

SUPERIOR MARTIAL ARTS

Preliminary Plan of Subdivision

TCPI-018-2023

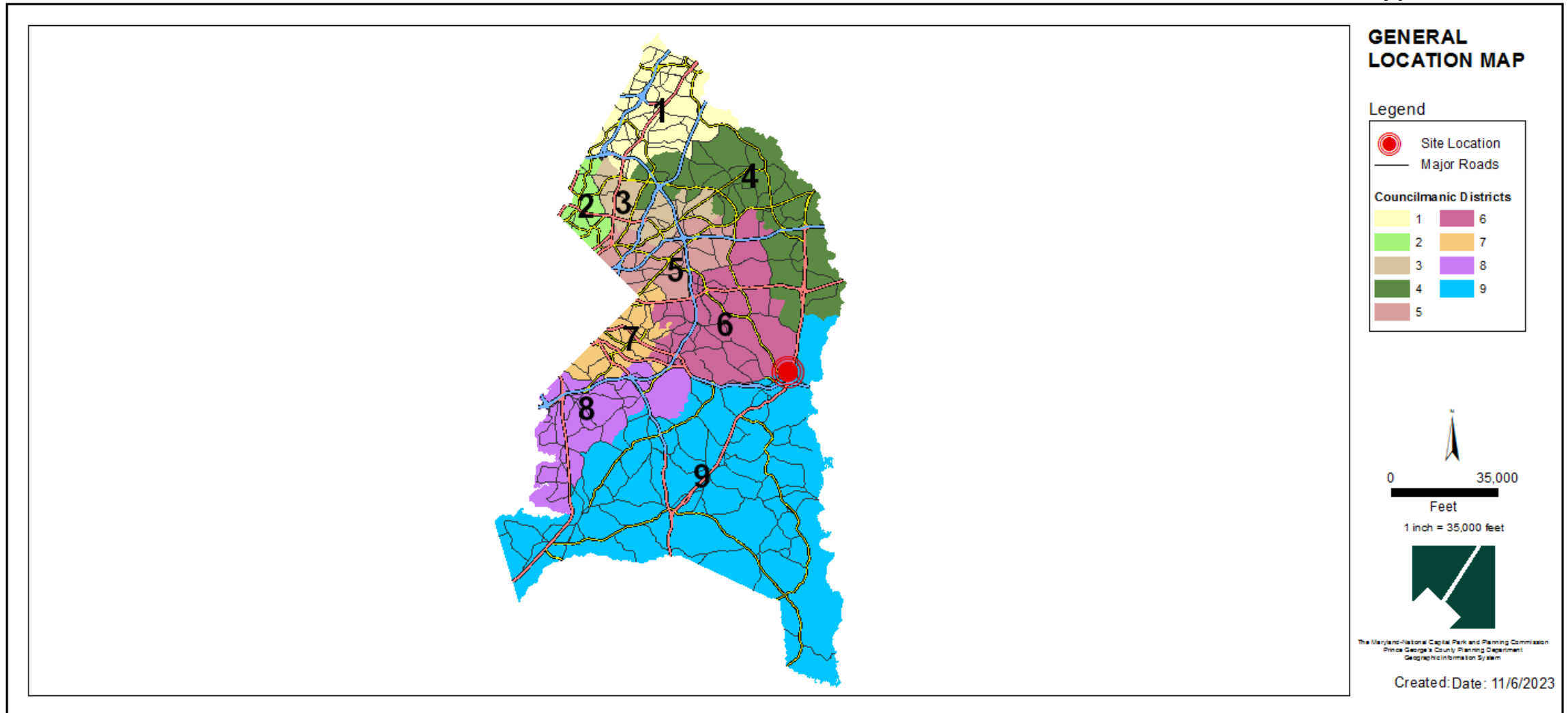
Staff Recommendation: APPROVAL with conditions



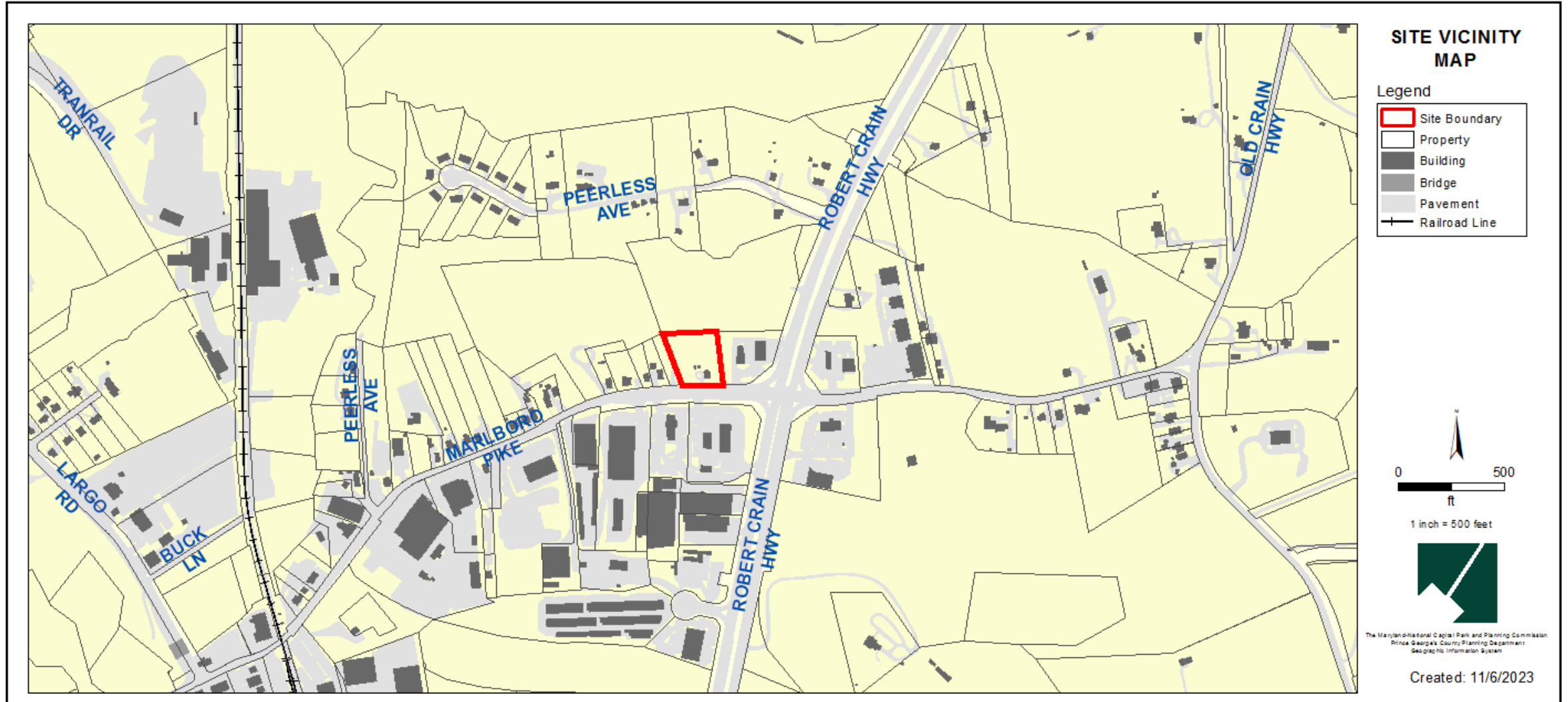
GENERAL LOCATION MAP

Council District: 06

Planning Area: 79

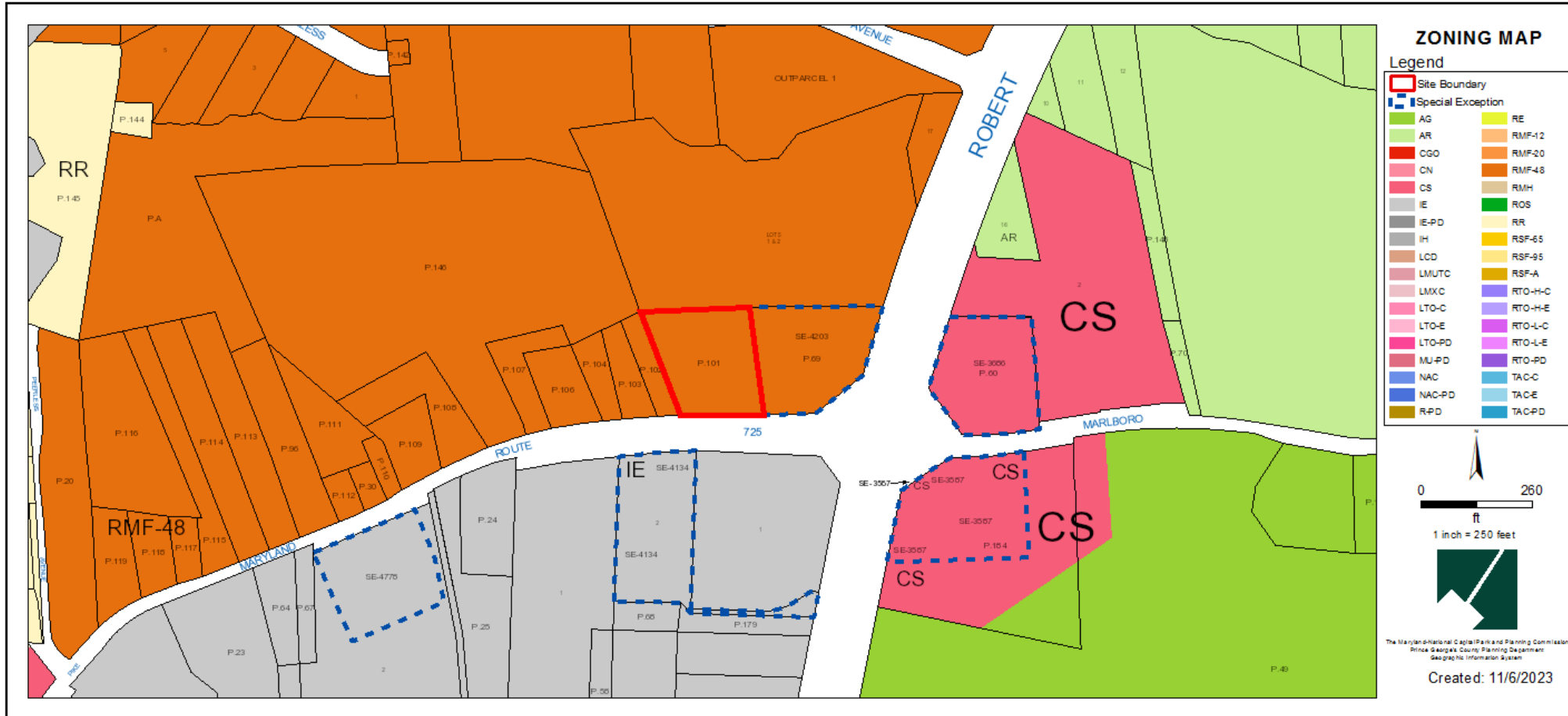


SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

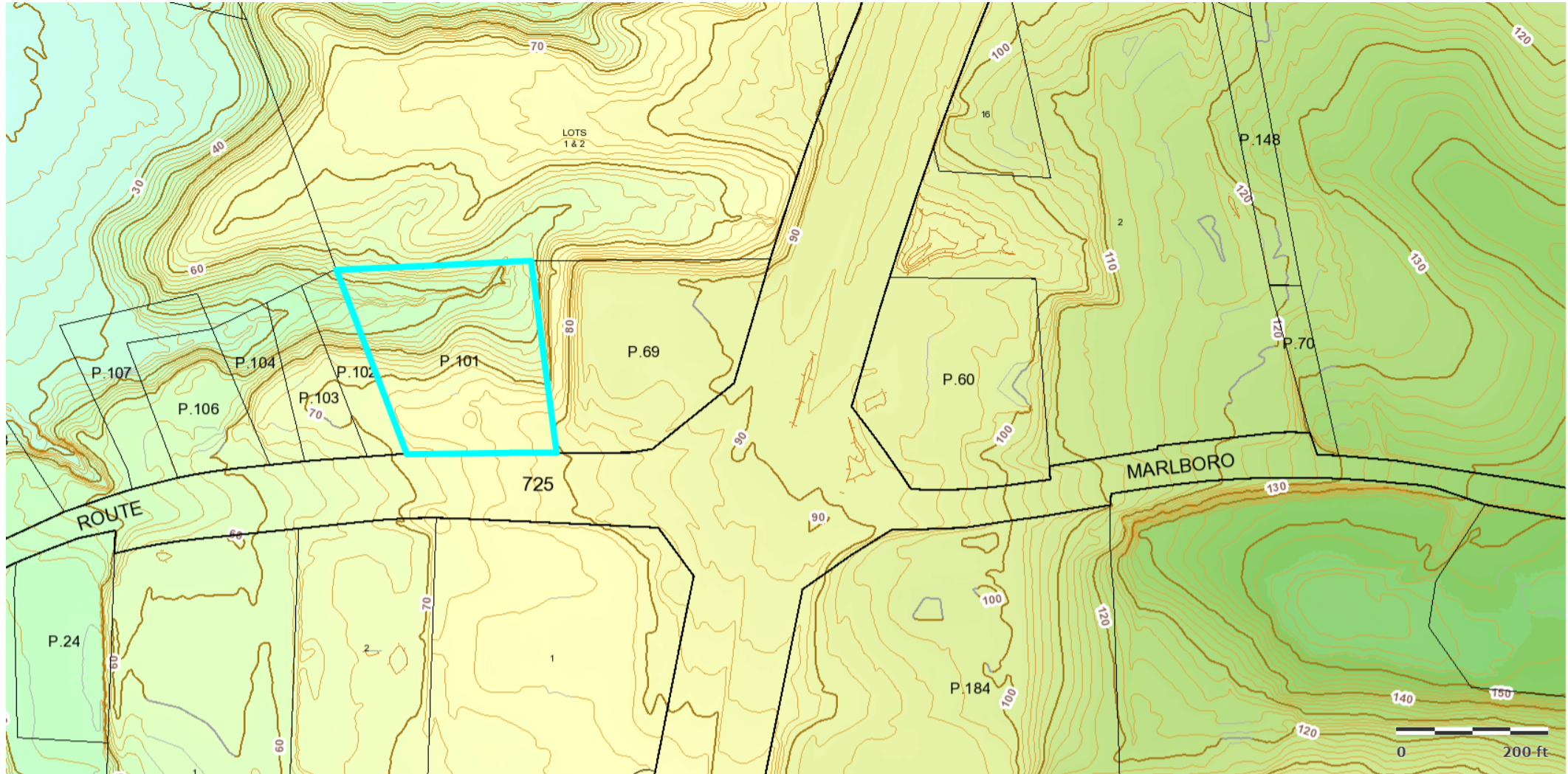
Property Zone: RMF-48



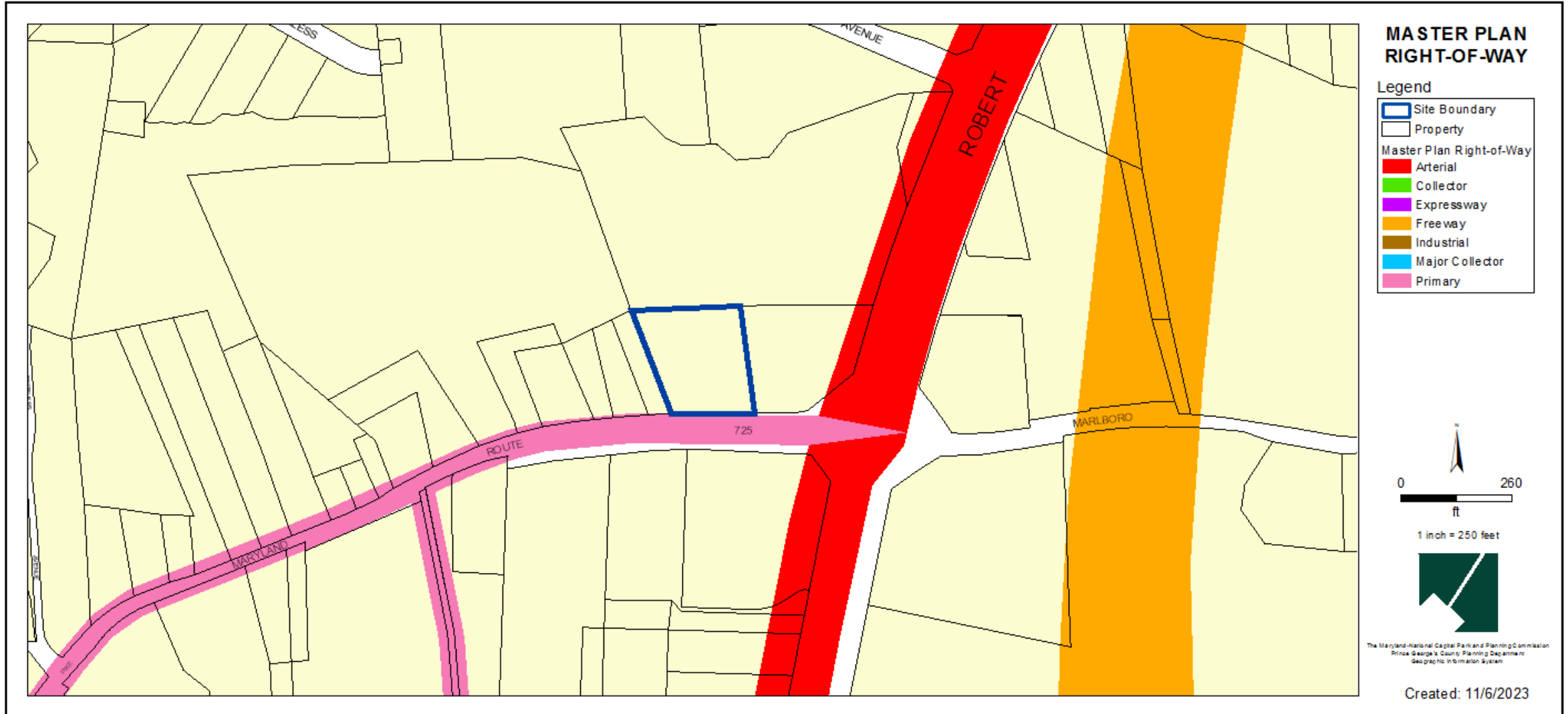
AERIAL MAP



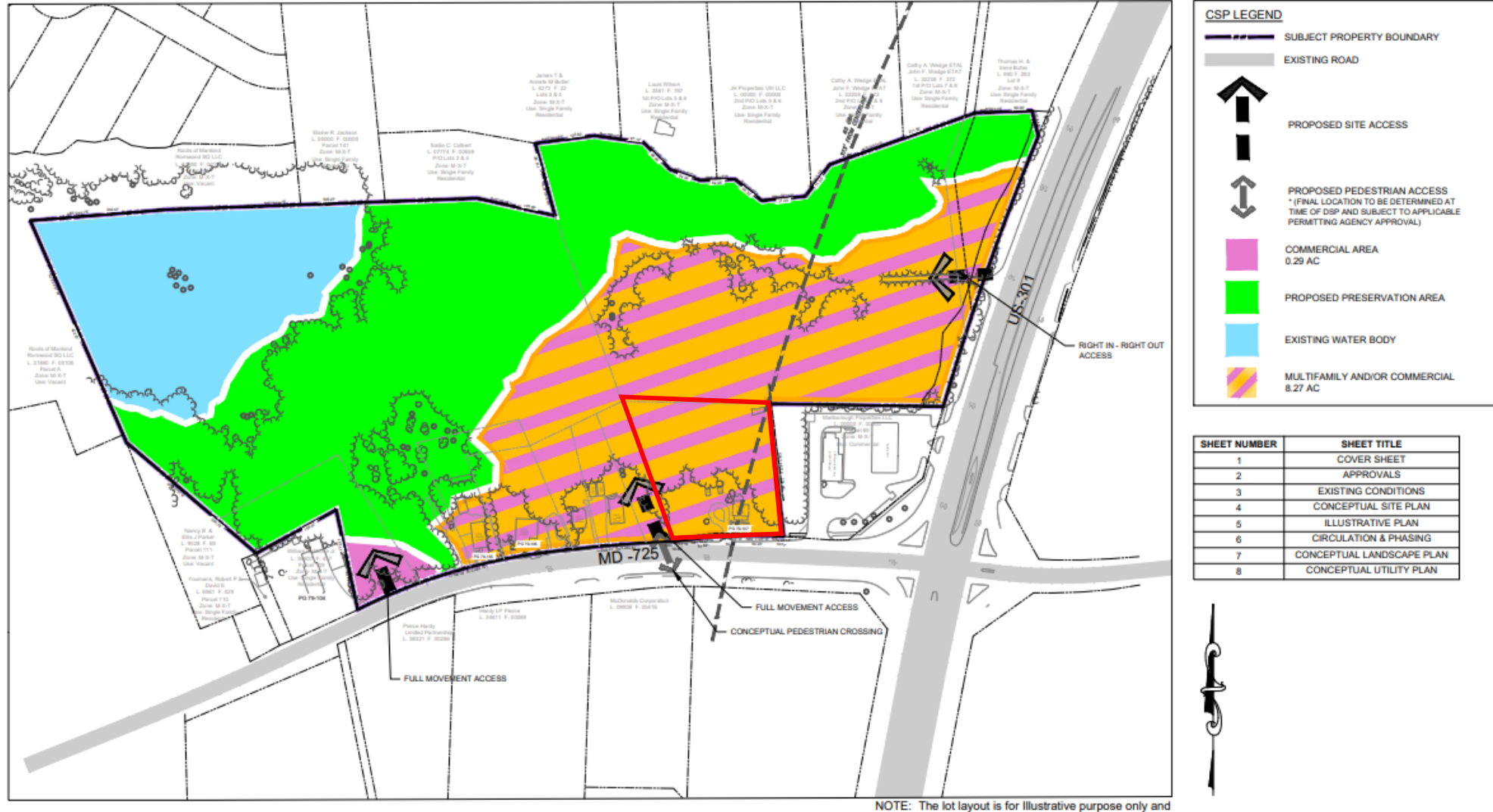
SITE MAP



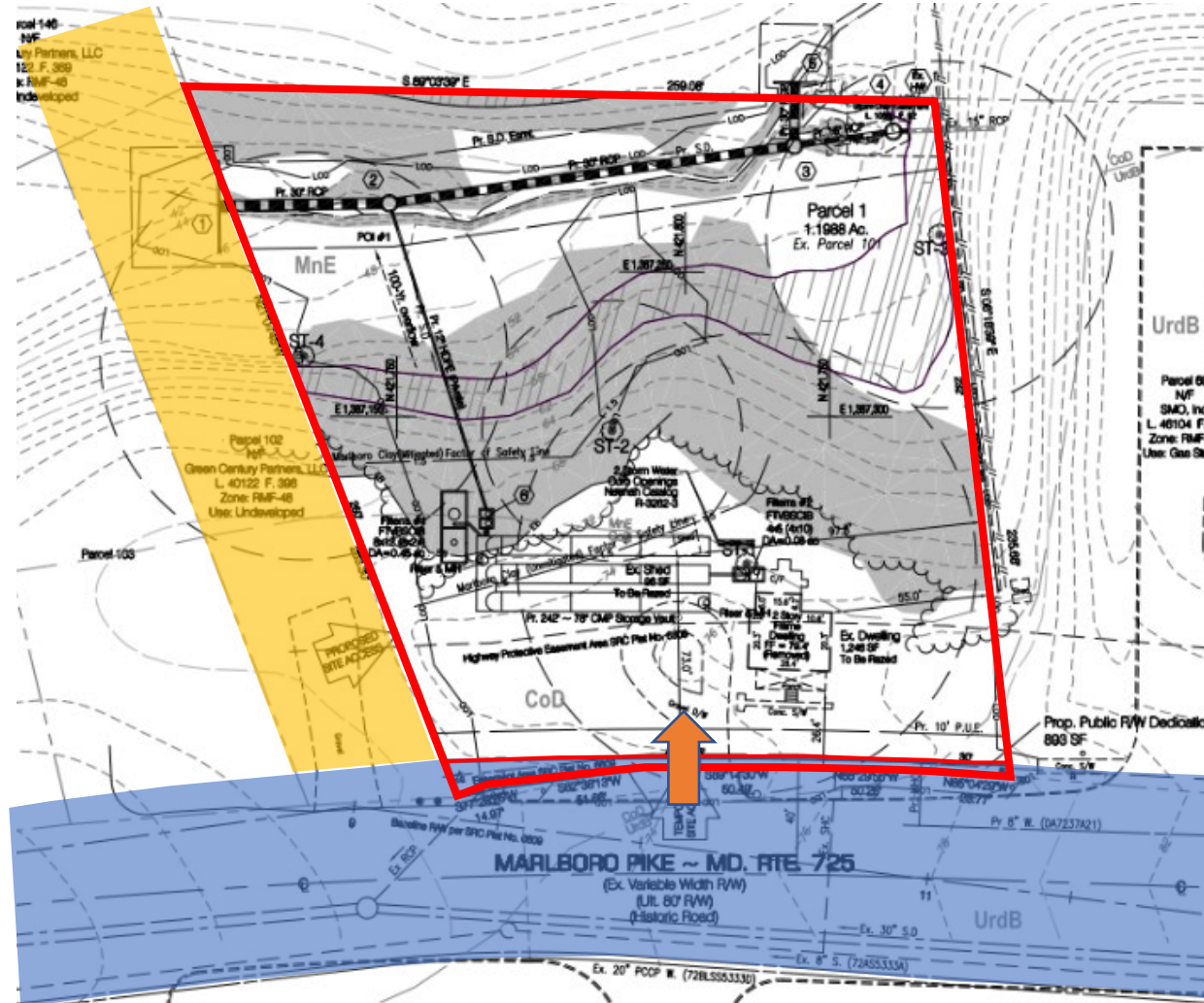
MASTER PLAN RIGHT-OF-WAY MAP






CSP-19001 (FOR ACCESS CONTEXT ONLY)

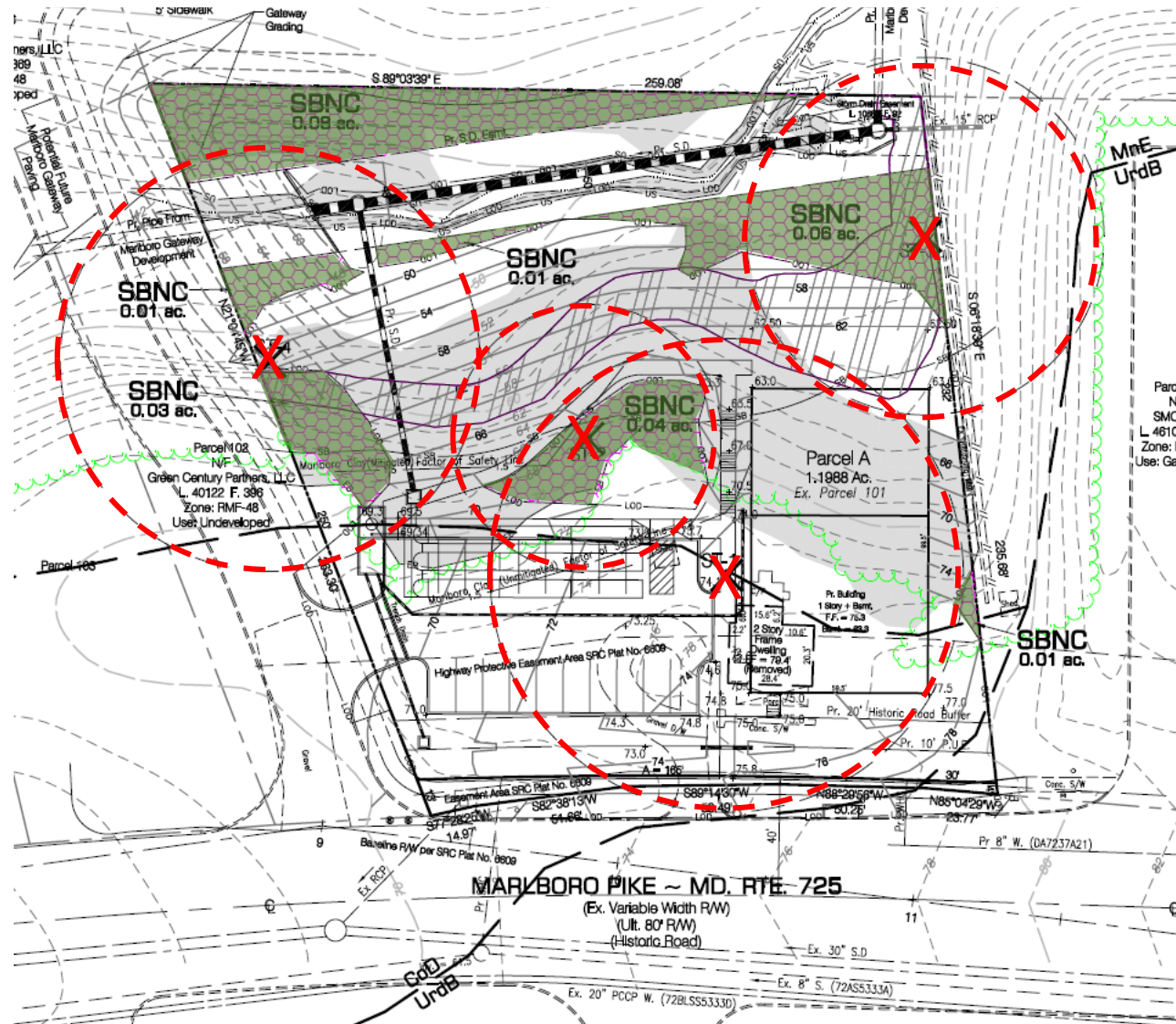




PRELIMINARY PLAN OF SUBDIVISION



-  TEMPORARY ACCESS
-  EXISTING RIGHT-OF-WAY
-  SHARED ACCESS EASEMENT

TYPE I TREE CONSERVATION PLAN



-  WOODLAND PRESERVED NOT CREDITED
-  SPECIMEN TREES TO BE REMOVED

STAFF RECOMMENDATION

APPROVAL with conditions

- PPS-2022-041
- TCP1-018-2023
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Pre-Application Neighborhood Meeting Mailing: 01/11/2023
- Informational Mailing: 01/11/2023
- Acceptance Mailing: 10/02/2023