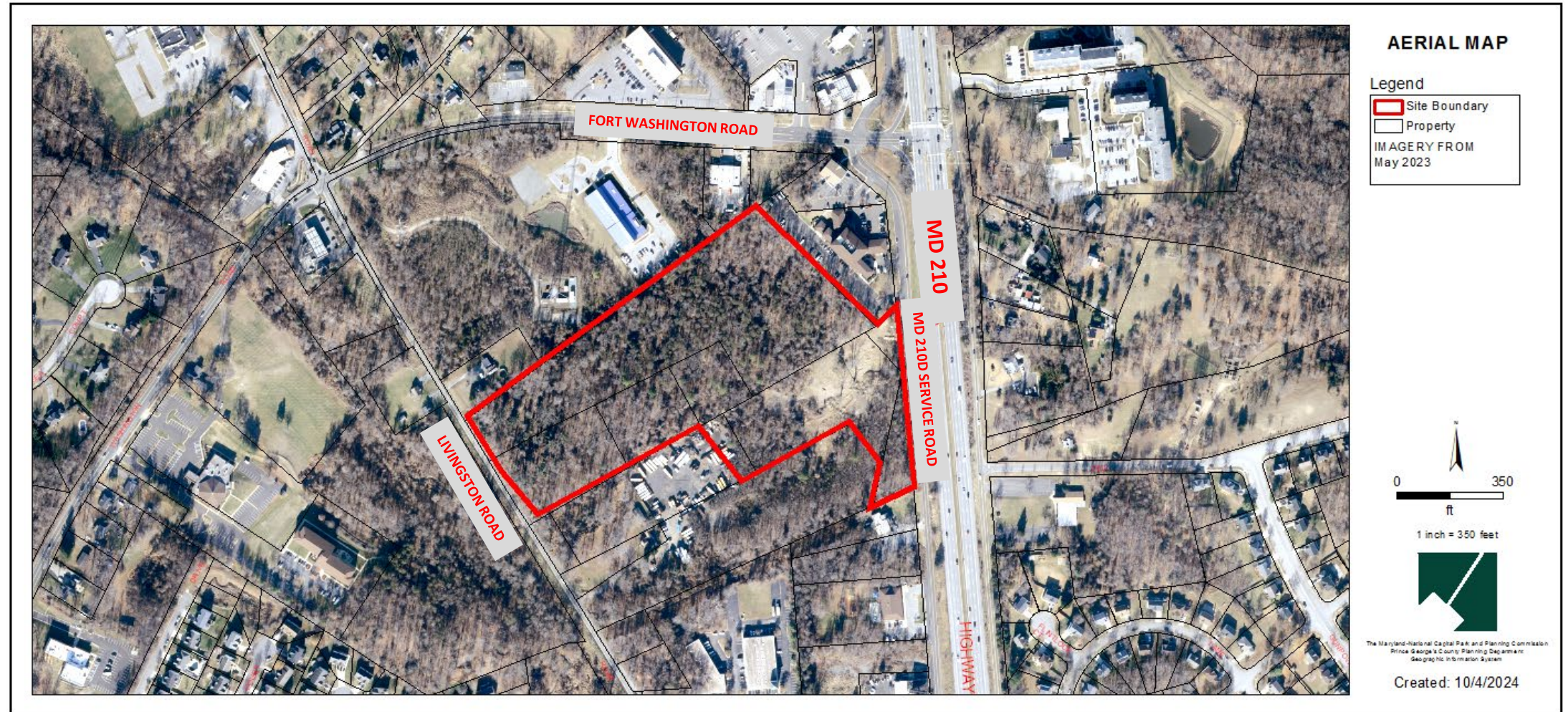


LIVINGSTON ROAD – SELF STORAGE

Preliminary Plan of Subdivision

TCP1-027-2024

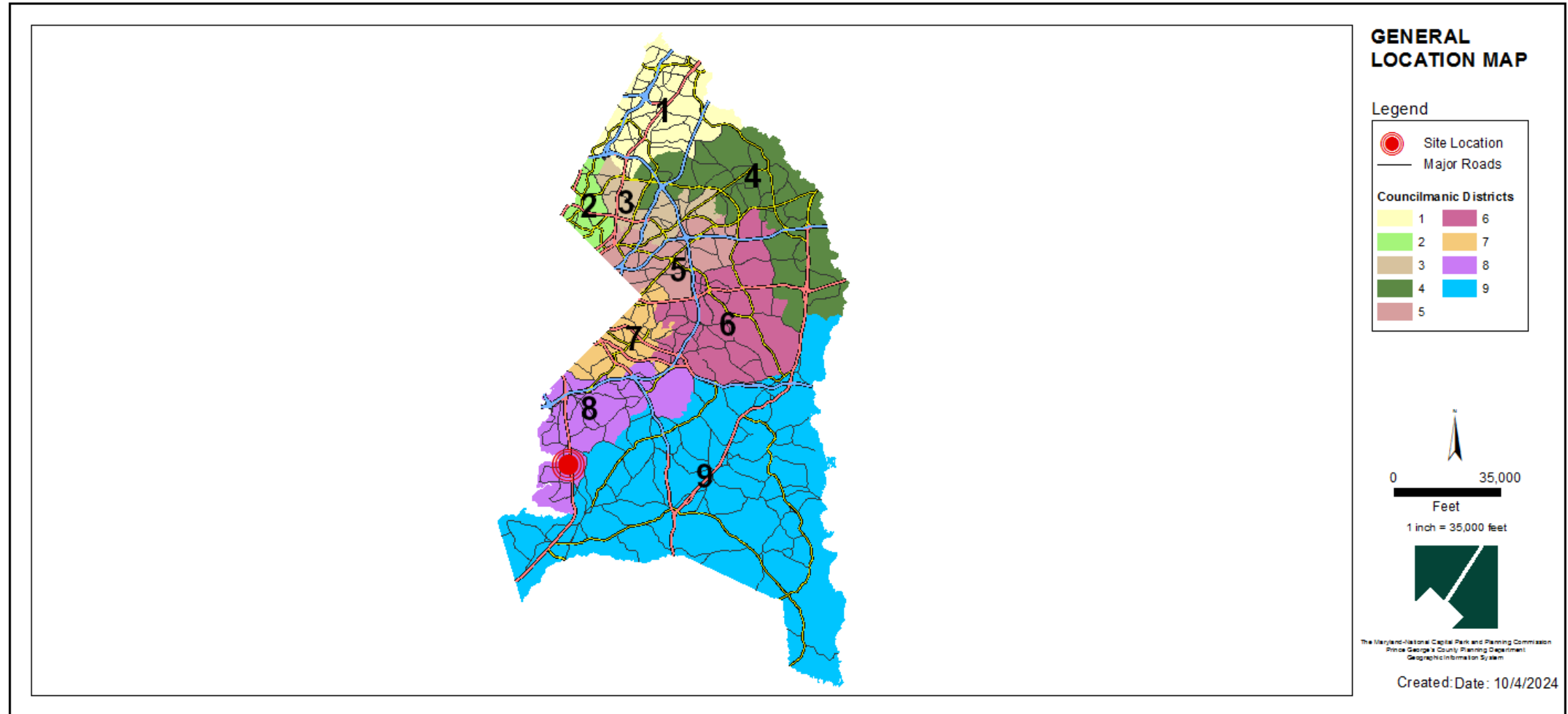
Staff Recommendation: APPROVAL with Conditions



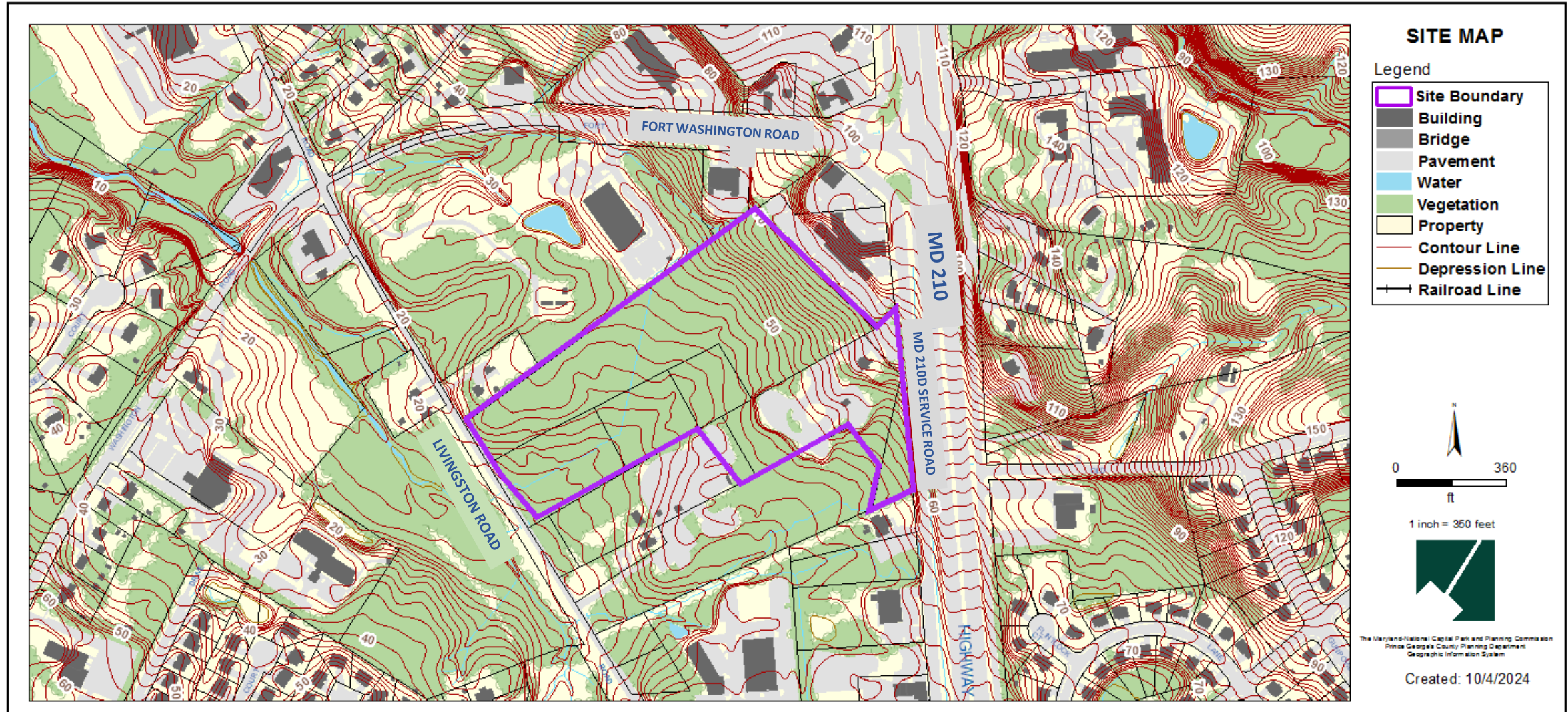
GENERAL LOCATION MAP

Council District: 08

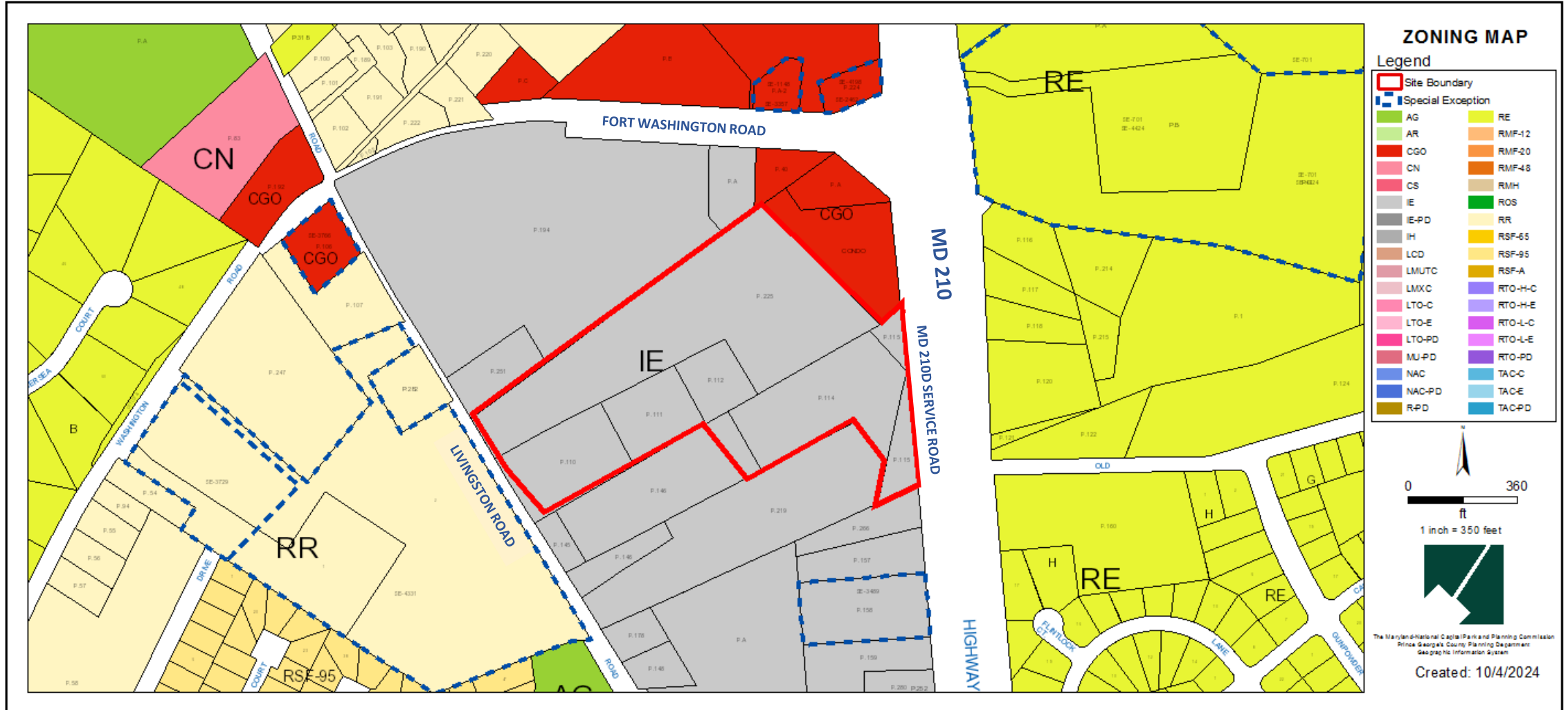
Planning Area: 80



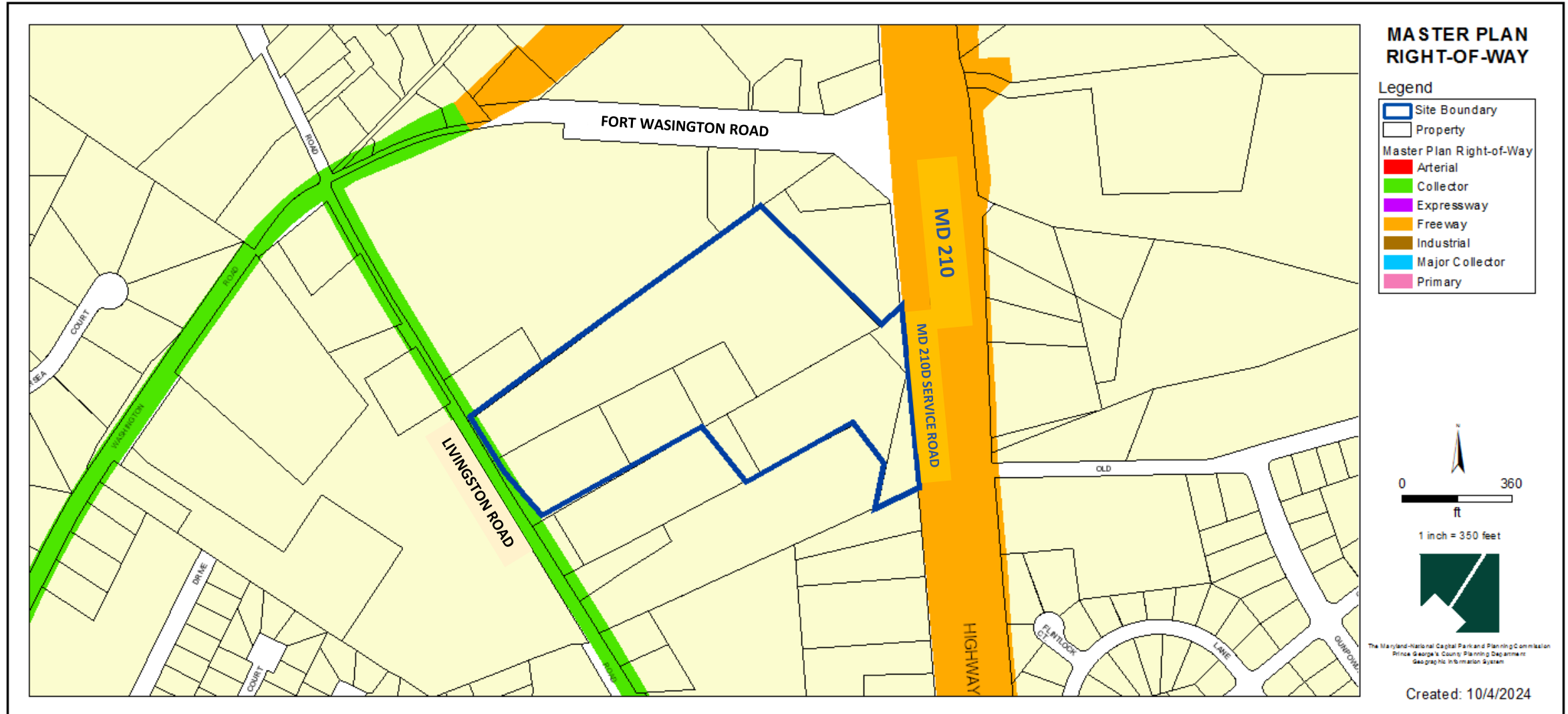
SITE MAP



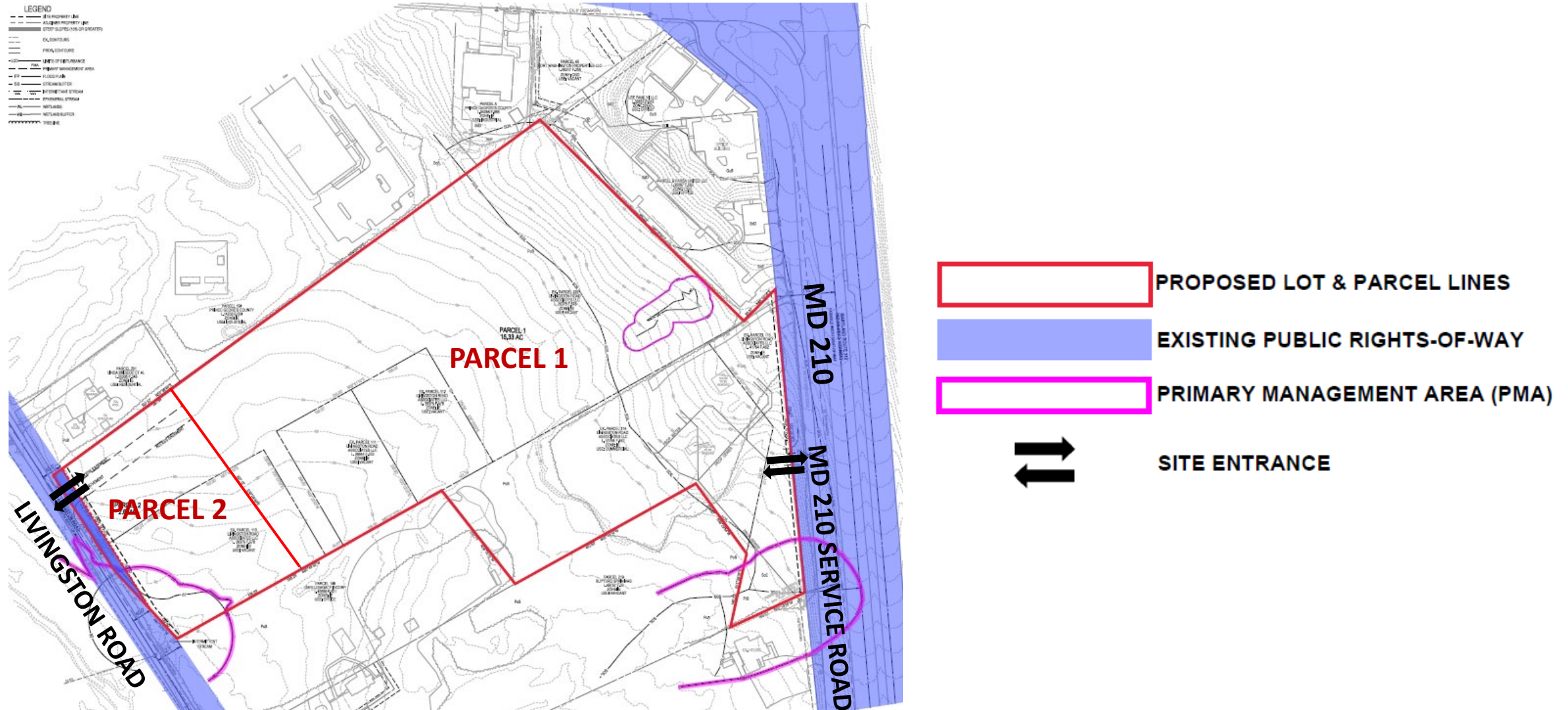
PROPERTY ZONE: IE



MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN

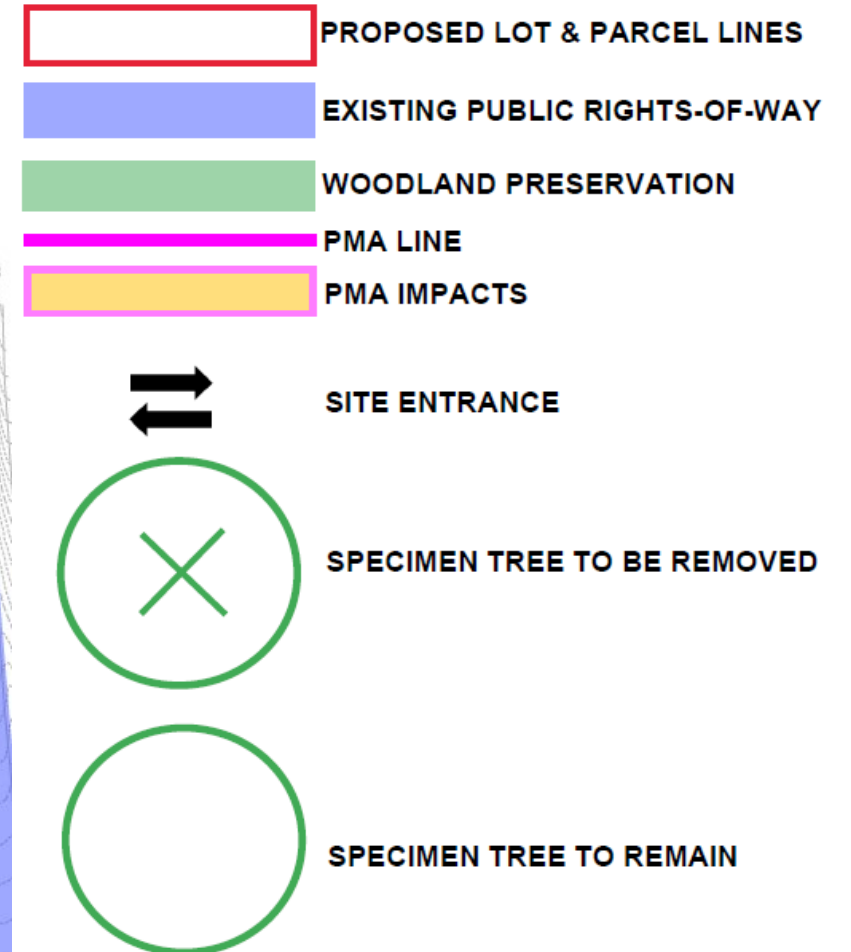
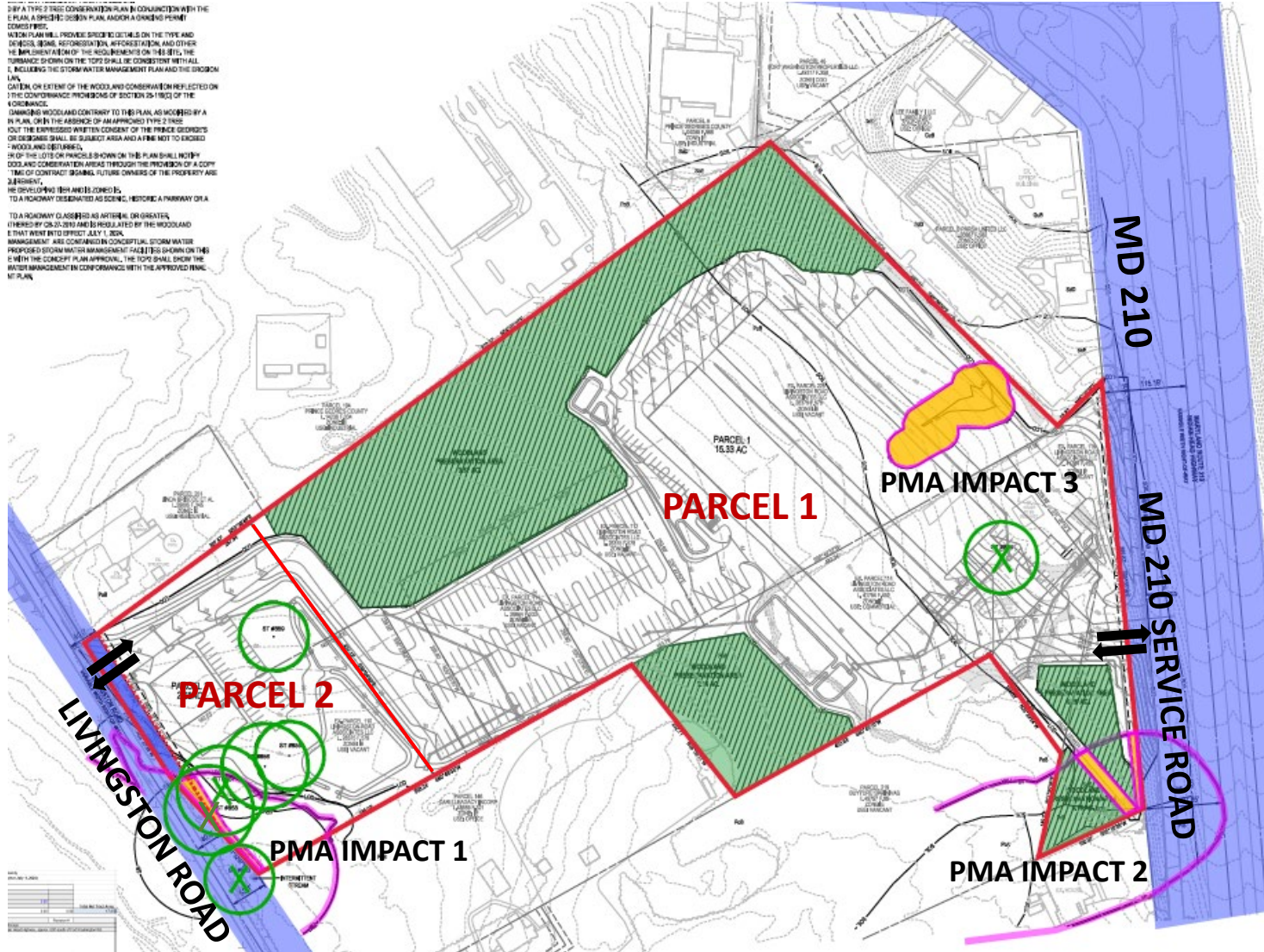
THIS TYPE 1 TREE CONSERVATION PLAN IS SUBMITTED IN CONJUNCTION WITH THE E-PLAN, A SPECIFIC DESIGN PLAN, AND/OR A GRADING PERMIT CONSTRUCTION.

THE PLAN SHALL PROVIDE SPECIFIC DETAILS ON THE TYPE AND SPECIES, SIZE, LOCATION, AND OTHER INFORMATION AND OTHER REQUIREMENTS OF THE TYPE 1 TREE CONSERVATION PLAN, INCLUDING THE STORMWATER MANAGEMENT PLAN AND THE DESIGN PLAN, ON THE EXTENT OF THE WOODLAND PRESERVATION REFLECTED ON THE CONFORMANCE WITH THE PROVISIONS OF SECTION 24-102 OF THE CODE.

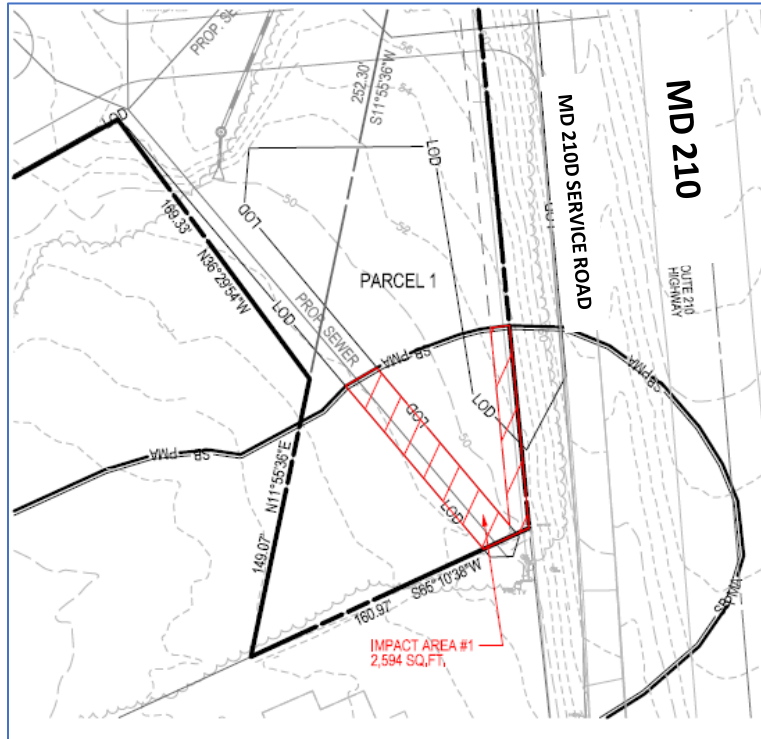
CHANGING WOODLAND CONTIGUOUS TO THIS PLAN AS SHOWN BY A PLAN, OR IN THE ABSENCE OF AN APPROVED TYPE 1 TREE CONSERVATION PLAN, SHALL BE SUBJECT AREA AND A FINE NOT TO EXCEED \$100,000 PER ACRE.

IF OF THE LOT OR PARCELS SHOWN ON THE PLAN SHALL NOTIFY THE DEVELOPER AND THE COMMISSION THROUGH THE PROVISION OF A COPY "TIME OF CONTRACT" (SIGNALING FUTURE OWNERS OF THE PROPERTY ARE REQUIRED TO MAINTAIN THE WOODLAND AS SHOWN ON THE PLAN).

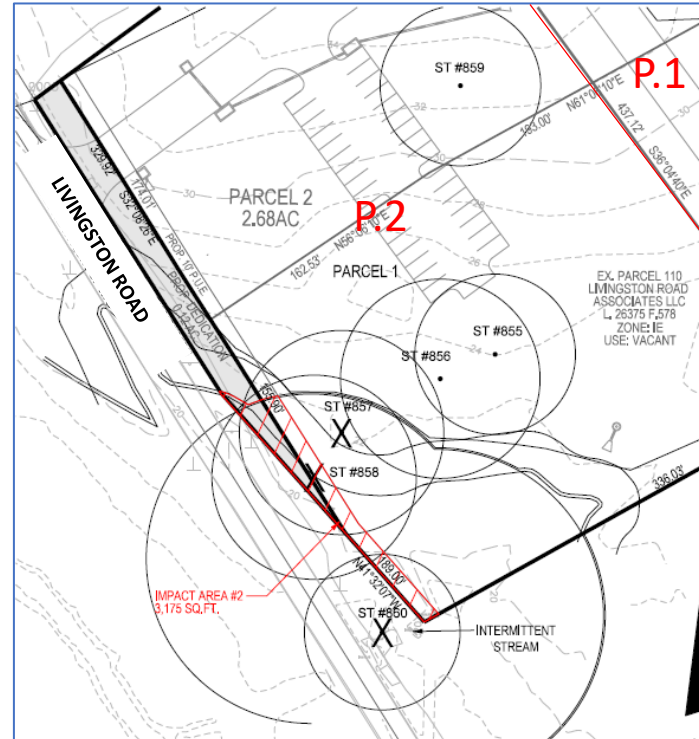
TO A ROADWAY DESIGNATED AS SCENIC, HISTORIC, A PARKWAY OR A TO A ROADWAY CLASSIFIED AS ARTERIAL OR GREATER, (THAT IS NOT A STREET, AVE., OR HIGHWAY) AND IS REGULATED BY THE WOODLAND PRESERVATION ACT, THE DEVELOPER SHALL SUBMIT A CONCEPTUAL STORMWATER MANAGEMENT PLAN AND A CONCEPTUAL STORMWATER MANAGEMENT PLAN TO THE COMMISSION, THE TOP SHALL SHOW THE WOODLAND PRESERVATION PLAN IN CONFORMANCE WITH THE APPROVED FINAL E-PLAN.



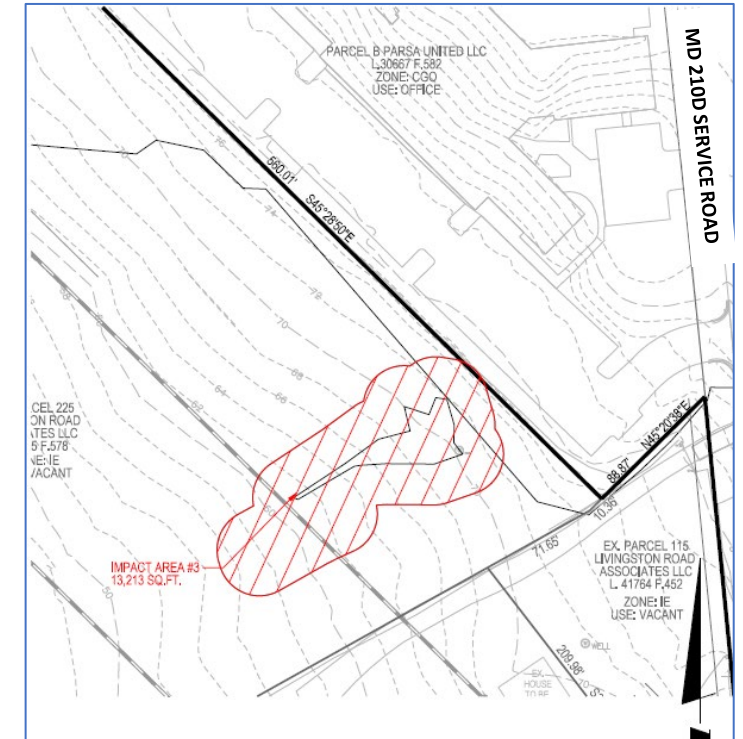
PRIMARY MANAGEMENT AREA (PMA) IMPACTS



PMA IMPACT 1

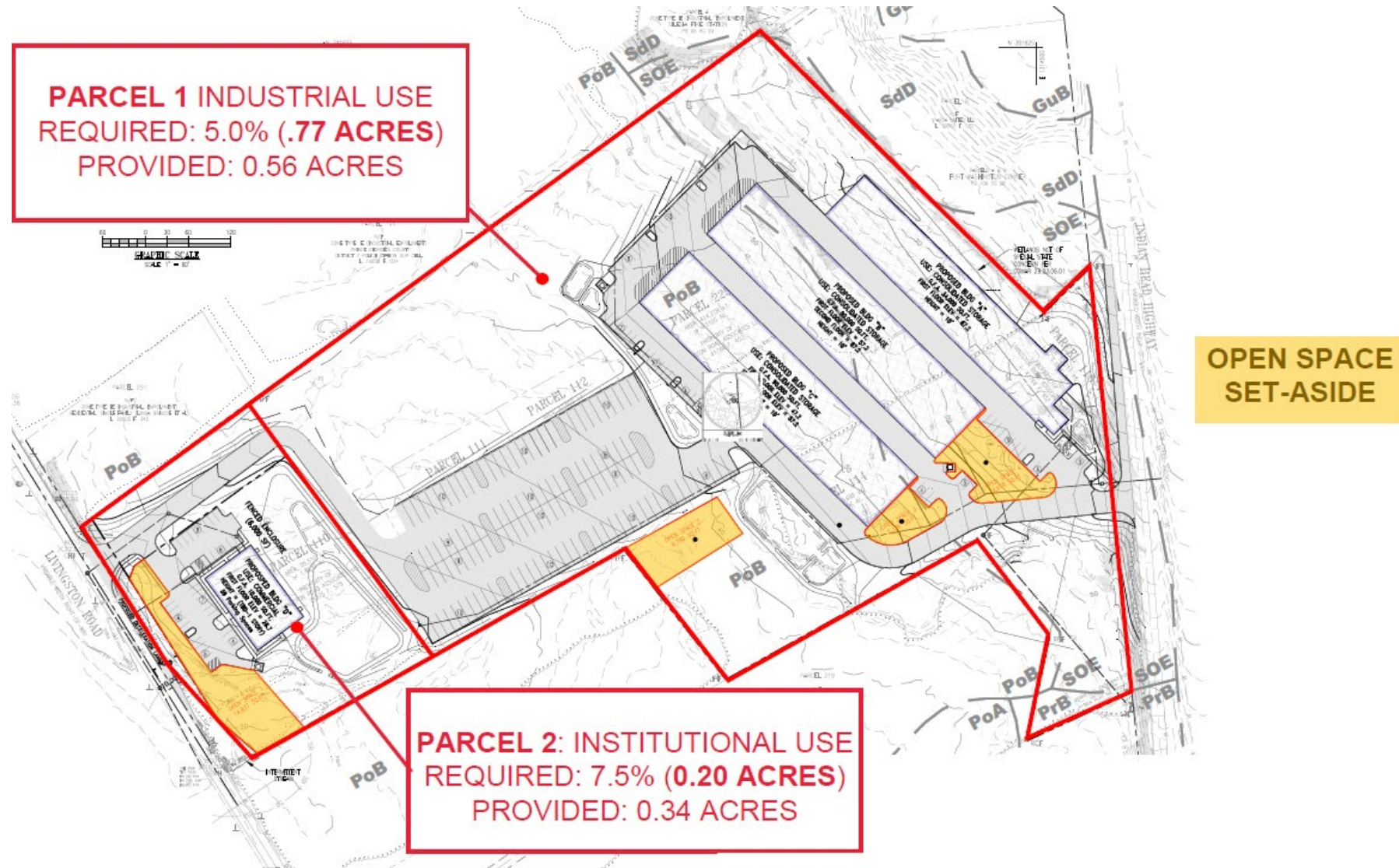


PMA IMPACT 2



PMA IMPACT 3

OPEN SPACE SET ASIDE EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of PPS-2022-042
- Approval of TCP1-027-2024
- Approval of a Variance from Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 01/06/2023
- Acceptance Mailing: 08/14/2024