

1990 BRIGHTSEAT ROAD PROPERTY

Conceptual Site Plan

TCP1-001-14-01

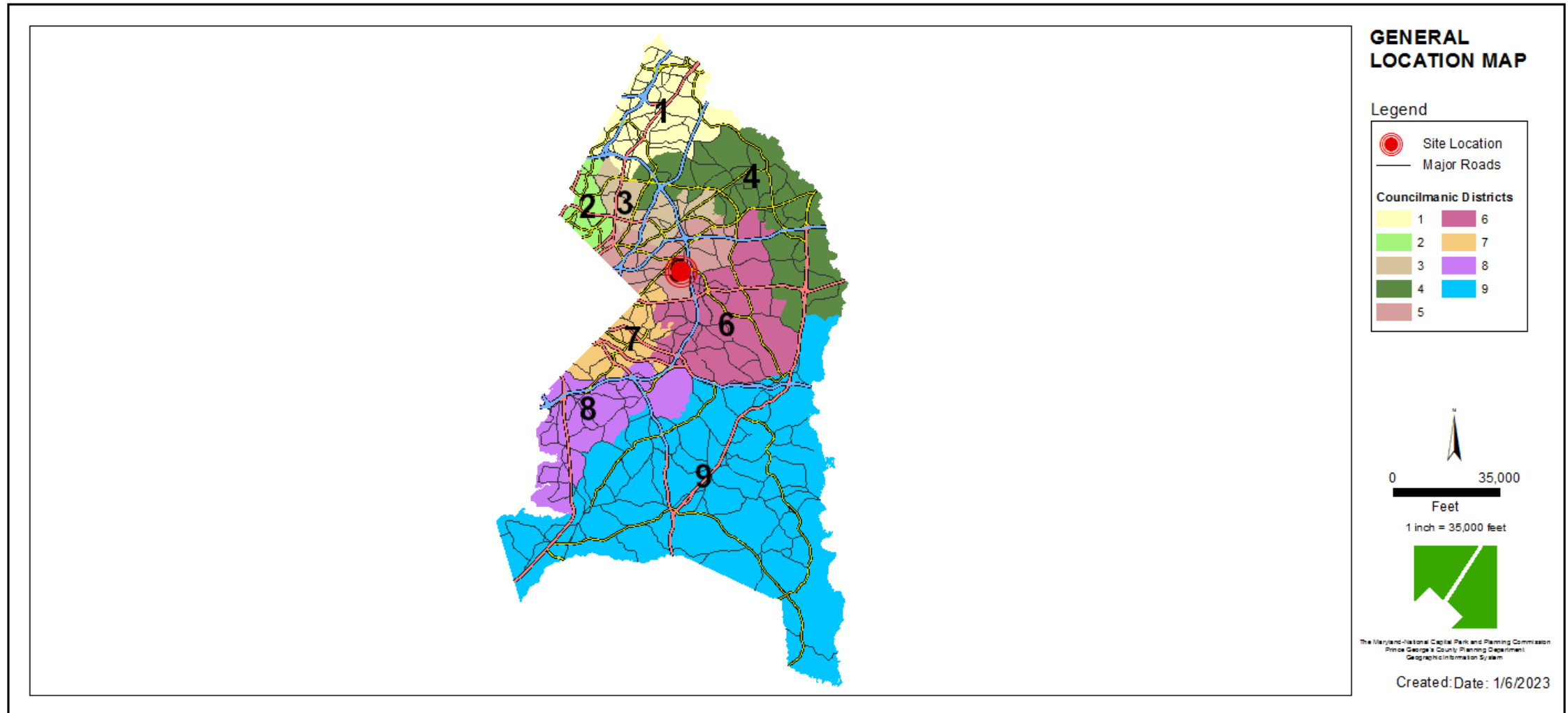
Staff Recommendation: APPROVAL with conditions



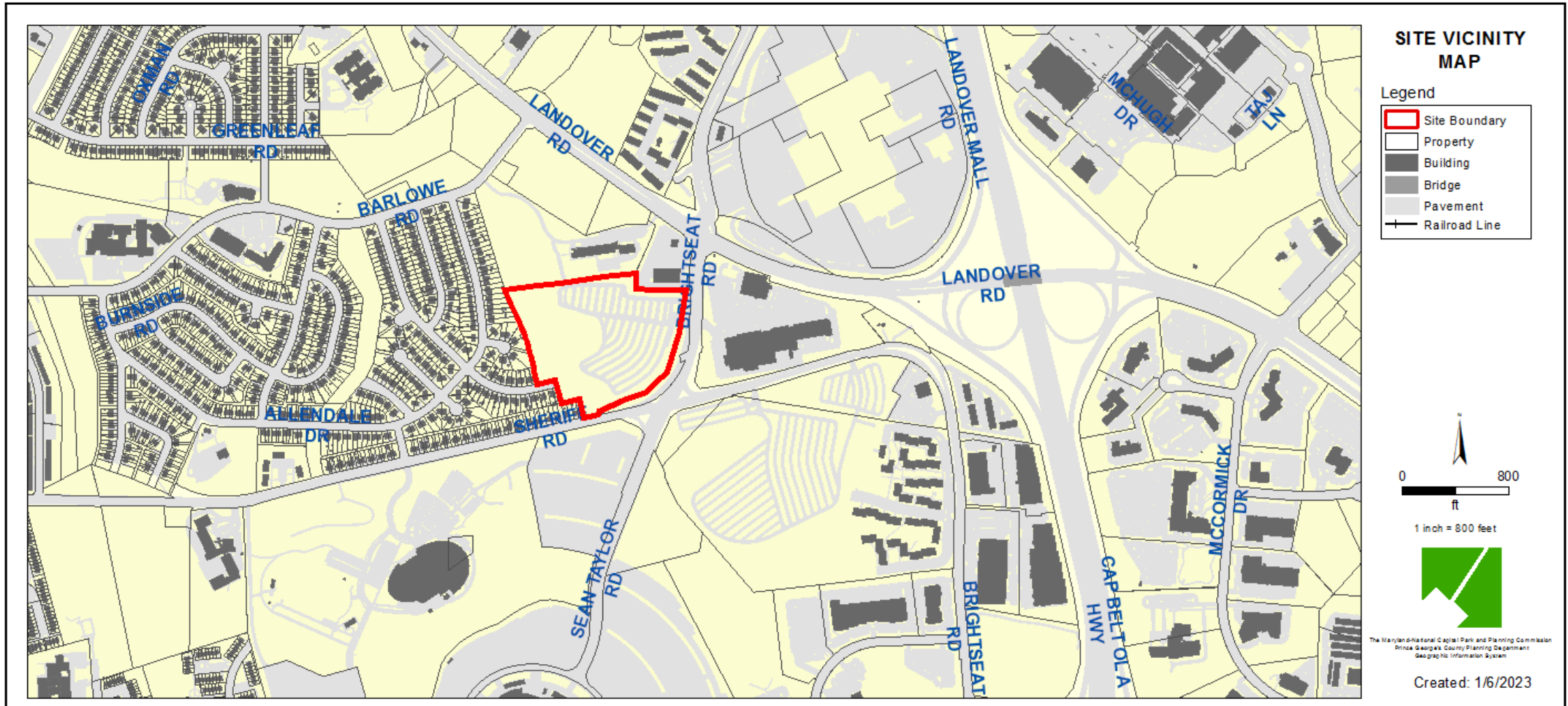
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP

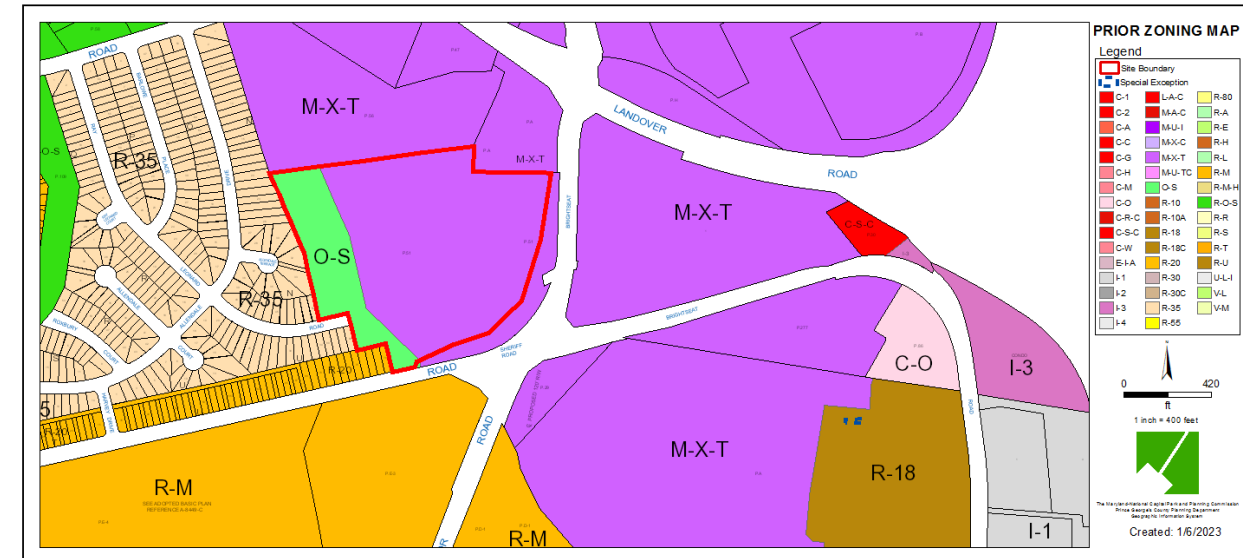
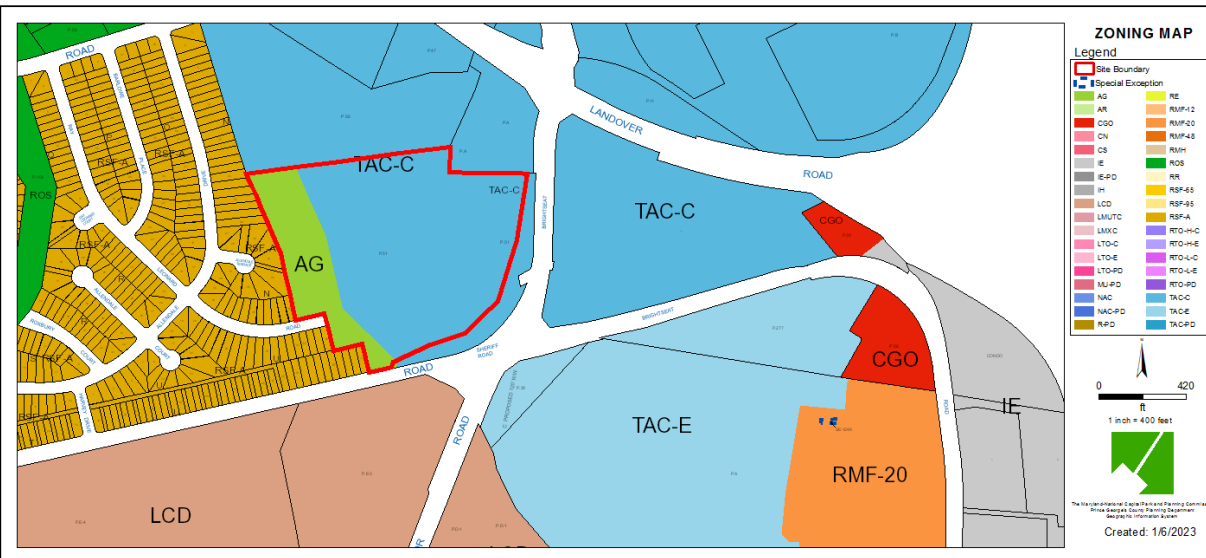


ZONING MAP (CURRENT & PRIOR)

Property Zone: AG/TAC-c
Prior Property Zone: O-S/M-X-T

CURRENT ZONING MAP

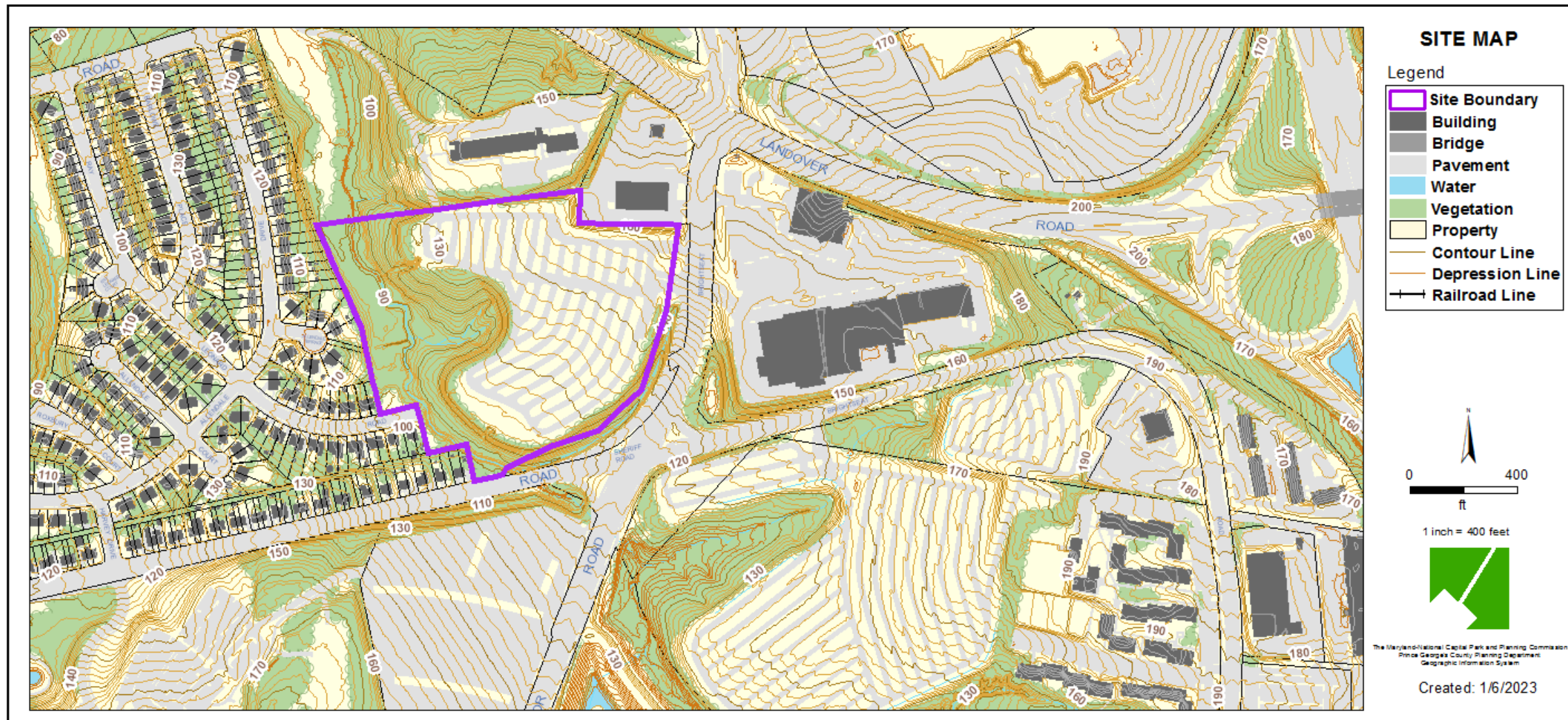
PRIOR ZONING MAP



AERIAL MAP



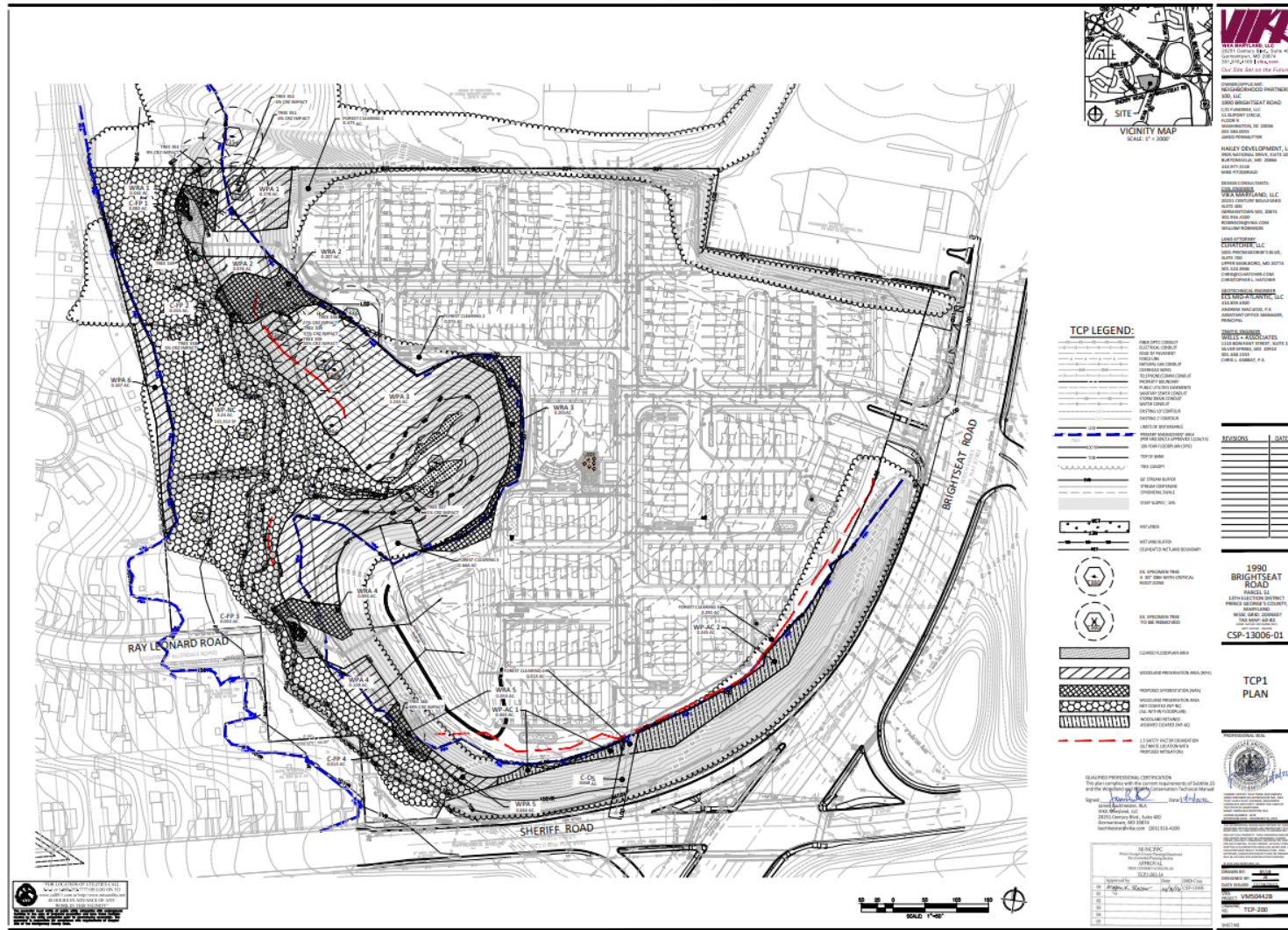
SITE MAP



CONCEPT LAND USE AND CIRCULATION PLAN



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

- **APPROVAL** with conditions
 - **APPROVAL** with conditions
- 01**

Conceptual Site Plan CSP-13006-01
Type 1 Tree Conservation Plan TCP1-001-14-

[Major/Minor] Issues:

Proposed layout does not meet the
2009 MPOT recommendation for the
master plan trail

Applicant Required Mailings:

- Informational Mailing: 10/21/2021
- Acceptance Mailing: 11/10/2022