

DOBSON FARMS

Comprehensive Design Plan

TCP1-011-2023

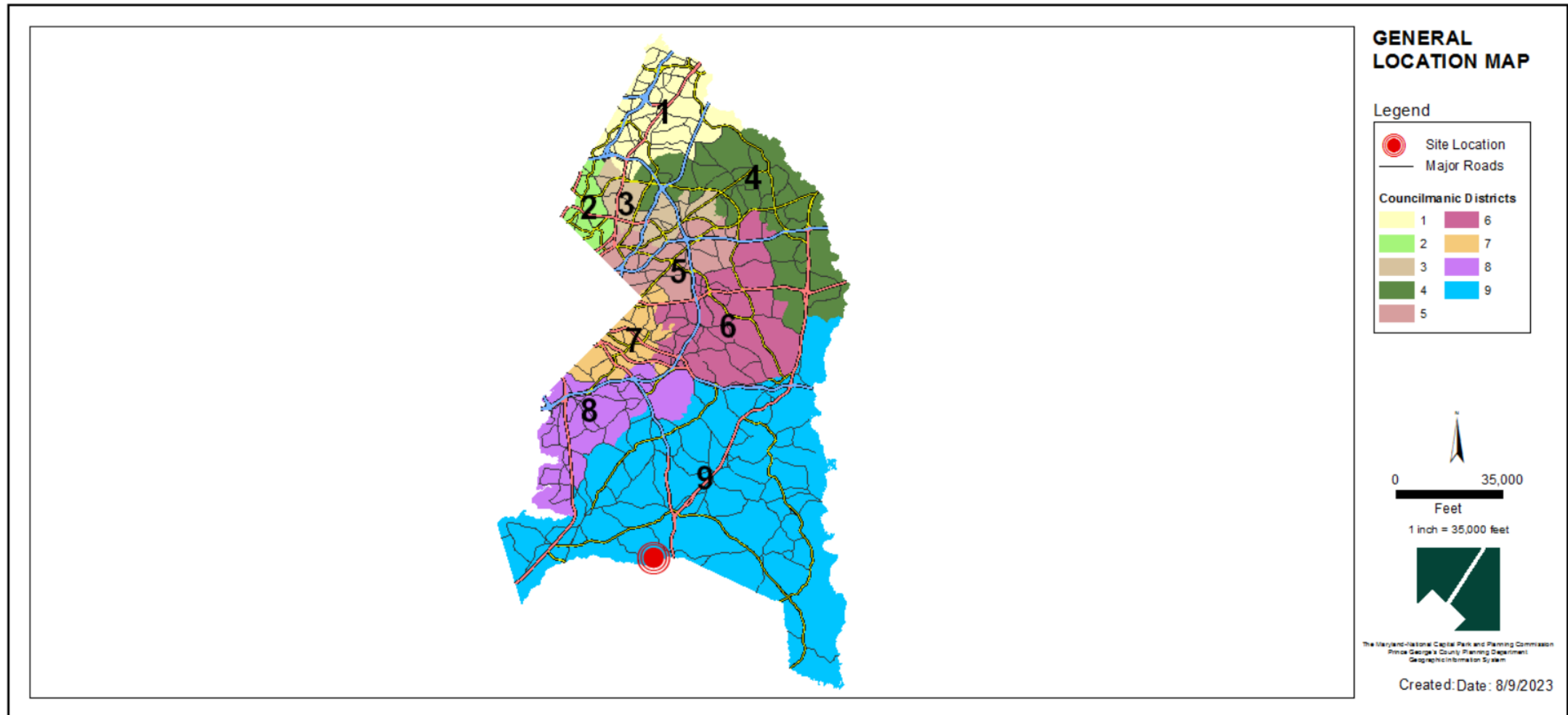
Staff Recommendation: APPROVAL with conditions



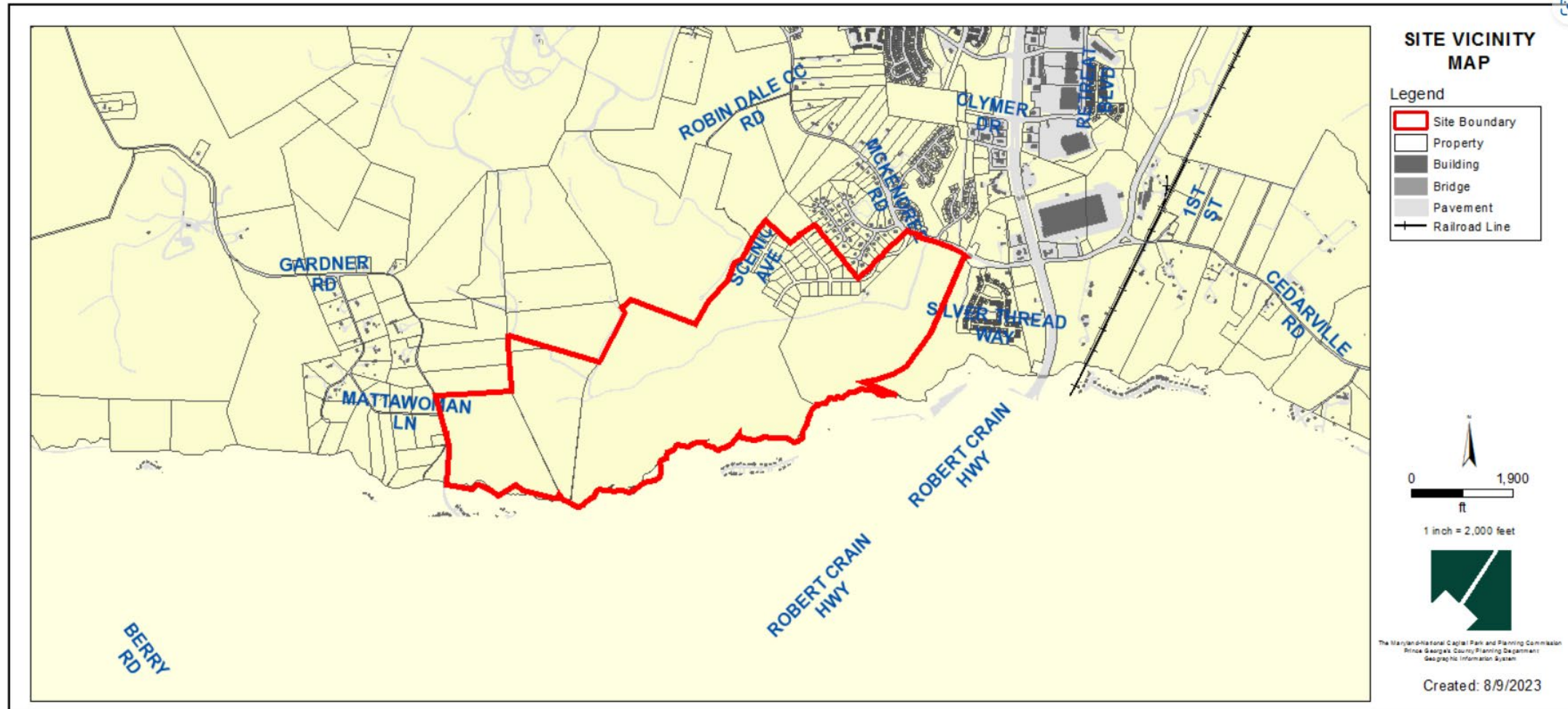
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A



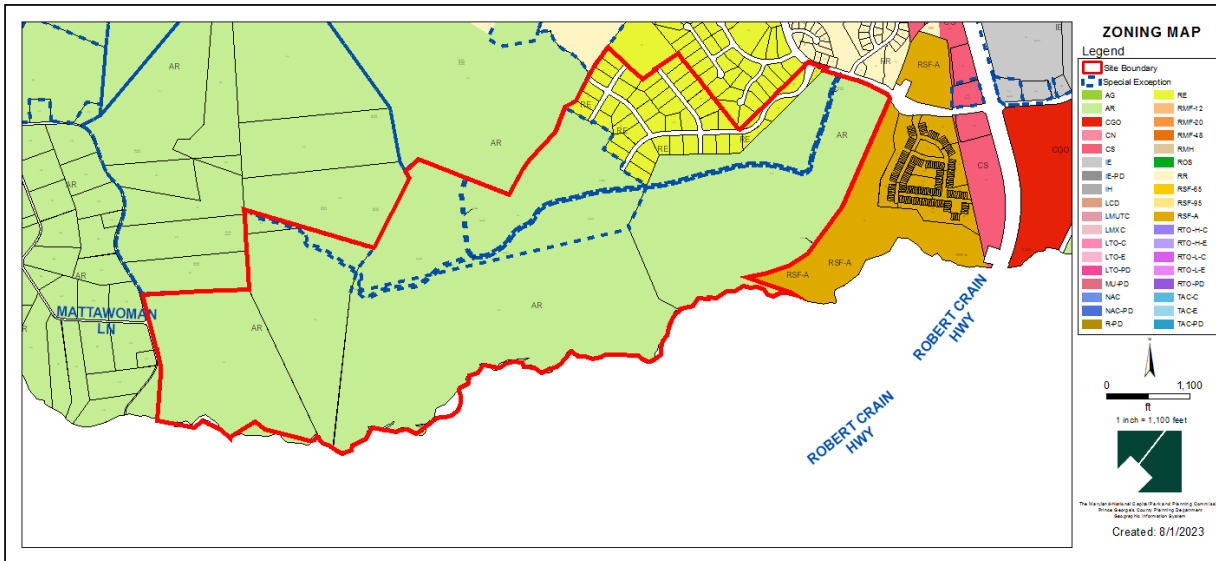
SITE VICINITY MAP



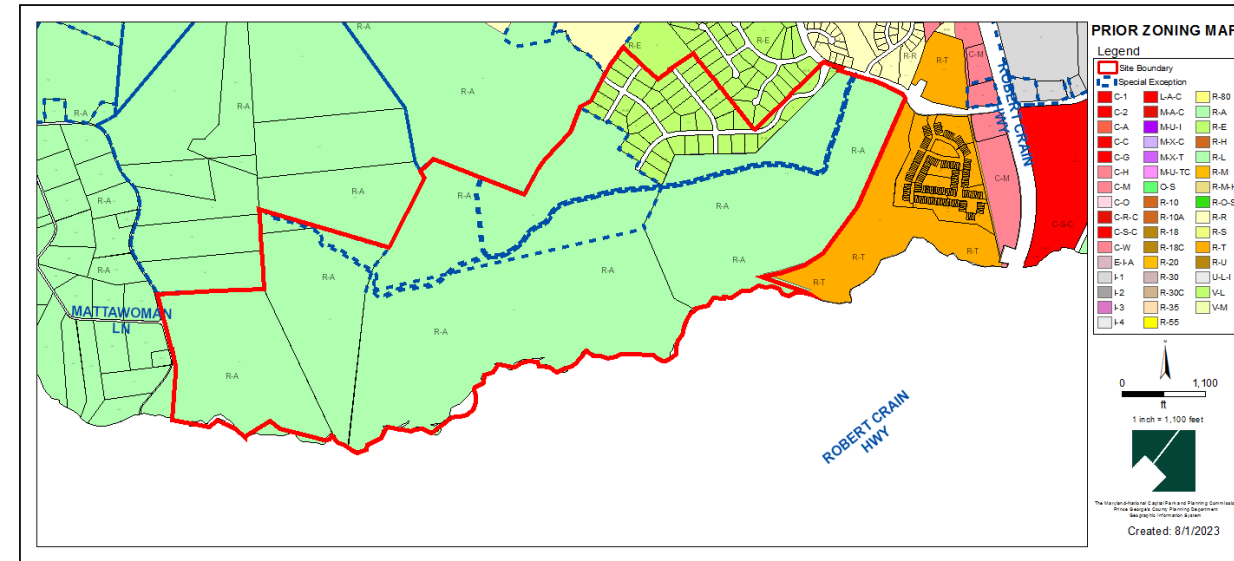
ZONING MAP (CURRENT & PRIOR)

Property Zone: LCD (Prior R-S)

CURRENT ZONING MAP

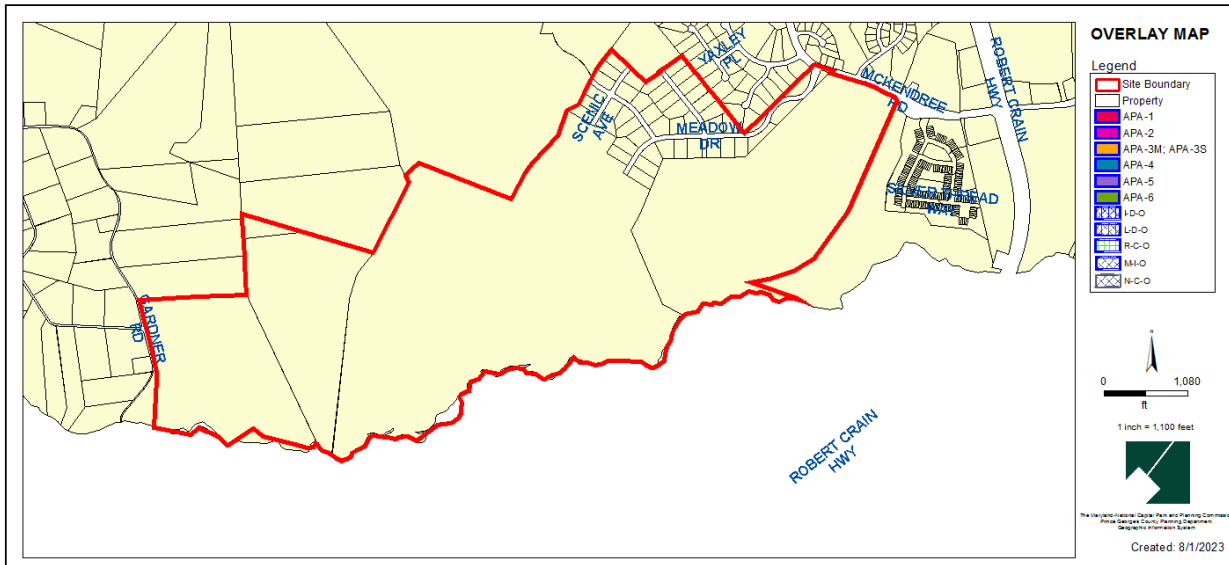


PRIOR ZONING MAP

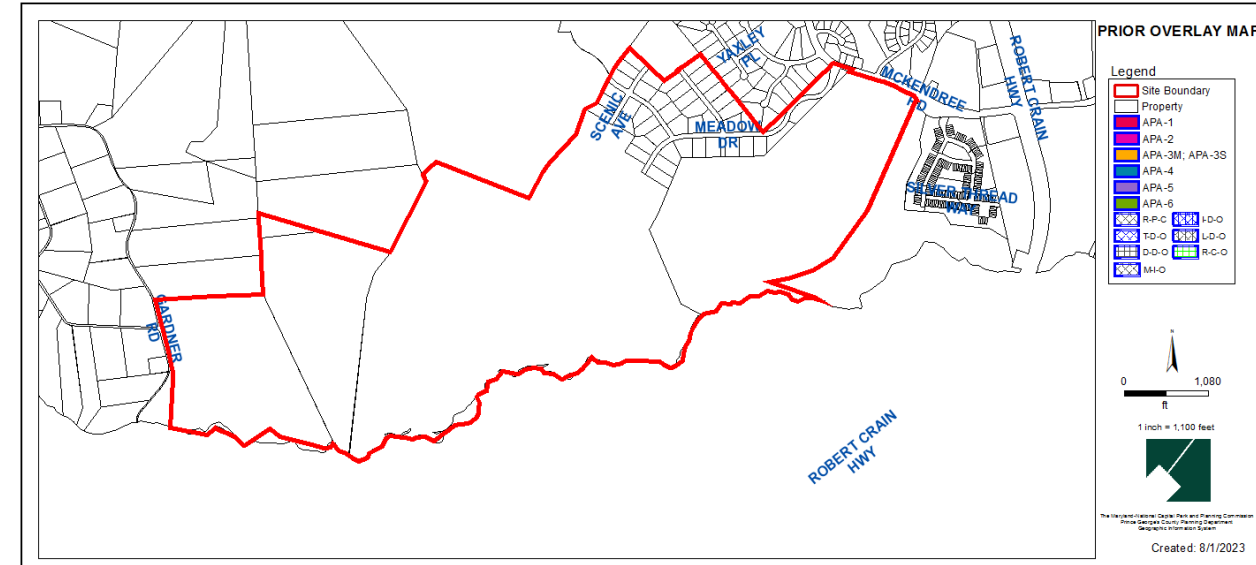


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



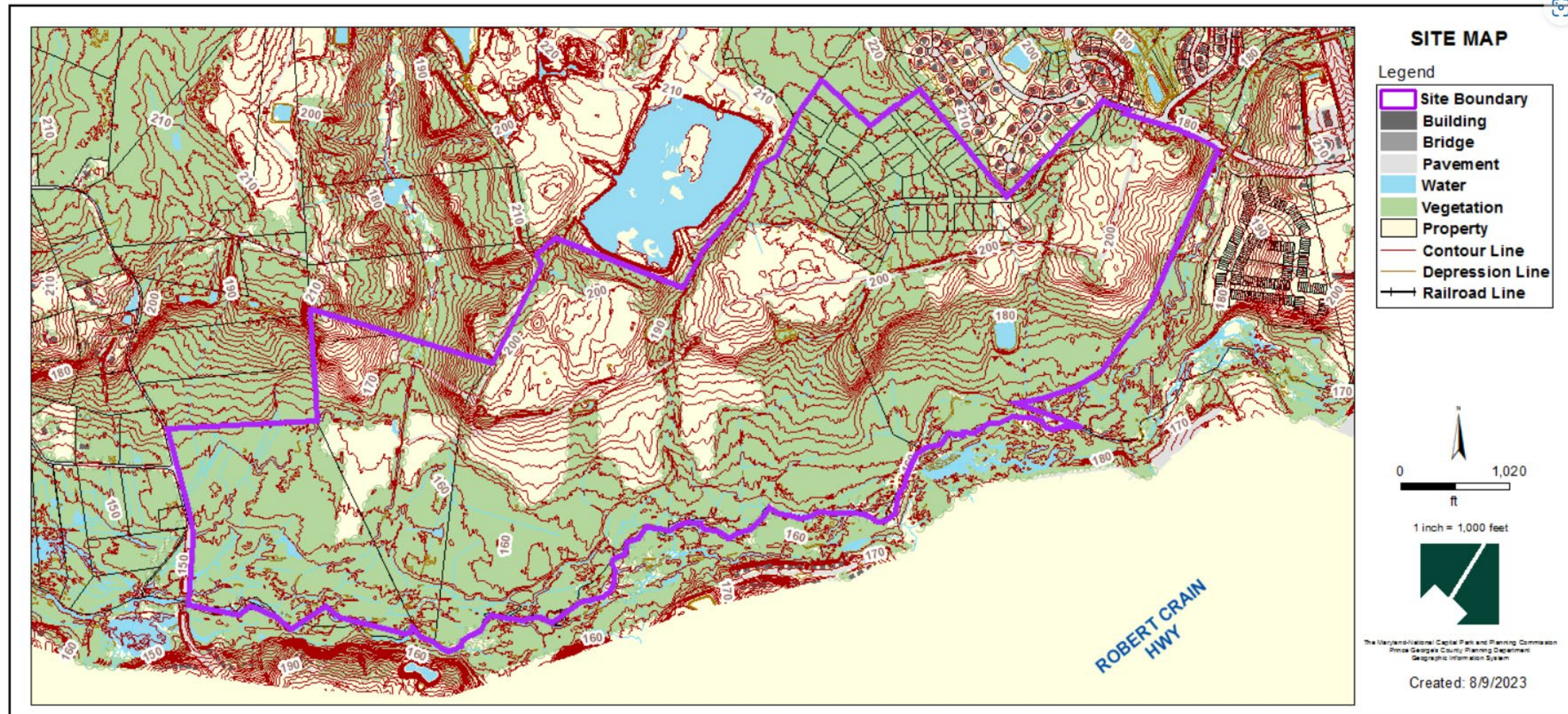
PRIOR OVERLAY MAP



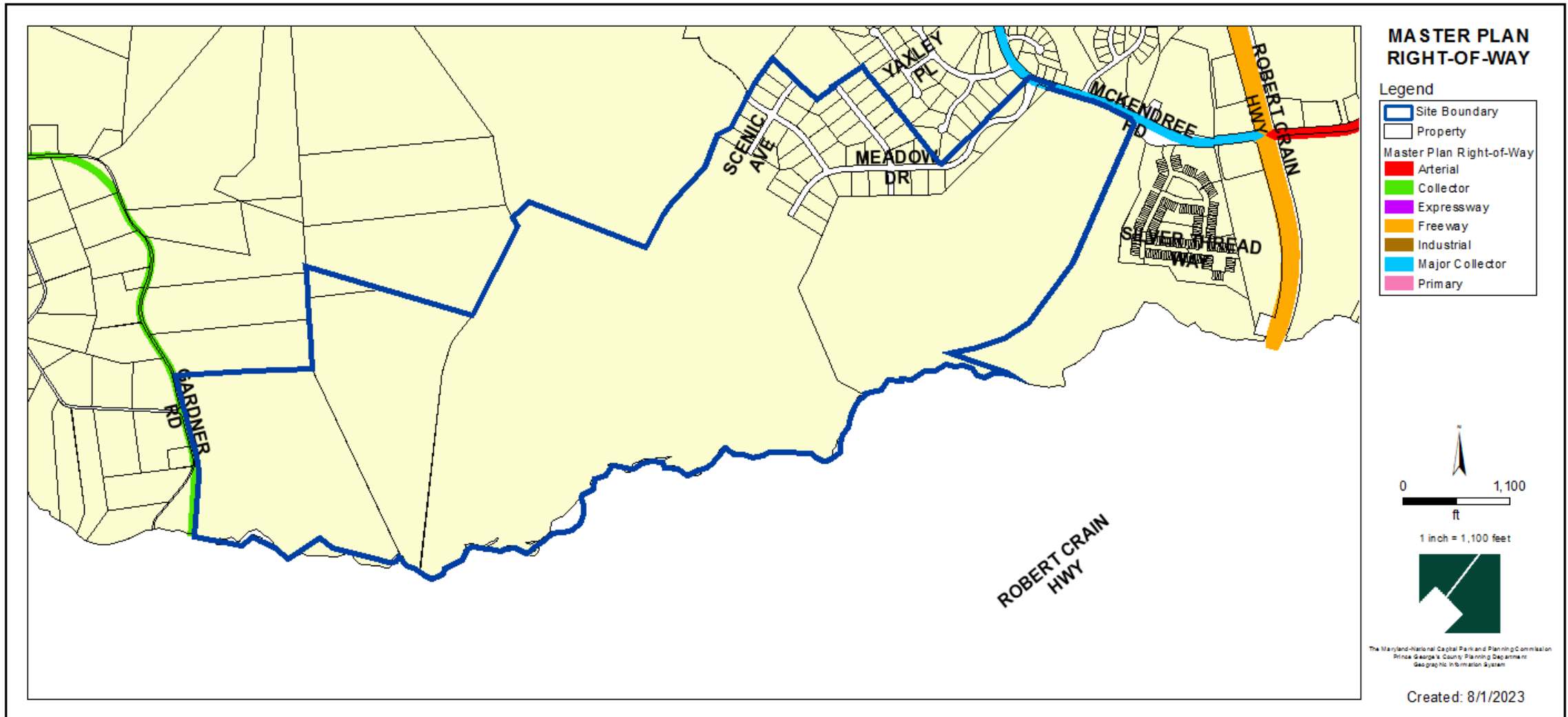
AERIAL MAP



SITE MAP



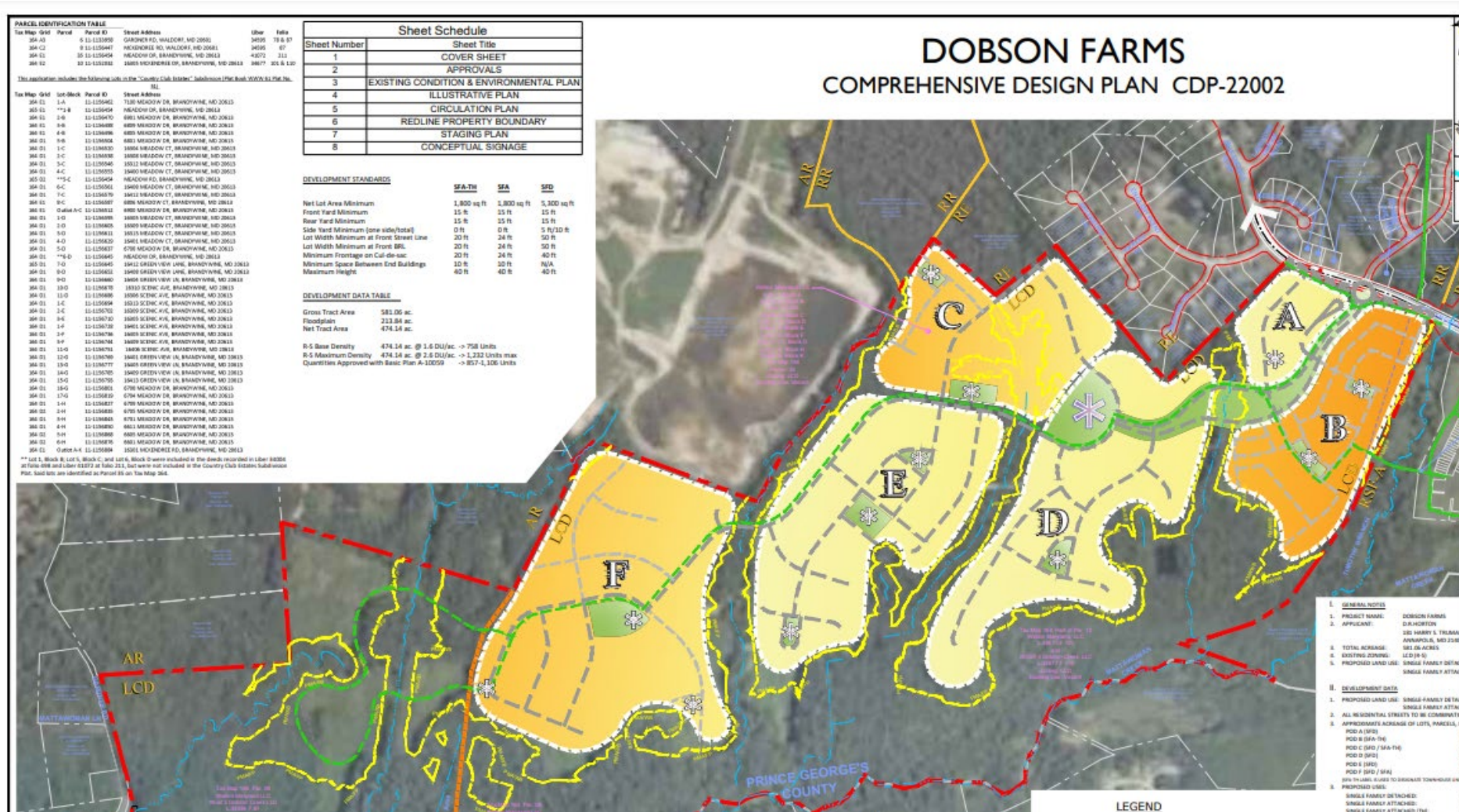
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



COMPREHENSIVE DESIGN PLAN



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