# ROLLINS AVENUE DEVELOPMENT

Preliminary Plan of Subdivision

TCP1-014-2023

Case: PPS-2022-037

Staff Recommendation: APPROVAL with conditions

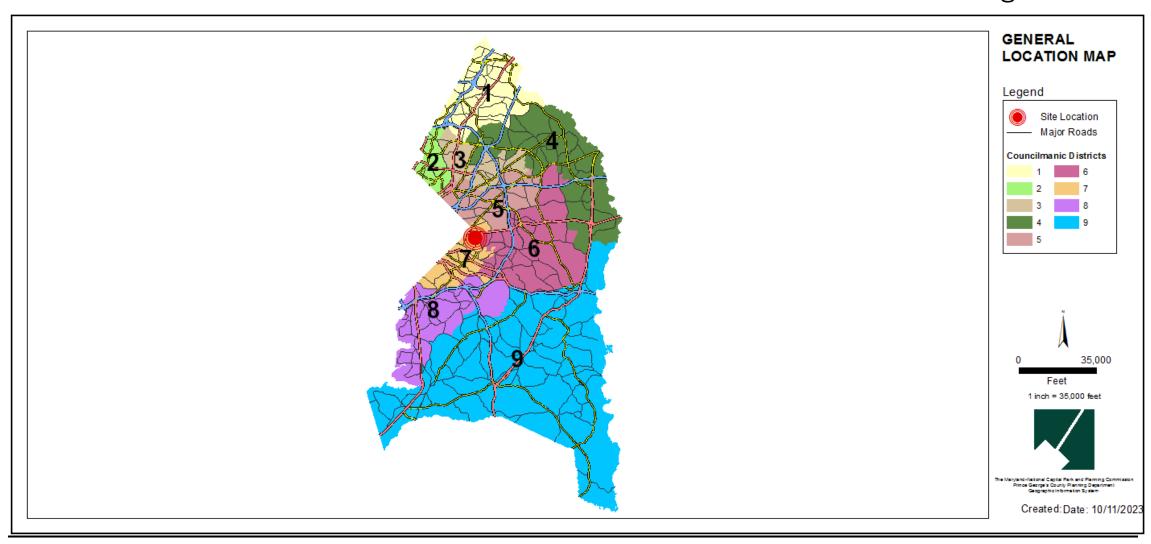


## **GENERAL LOCATION MAP**

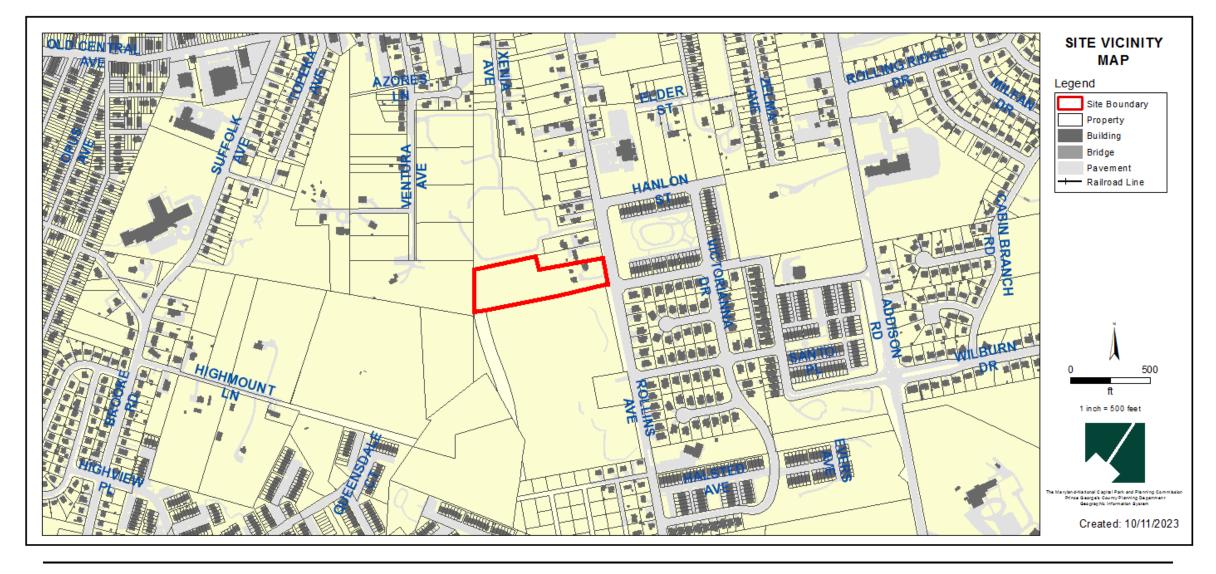
Council District: 07

Case: PPS-2022-037

Planning Area: 75A



# SITE VICINITY MAP

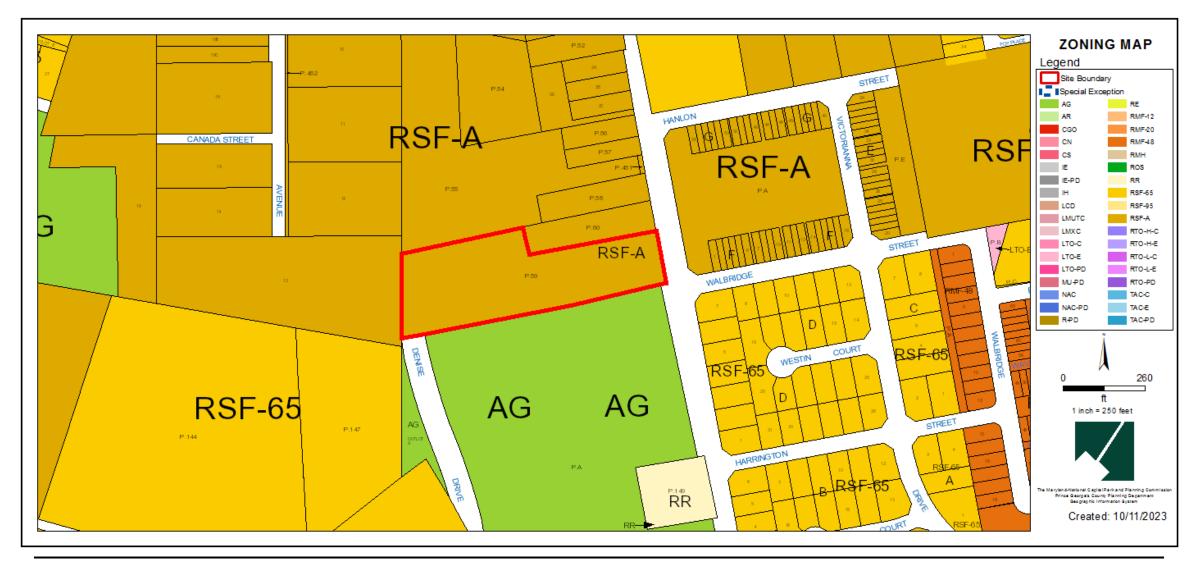


Item: 8 Slide 3 of 11

## **ZONING MAP**

Property Zone: RSF-A

Case: PPS-2022-037

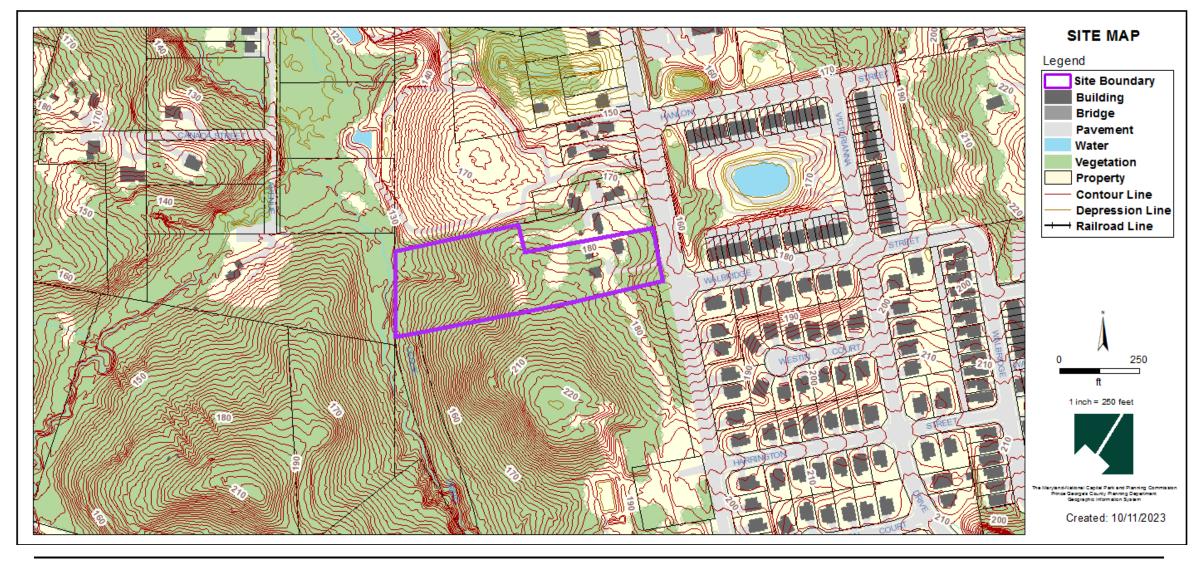


# **AERIAL MAP**

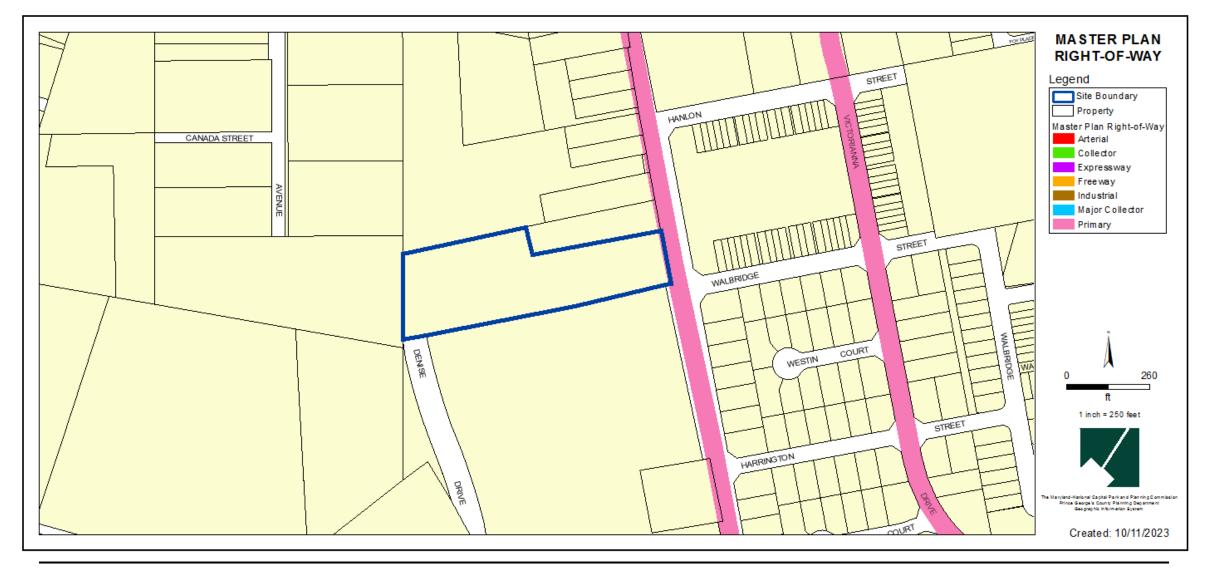


Item: 8 Slide 5 of 11

## SITE MAP



## MASTER PLAN RIGHT-OF-WAY MAP

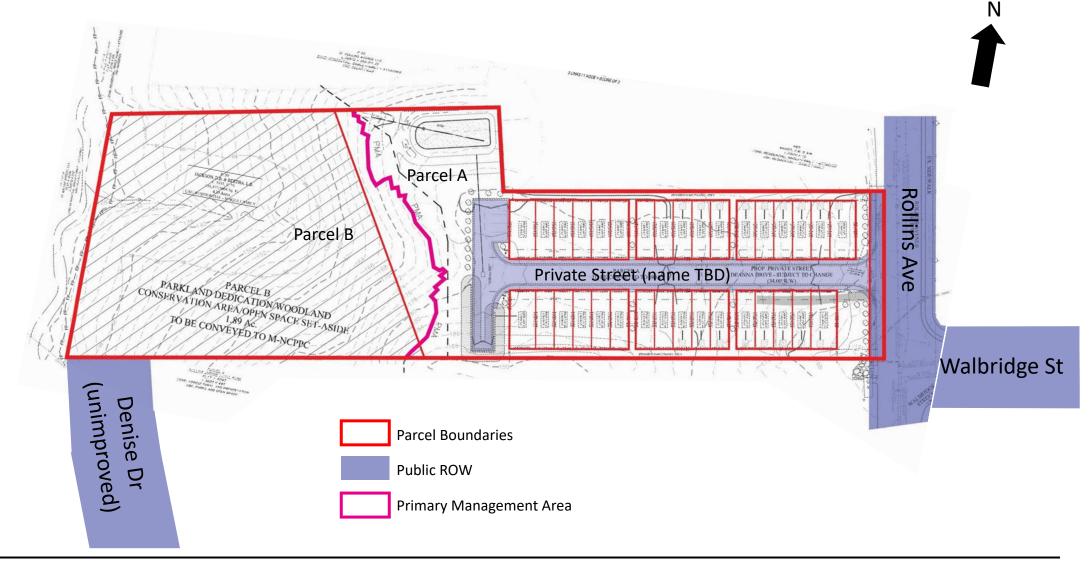


Item: 8 Slide 7 of 11

BÎRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY



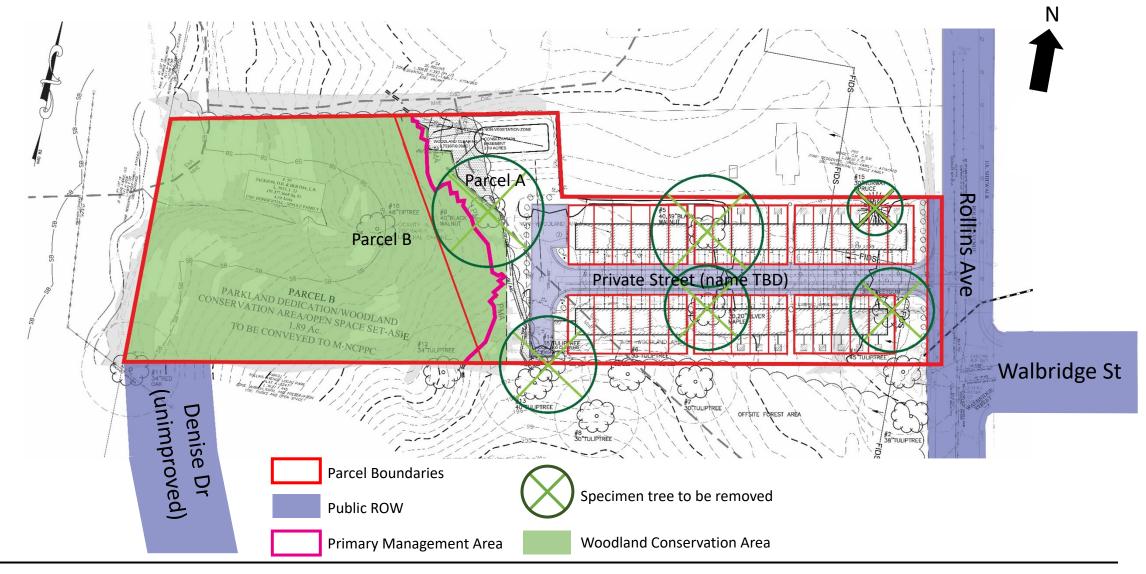
## PRELIMINARY PLAN OF SUBDIVISION



Case: PPS-2022-037

Item: 8 Slide 9 of 11

# TYPE 1 TREE CONSERVATION PLAN



Case: PPS-2022-037

## STAFF RECOMMENDATION

### **APPROVAL** with conditions

- PPS-2022-037
- TCP1-014-2023
- Variance to Section 25-122(b)(1)(G)

## **Major Issues:**

None

## **Applicant Required Mailings:**

- Pre-Application Neighborhood
  Meeting Mailing: 6/30/2022
- Informational Mailing: 10/11/2022

Case: PPS-2022-037

• Acceptance Mailing: 9/8/2023

Item: 8 Slide 11 of 11