

# WATERSIDE SUBDIVISION, HILL RESIDENCE

Detailed Site Plan  
Conservation Plan

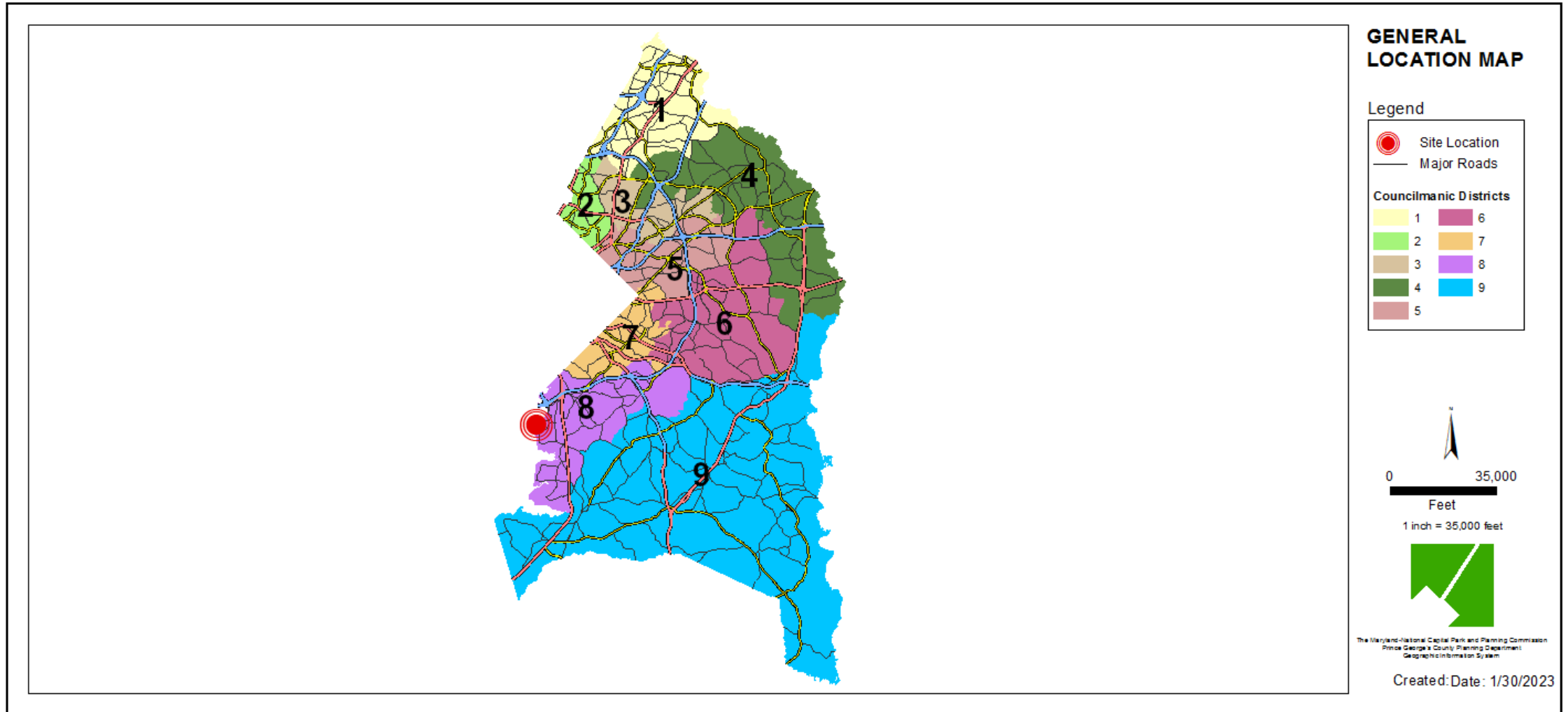
Staff Recommendation: APPROVAL of Continuance Request.



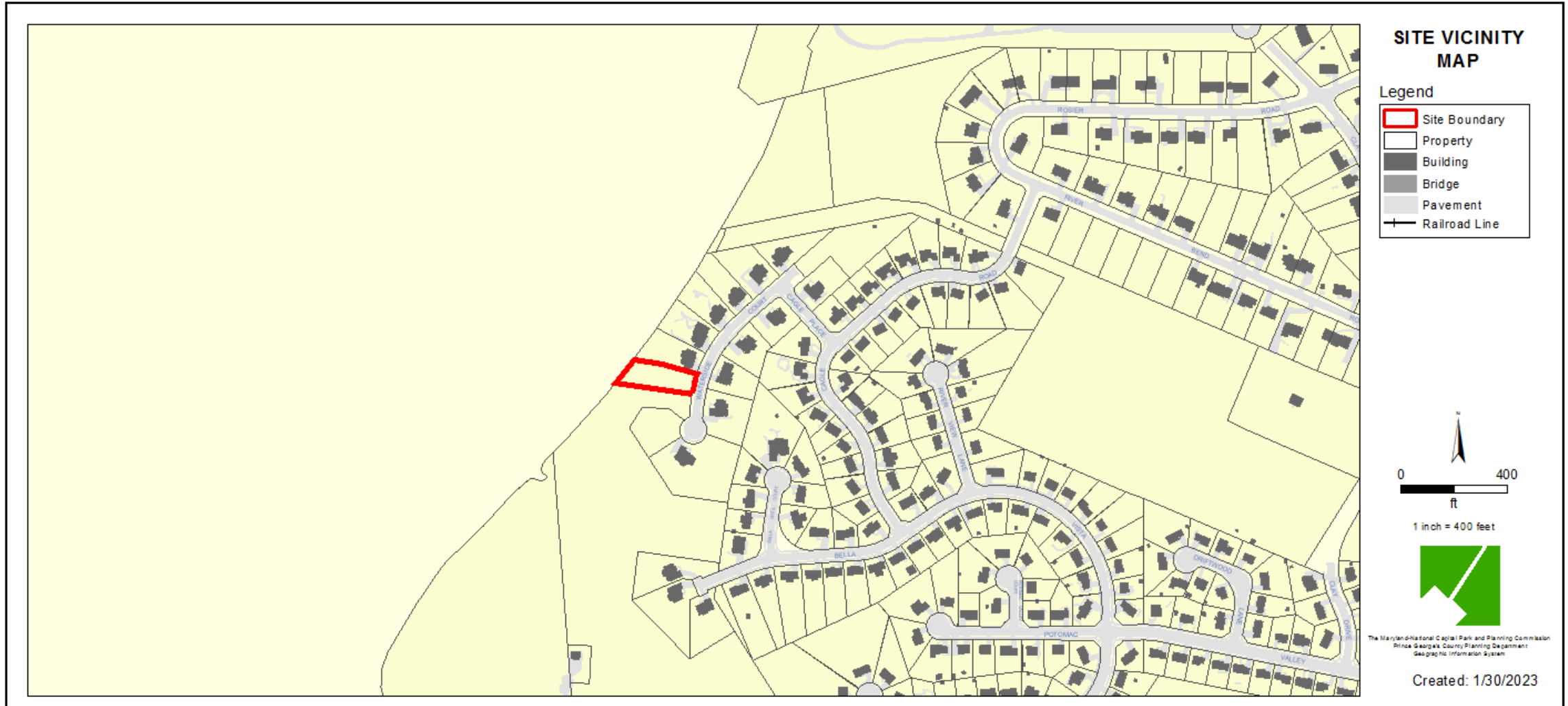
# GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



# SITE VICINITY MAP

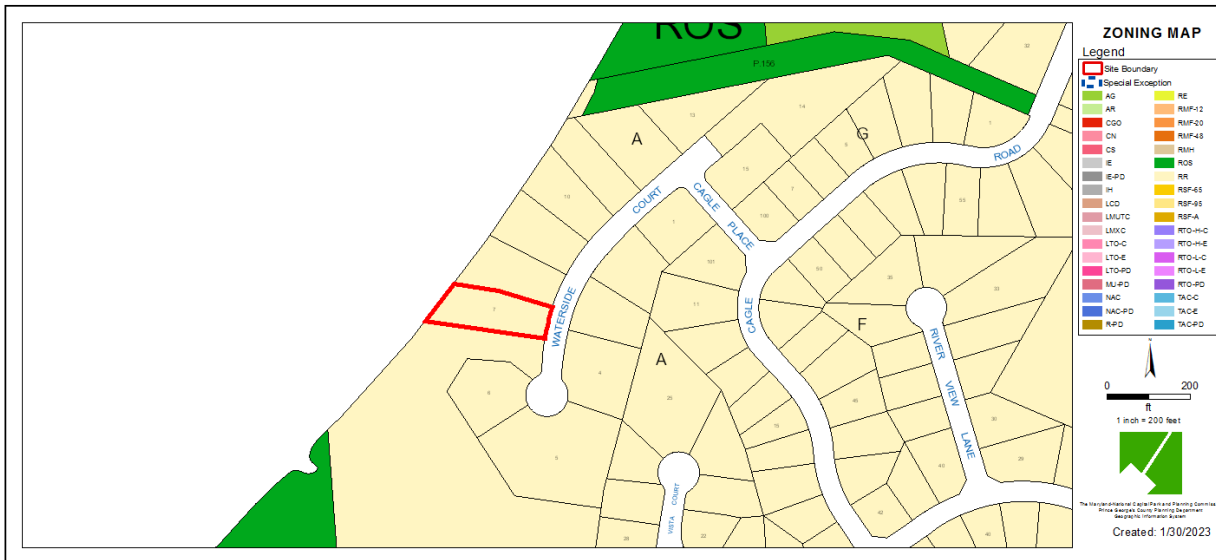




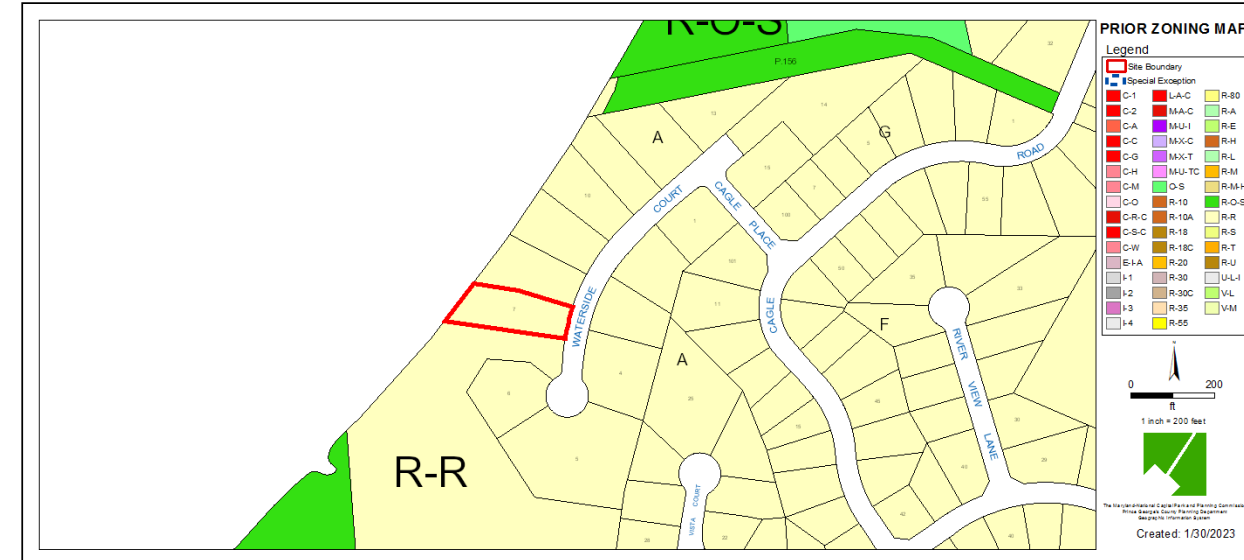
# ZONING MAP (CURRENT & PRIOR)

Property Zone: RR  
Prior Property Zone: R-R

CURRENT ZONING MAP

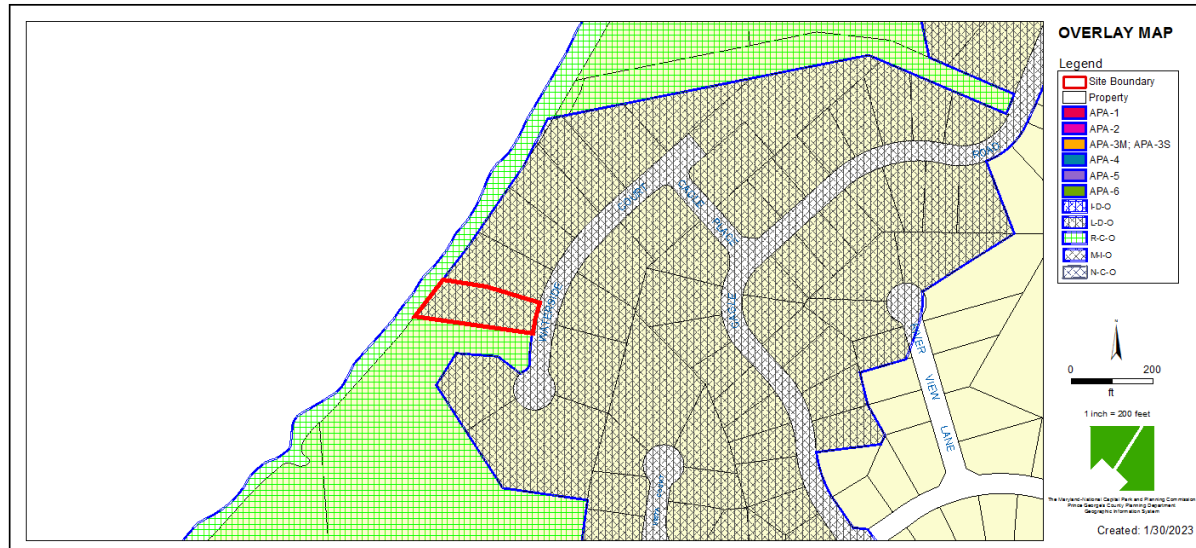


PRIOR ZONING MAP

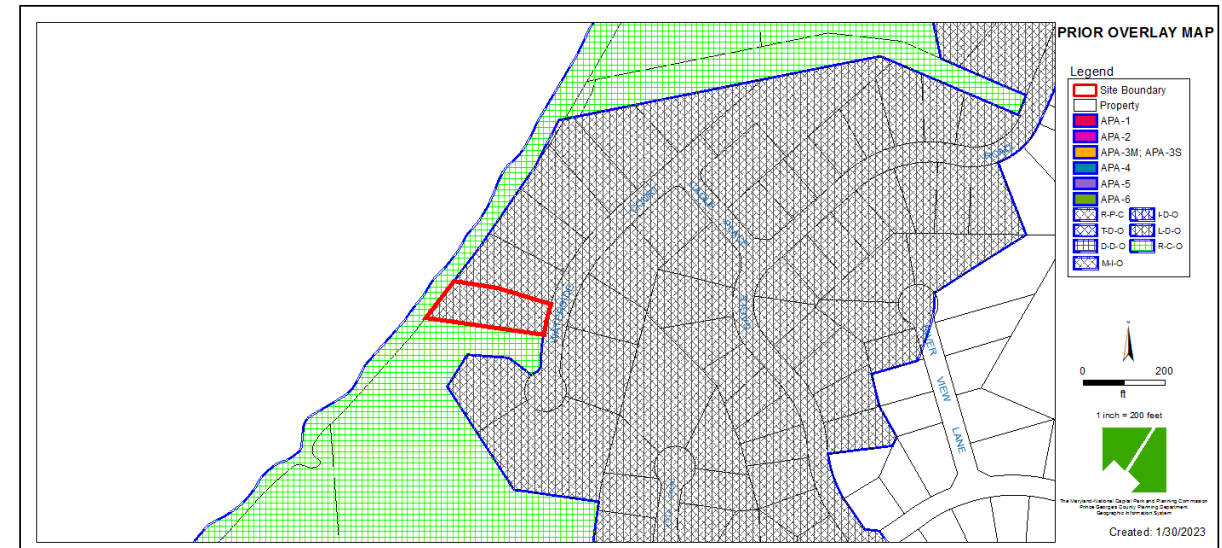


# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



PRIOR OVERLAY MAP



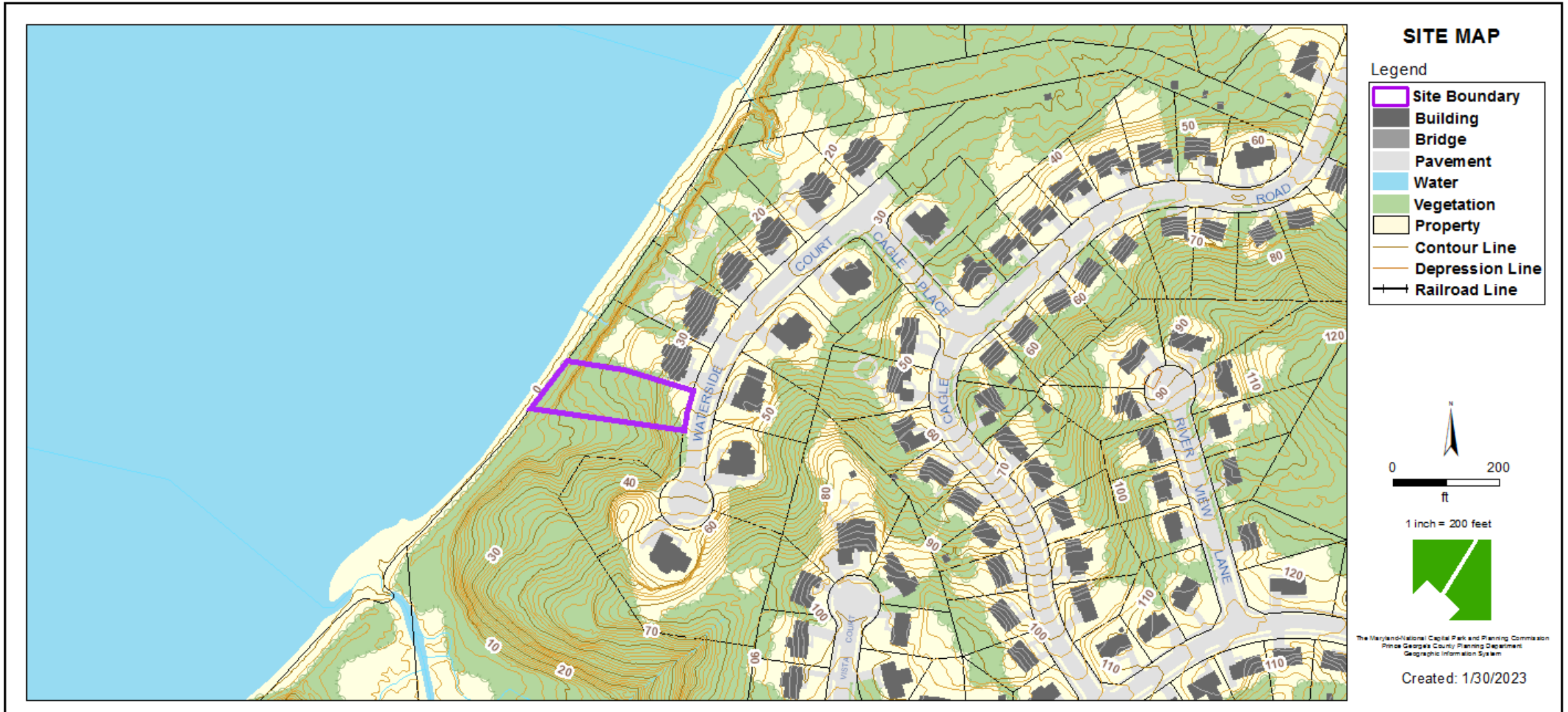


# AERIAL MAP

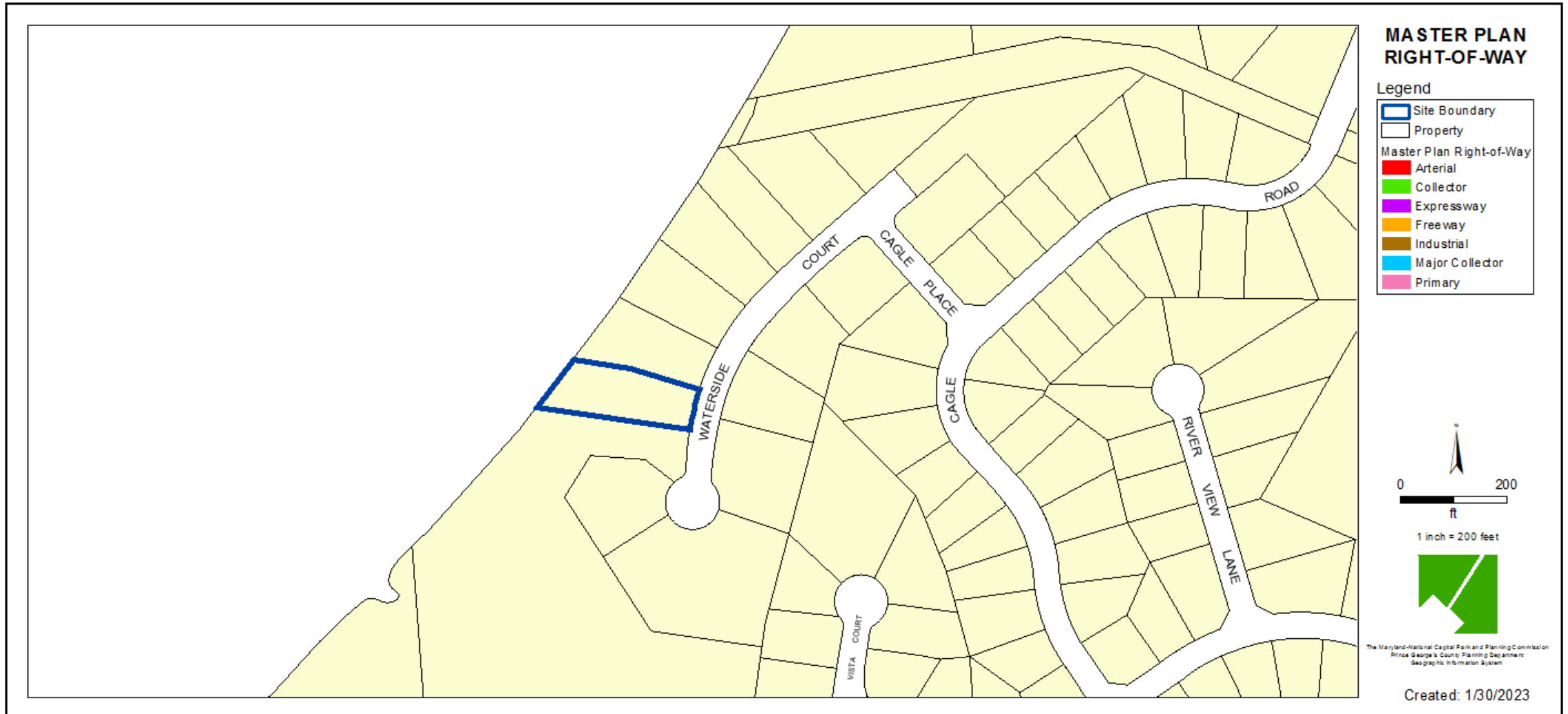




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP

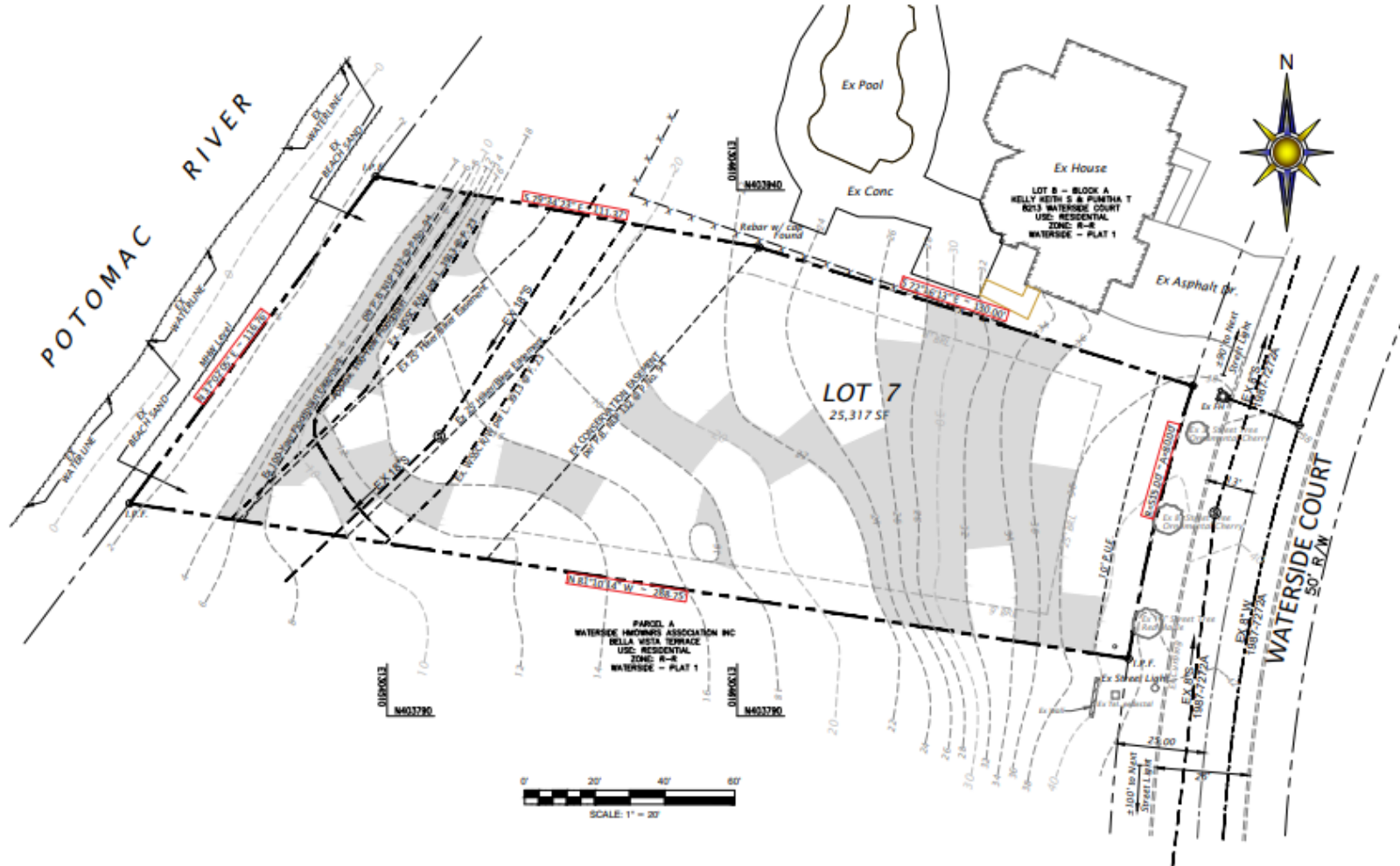




# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

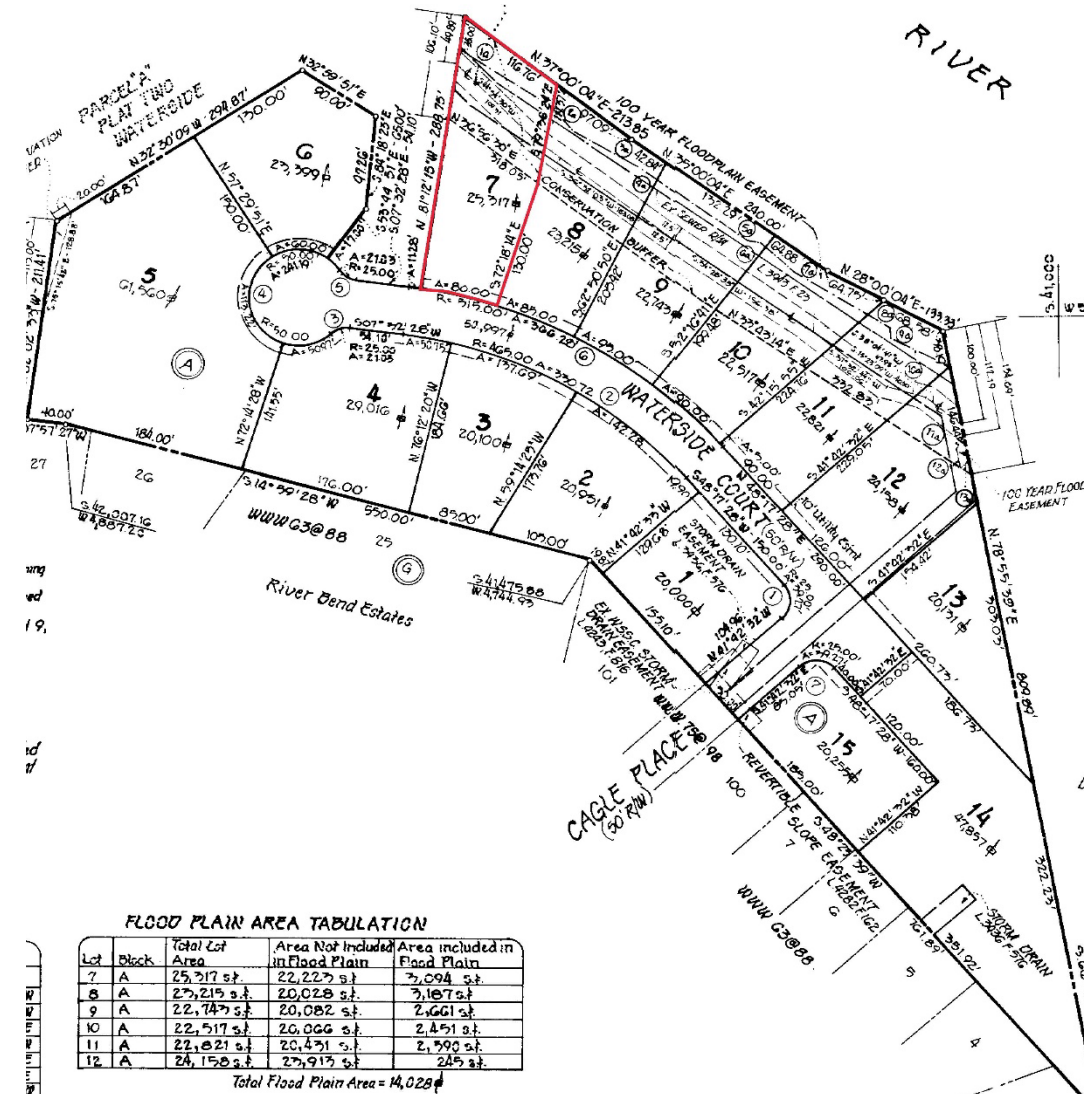


# EXISTING CONDITIONS PLAN



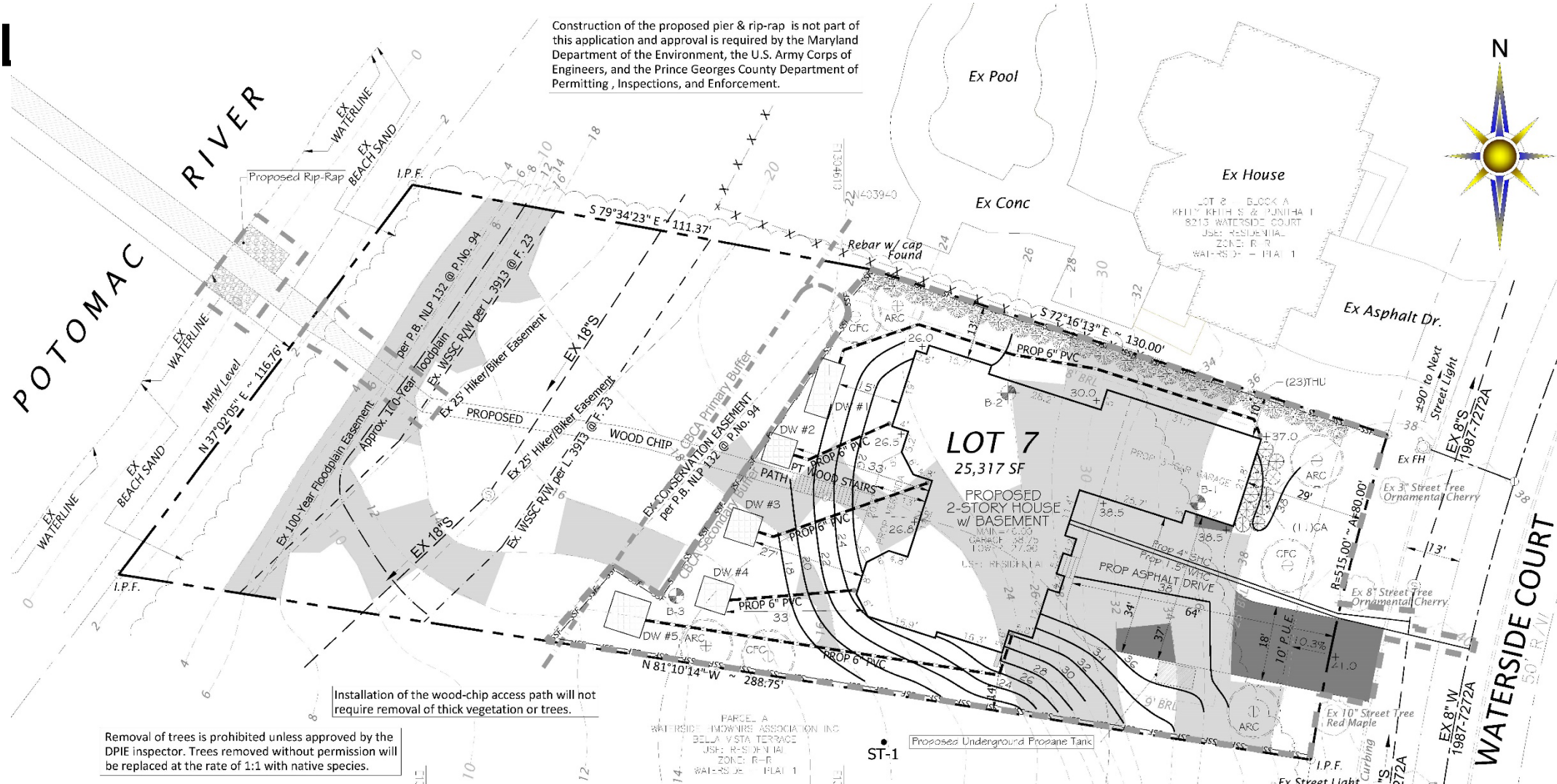


# WATERSIDE SUBDIVISION – BLOCK A PLAT



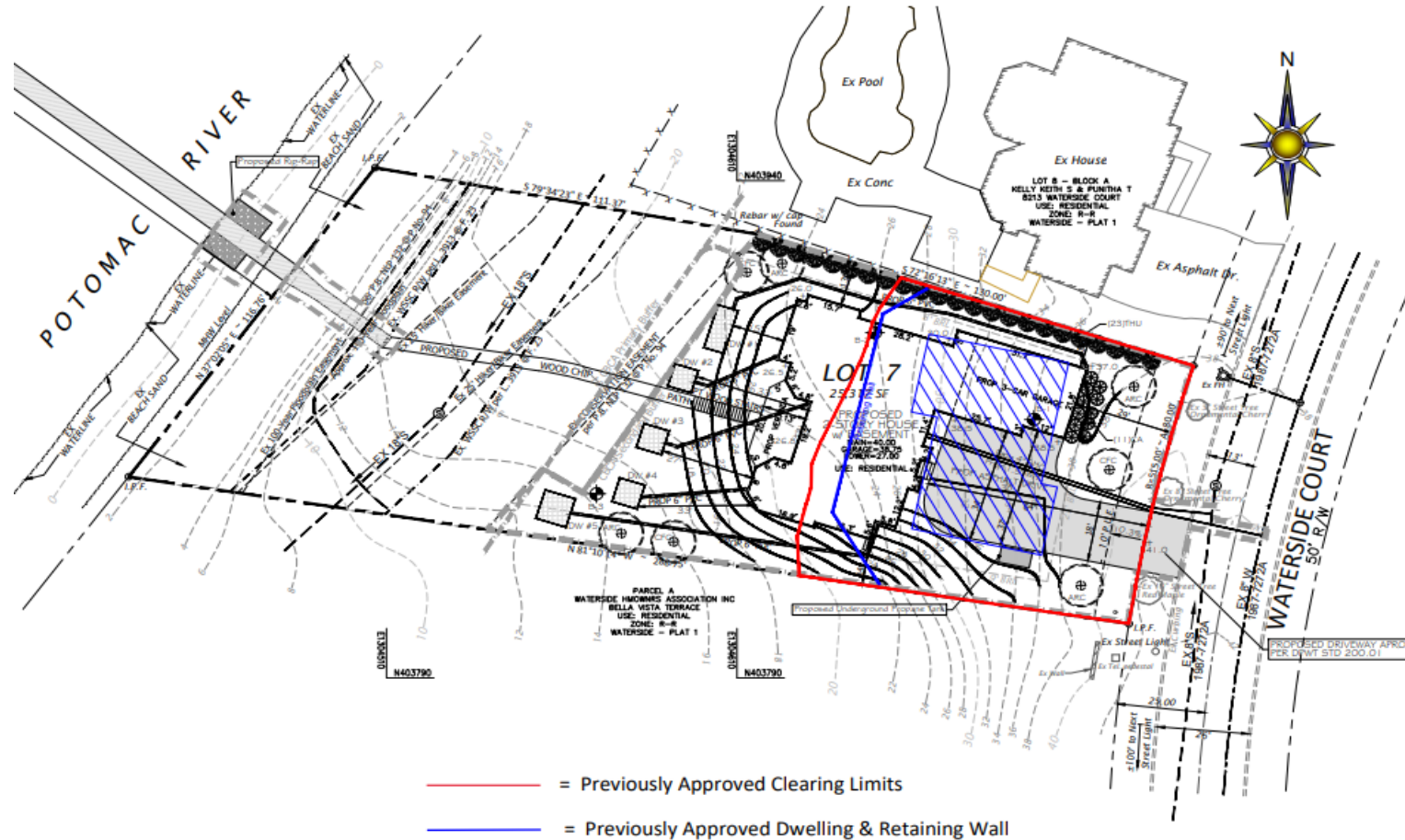


# PI



# VARIANCE REQUEST – GRADING EXHIBIT #1

DSP-86116-15 (CP-22002) (Hill Residence - Waterside Subdivision) Variance Request—Exhibit #1

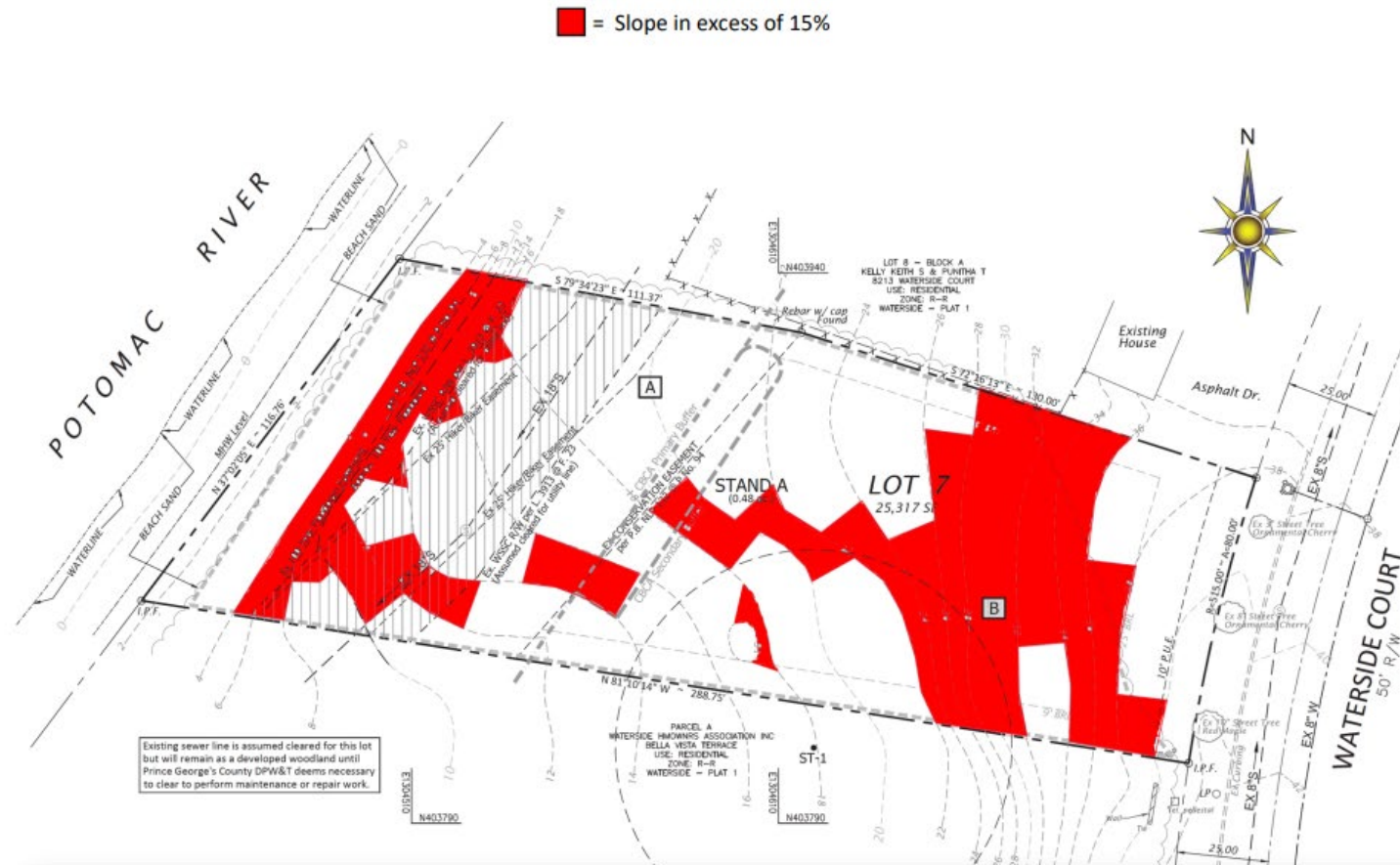


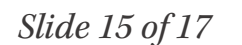


# VARIANCE REQUEST – STEEP SLOPES EXHIBIT

## #2

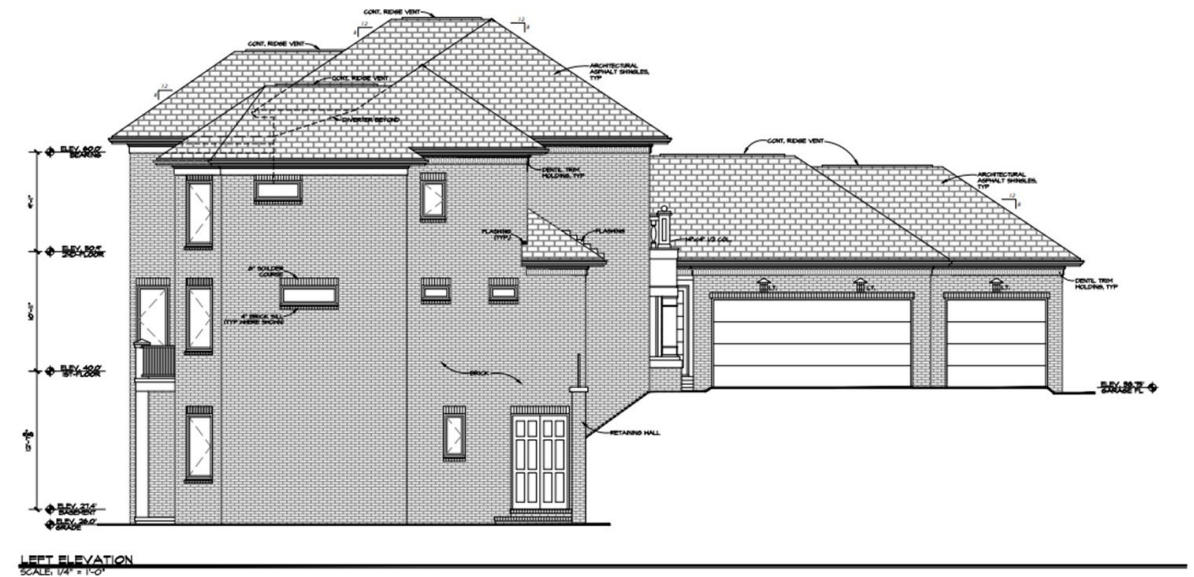
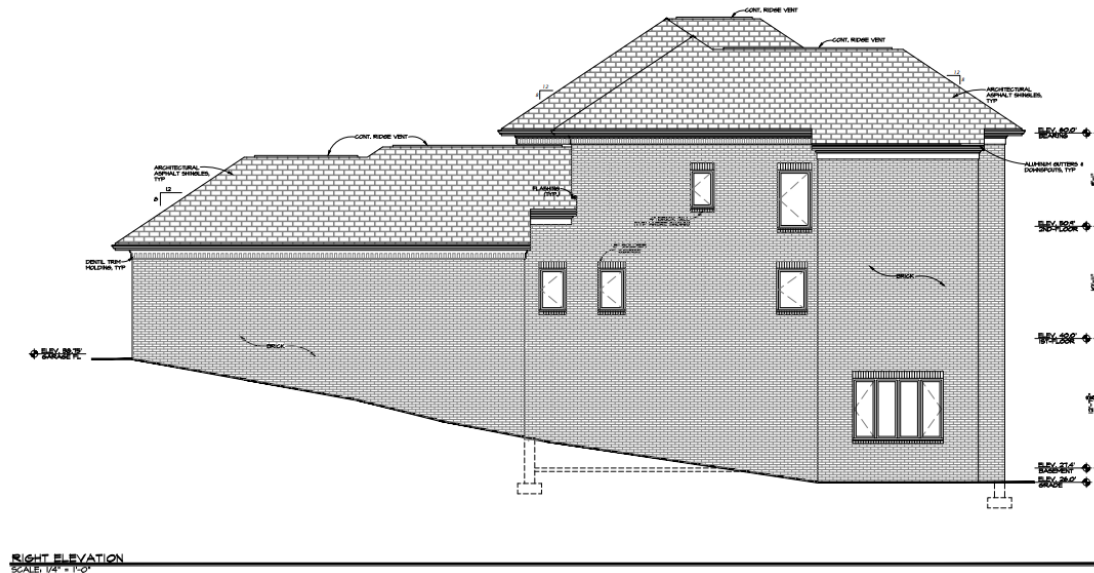
DSP-86116-15 (CP-22002) (Hill Residence - Waterside Subdivision) Variance Request—Exhibit #2







# RIGHT & LEFT ELEVATIONS



# STAFF RECOMMENDATION

## **DISAPPROVAL**

- DSP-86116-15
- CP-22002
- Variance to Section 27-548.17(b)
- Variance to Section 5B-114(e)(5)

## **Major Issues:**

- Proposed 52% Clearing of Developed Woodland.

## **Applicant Required Mailings:**

- Informational Mailing: 07/19/2022
- Acceptance Mailing: 12/01/2022