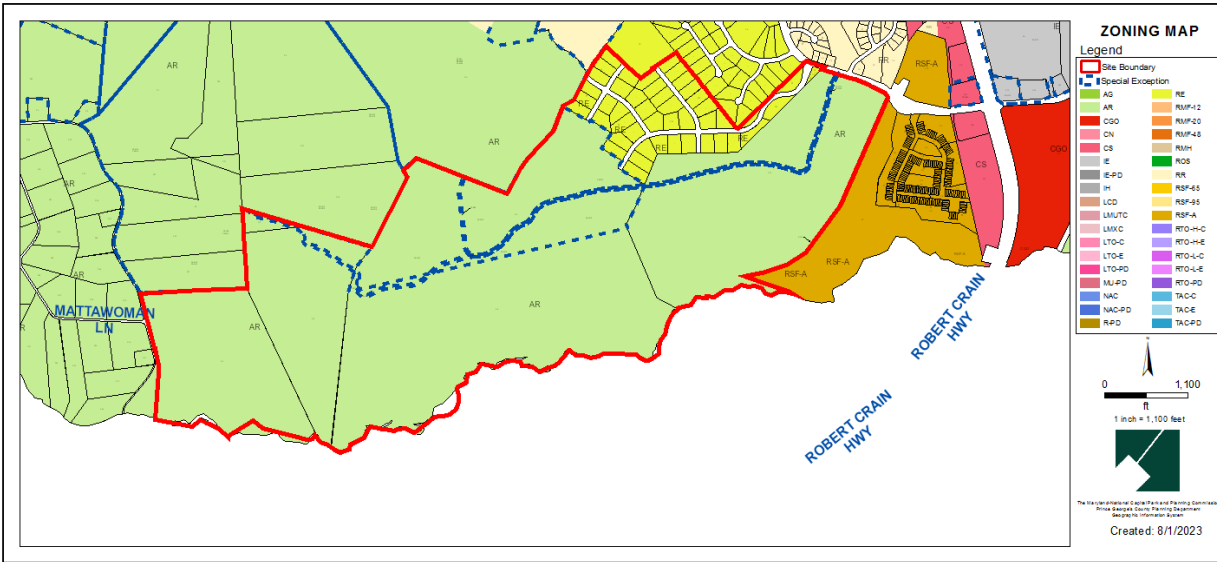
# SITE VICINITY MAP



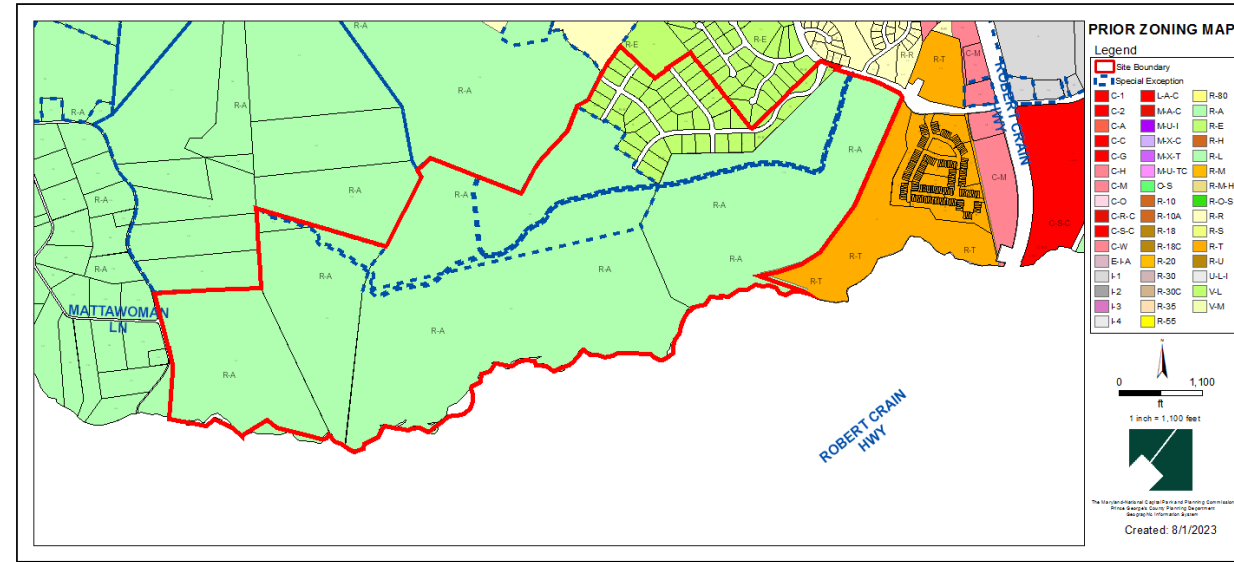
# ZONING MAP (CURRENT & PRIOR)

Property Zone: LCD (Prior R-S)

## CURRENT ZONING MAP

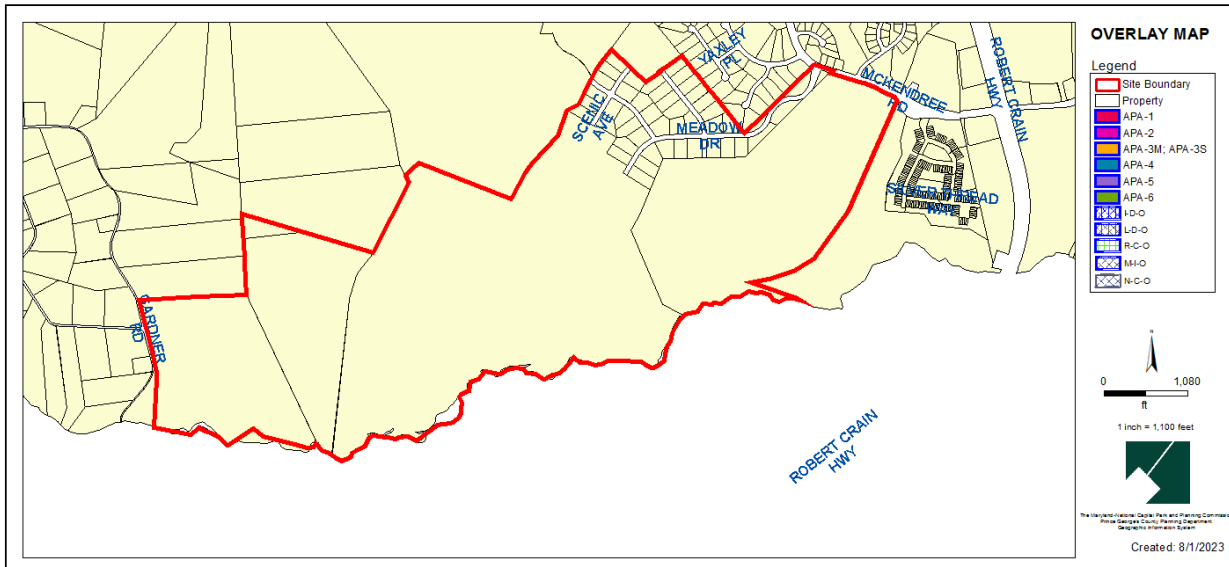


## PRIOR ZONING MAP

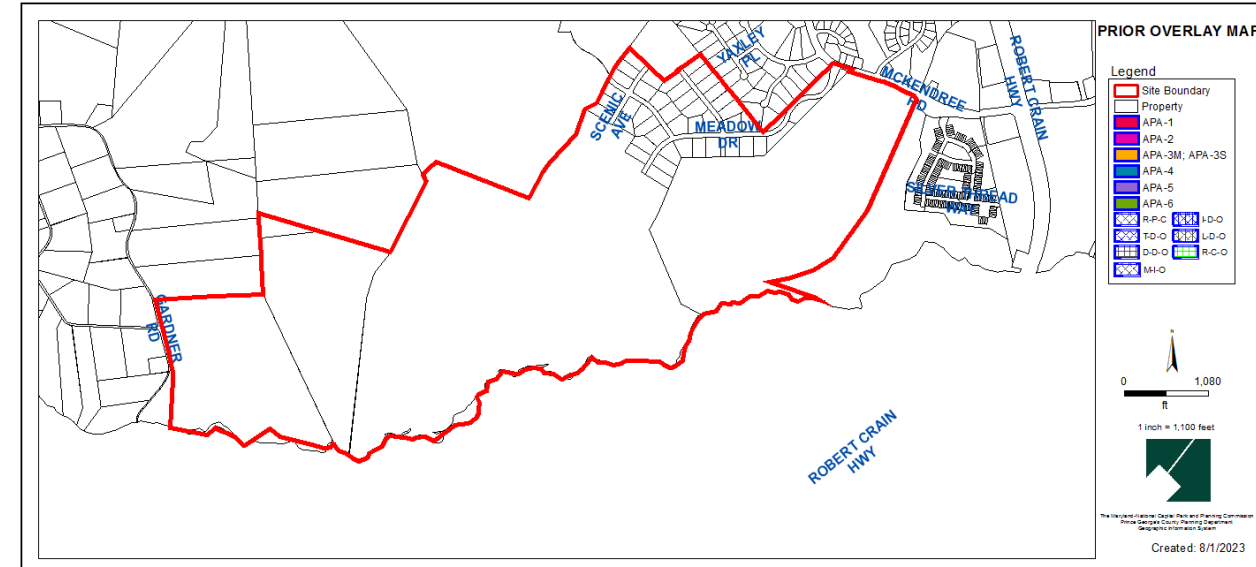


# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



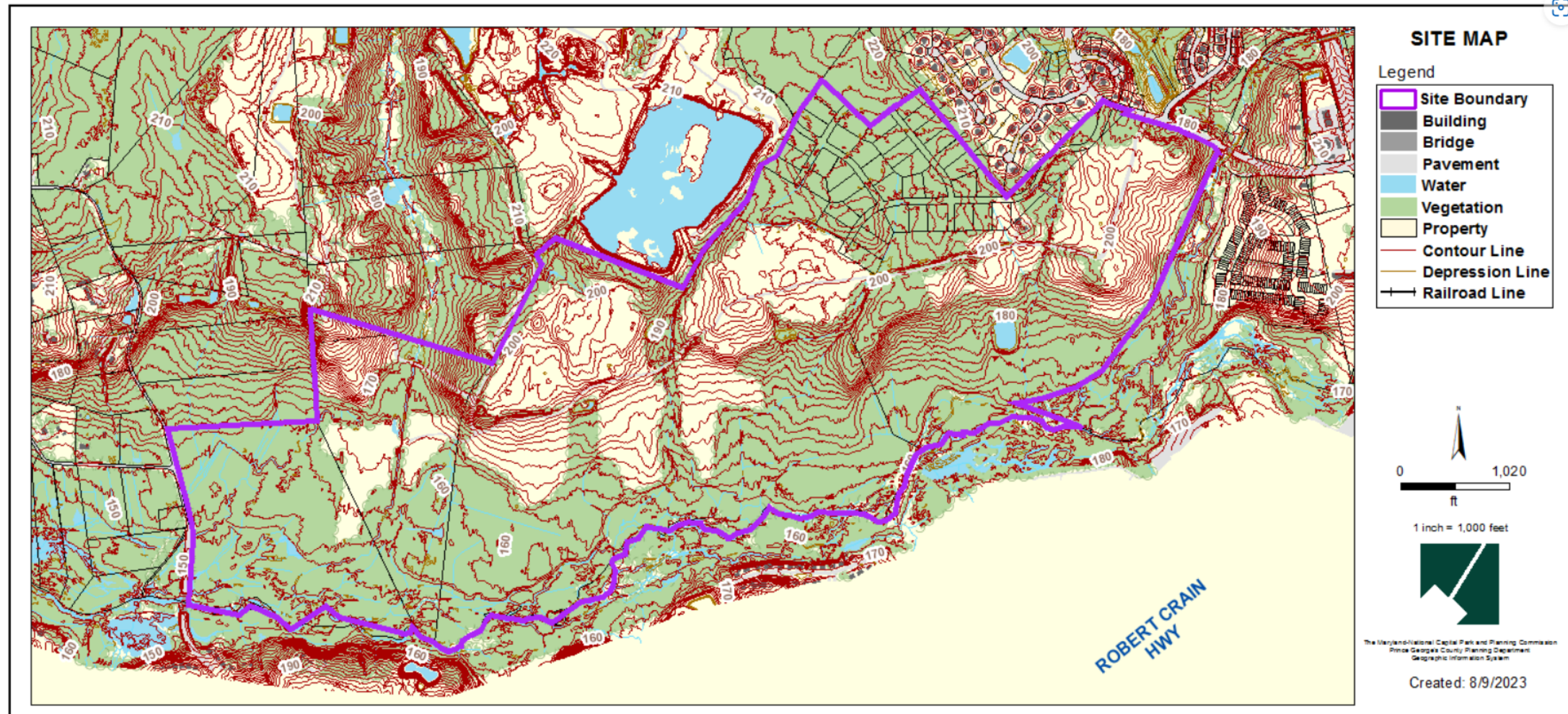
PRIOR OVERLAY MAP



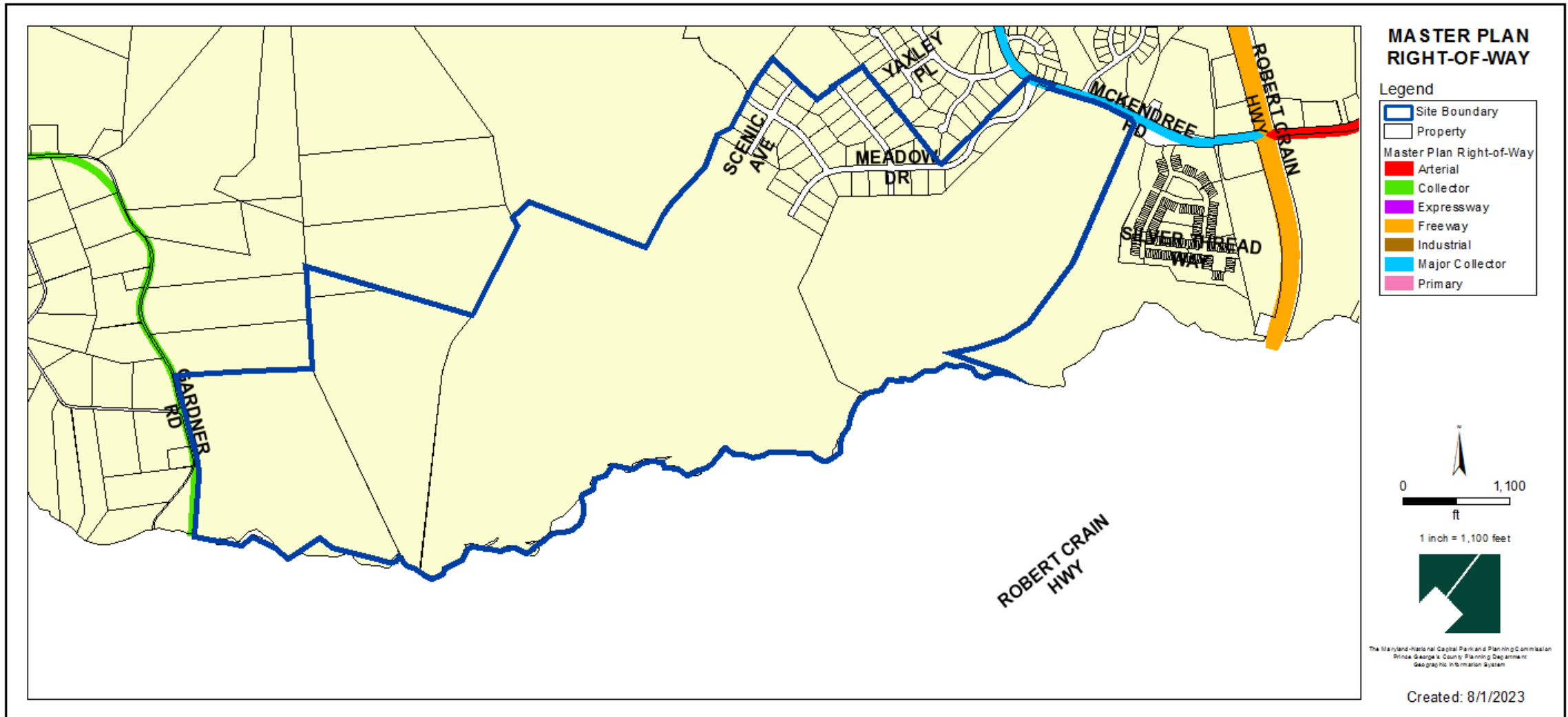
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# ILLUSTRATIVE PLAN





# STAFF RECOMMENDATION

**APPROVAL** of CDP-22002 with conditions

**APPROVAL** of TCP1-011-2023 with conditions

## **Major/Minor Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 02/20/2023
- Acceptance Mailing: 05/23/2023