

WESTPHALIA RETAIL

Detailed Site Plan

Type 2 Tree Conservation Plan TCP2-039-2023

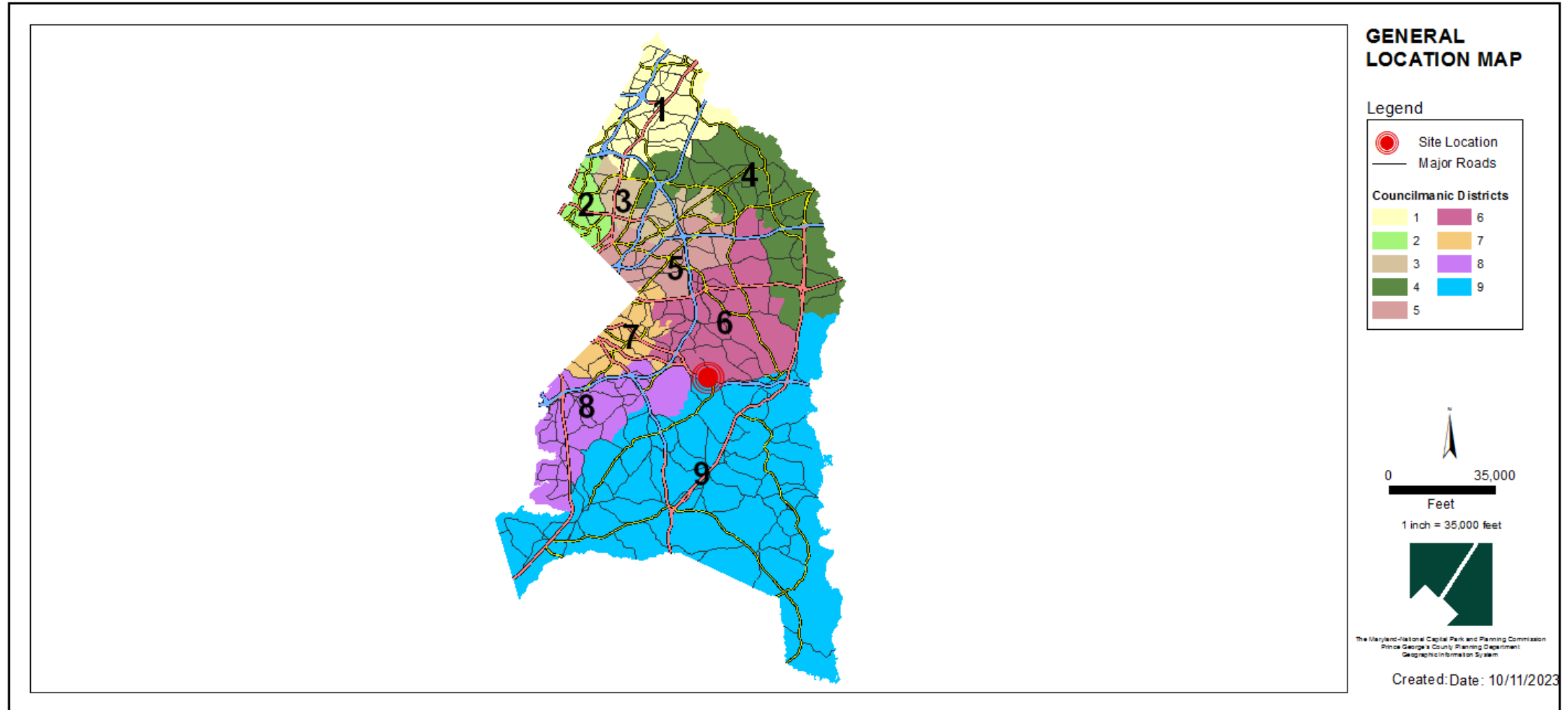
Staff Recommendation: APPROVAL with conditions



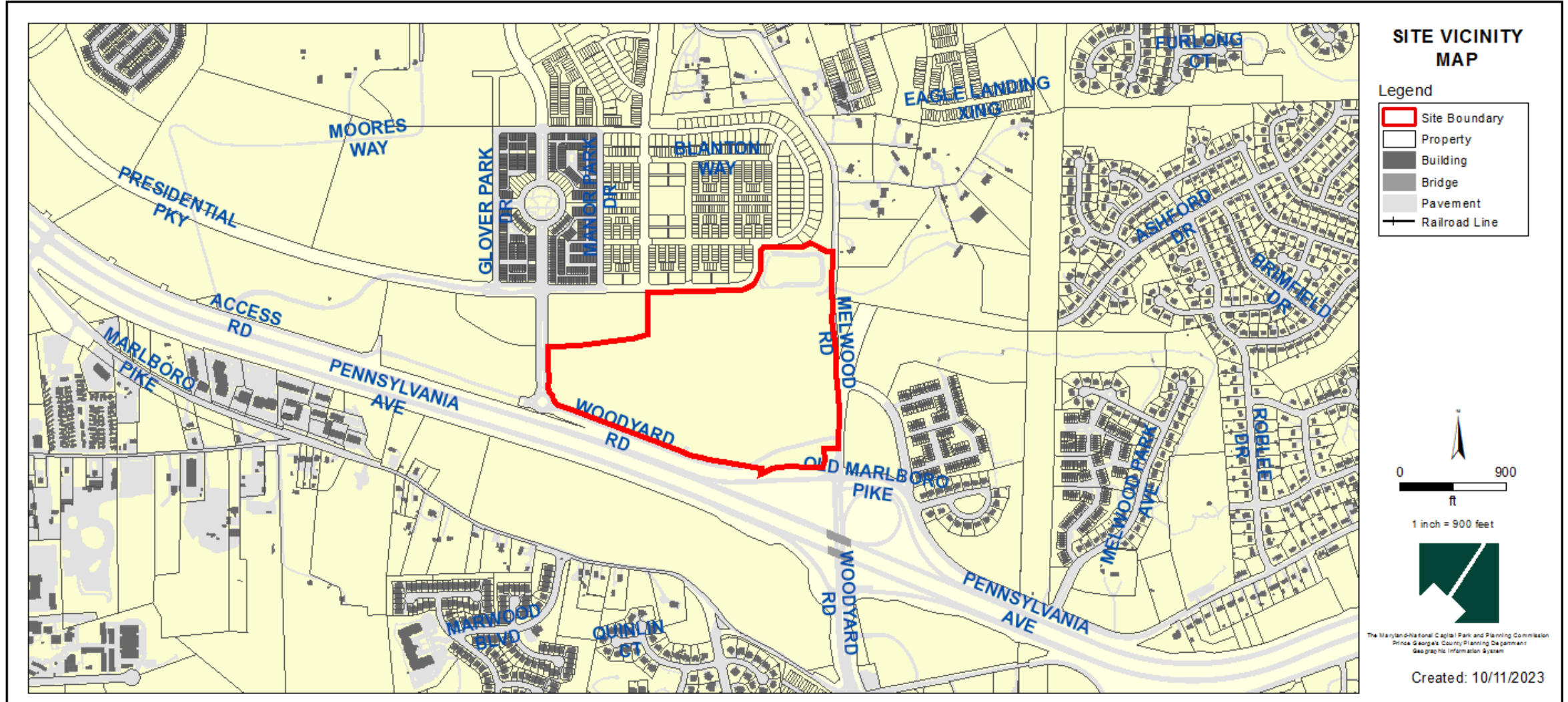
GENERAL LOCATION MAP

Council District: 06

Planning Area: 078



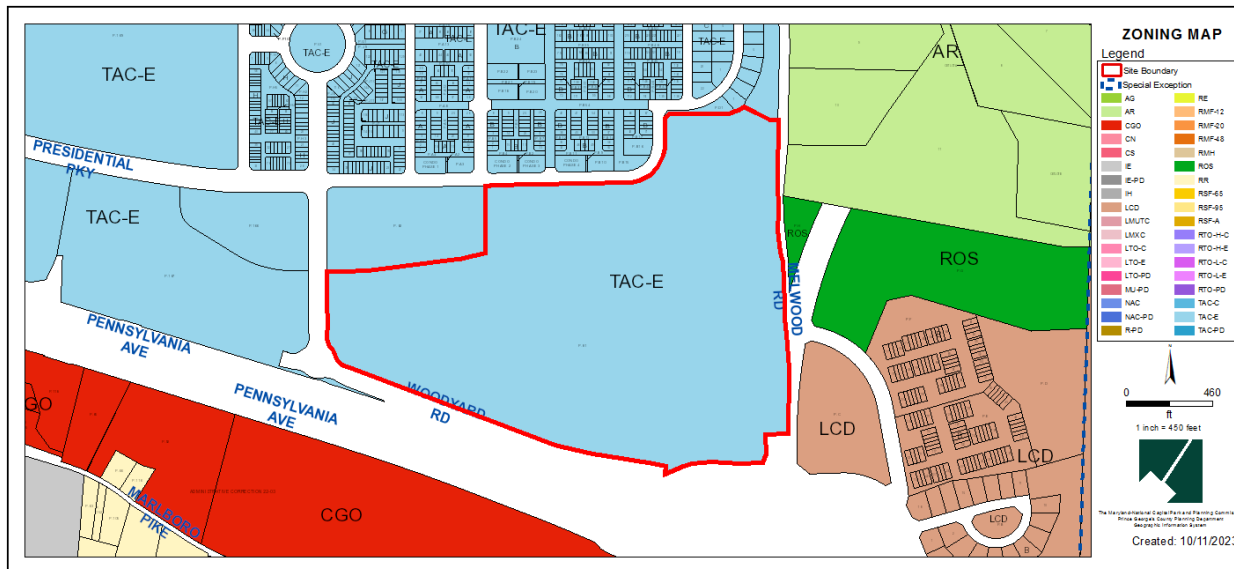
SITE VICINITY MAP



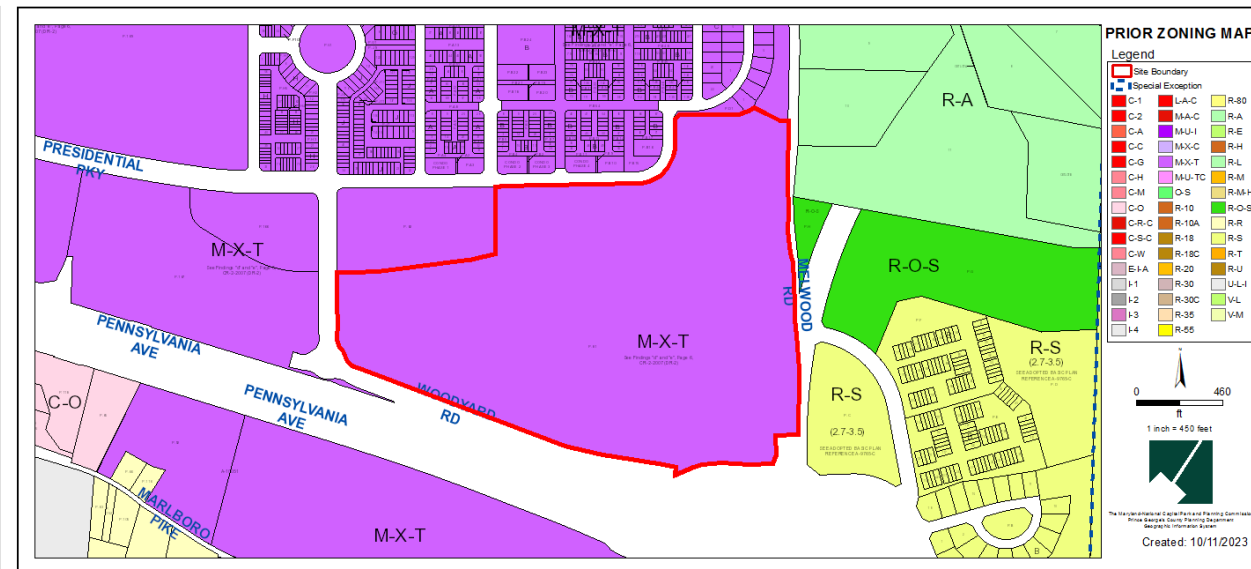
ZONING MAP (CURRENT & PRIOR)

Property Zone: TAC-E (Prior M-X-T)

CURRENT ZONING MAP

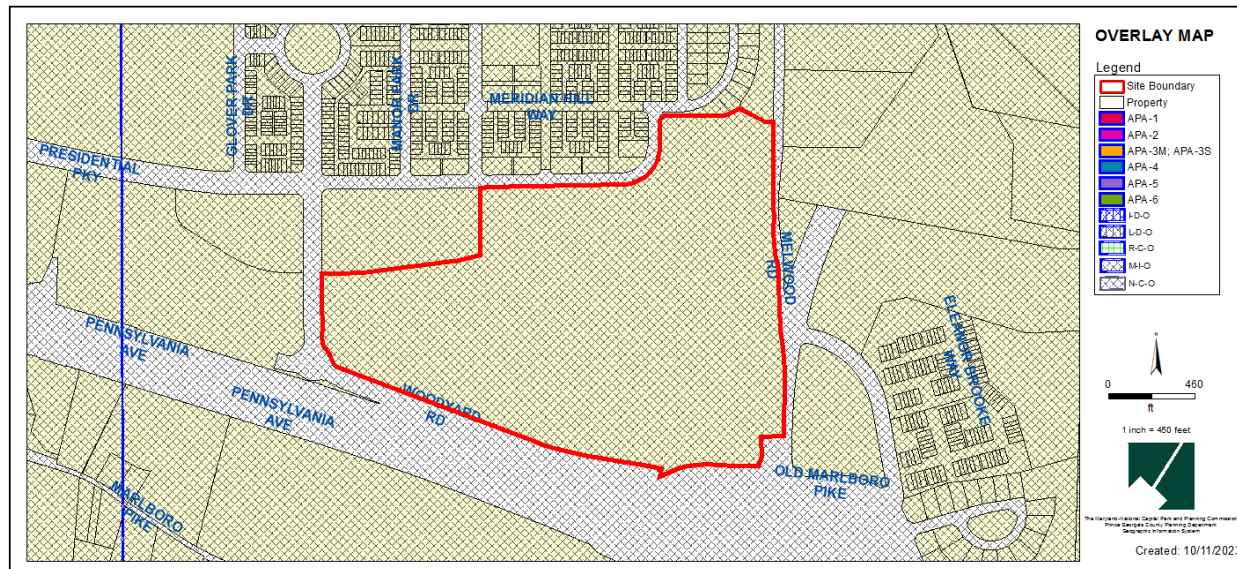


PRIOR ZONING MAP

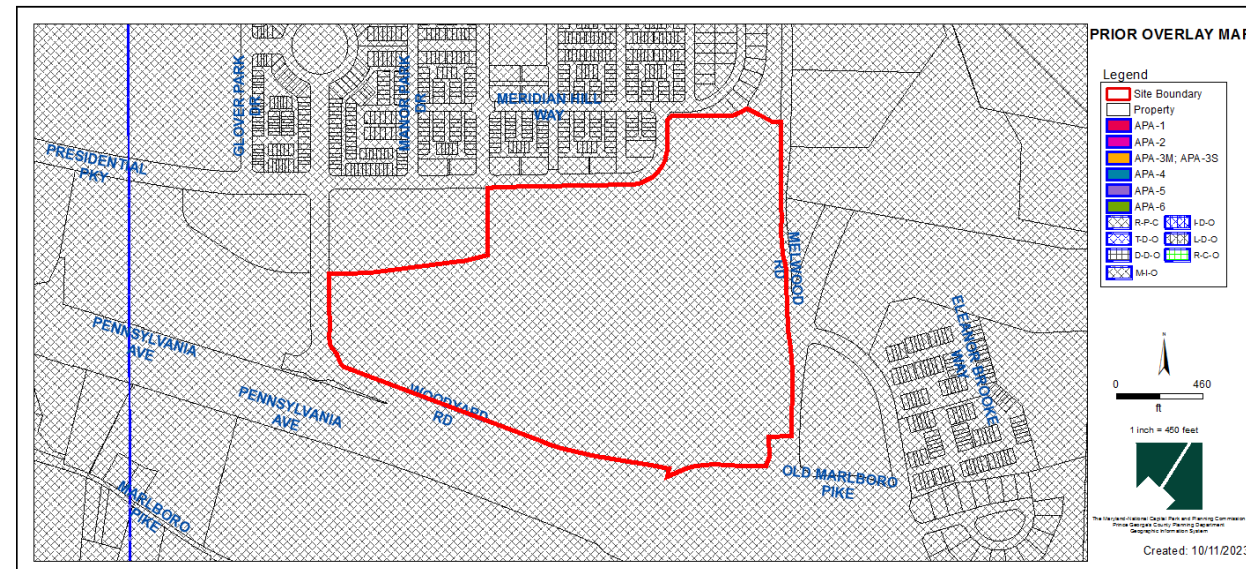


OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



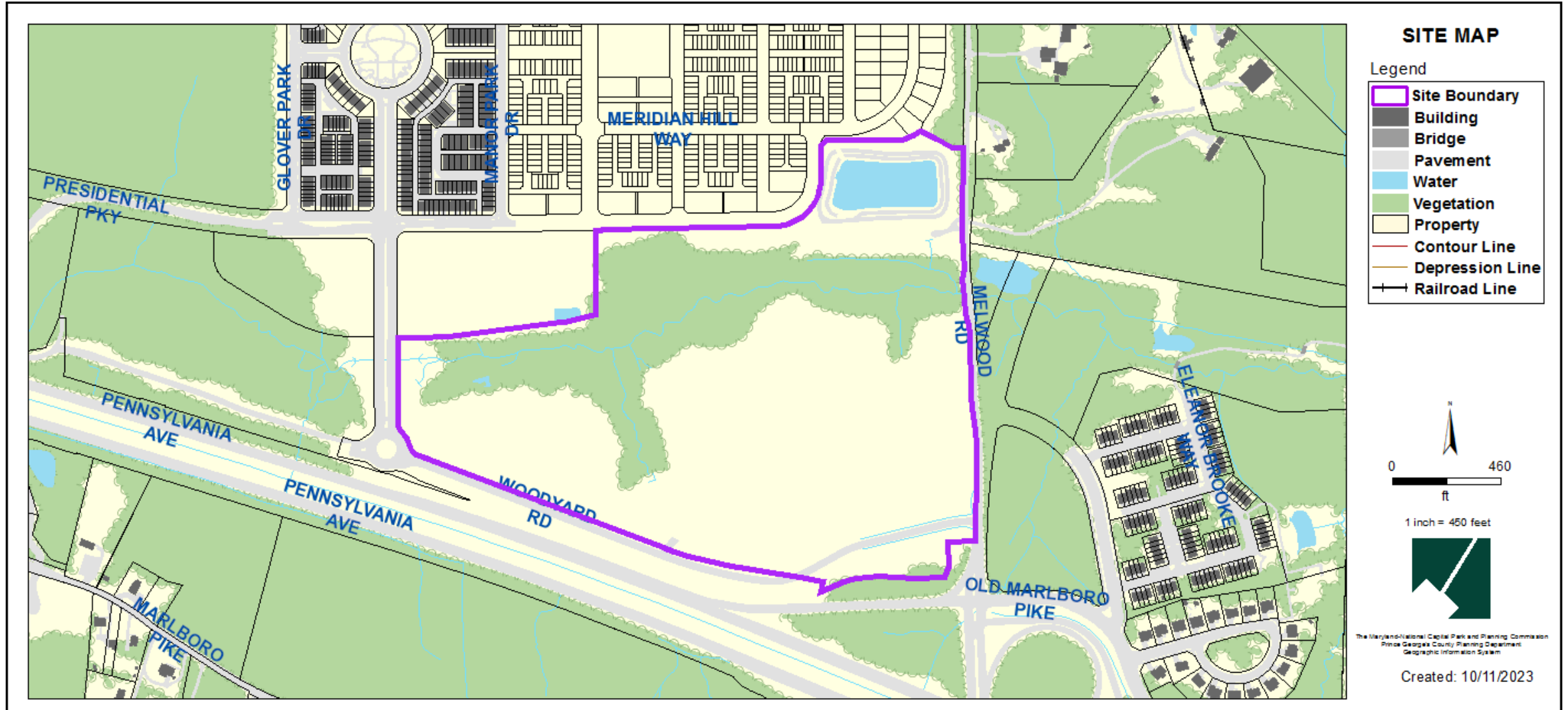
PRIOR OVERLAY MAP



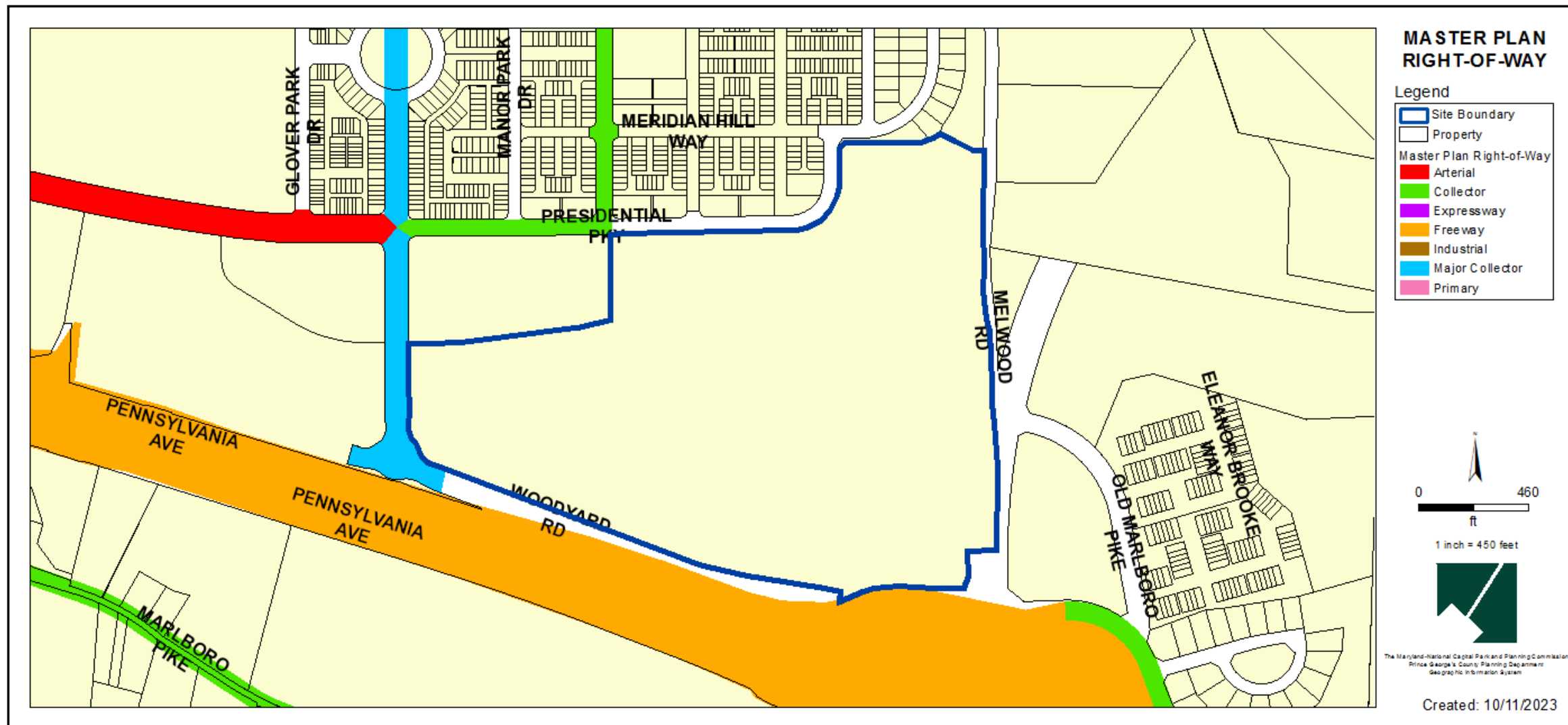
AERIAL MAP



SITE MAP



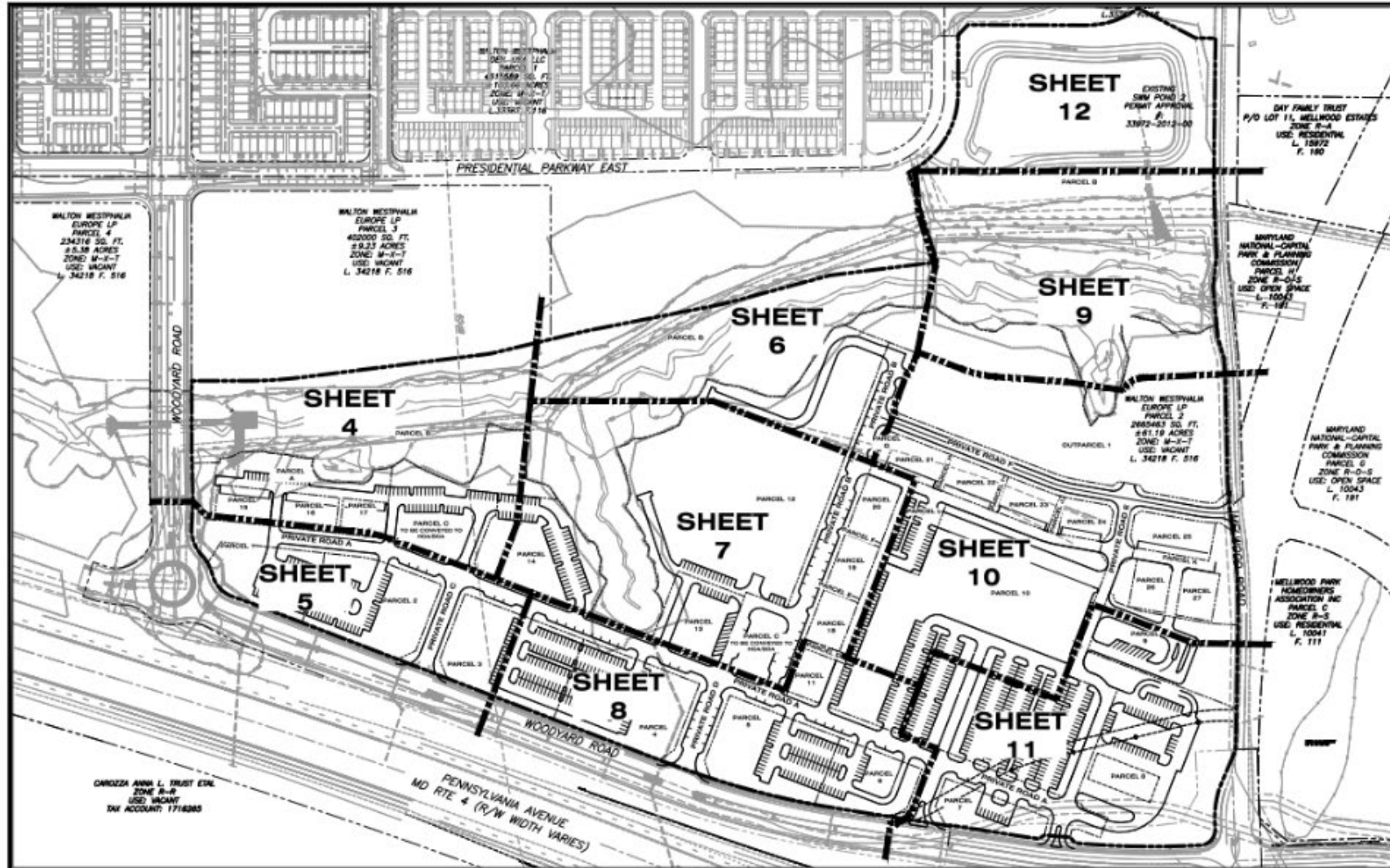
MASTER PLAN RIGHT-OF-WAY MAP



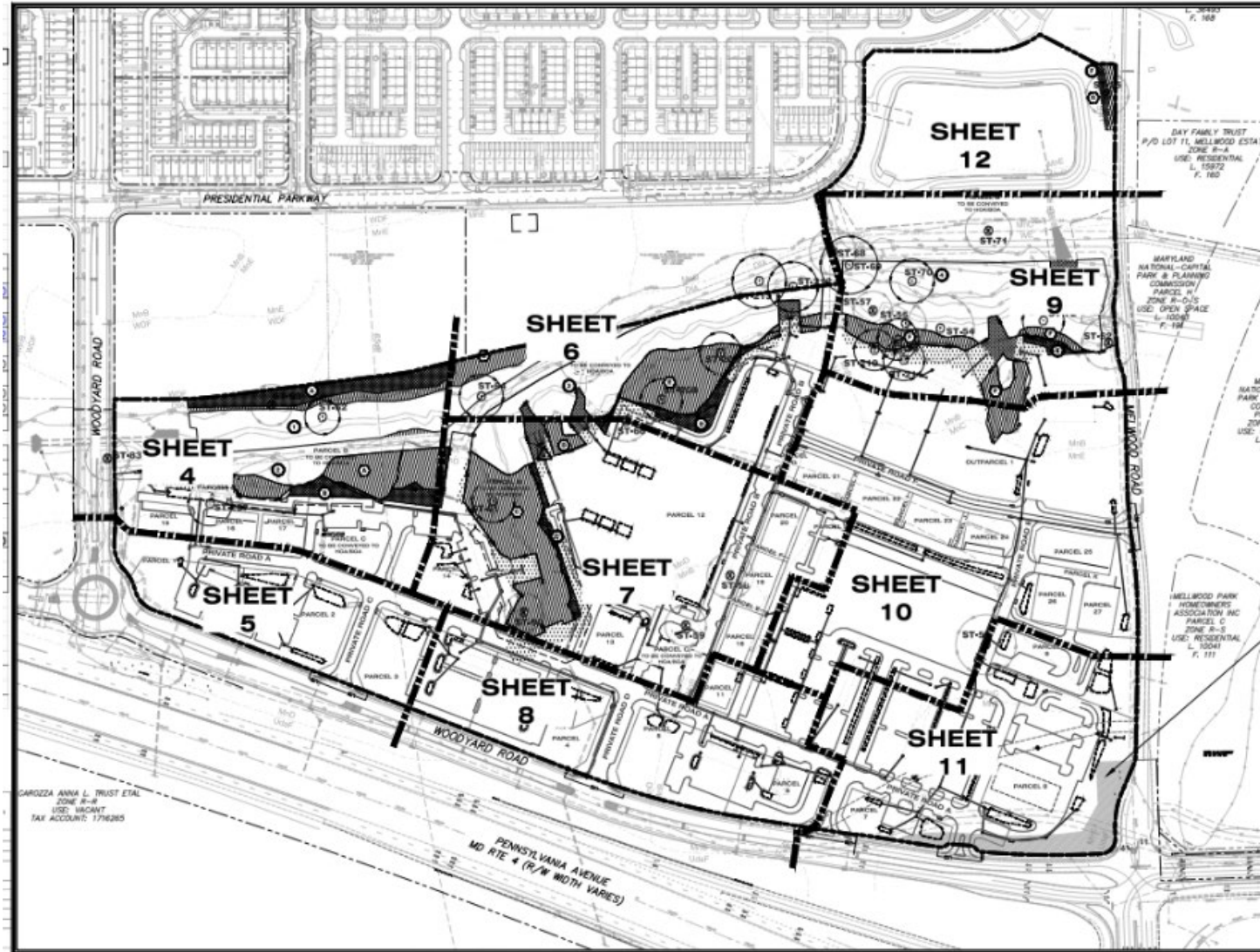
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22042
- TCP2-039-2023

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 1/27/2023
- Acceptance Mailing: 9/18/2023