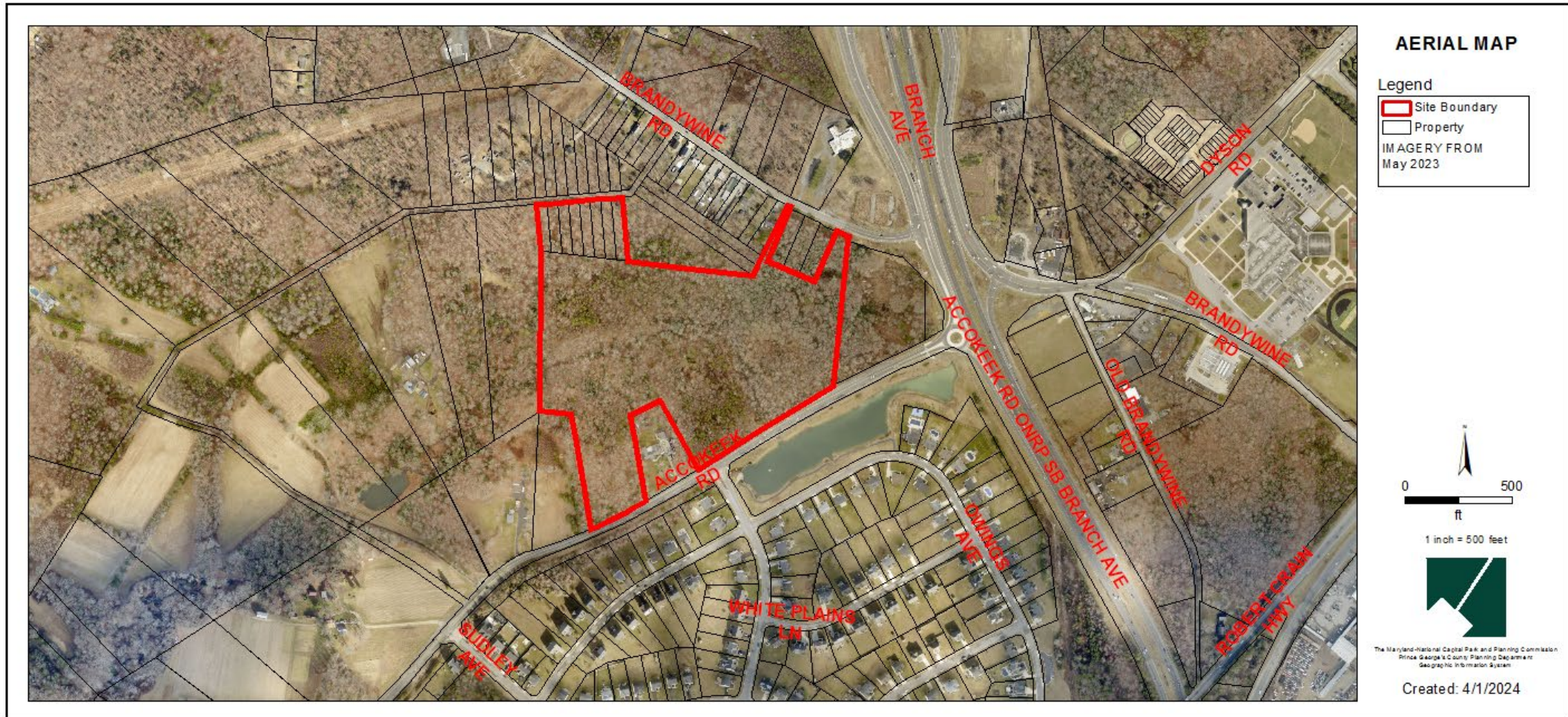


MICHAEL'S RETREAT

Preliminary Plan of Subdivision

TCP1-006-2024

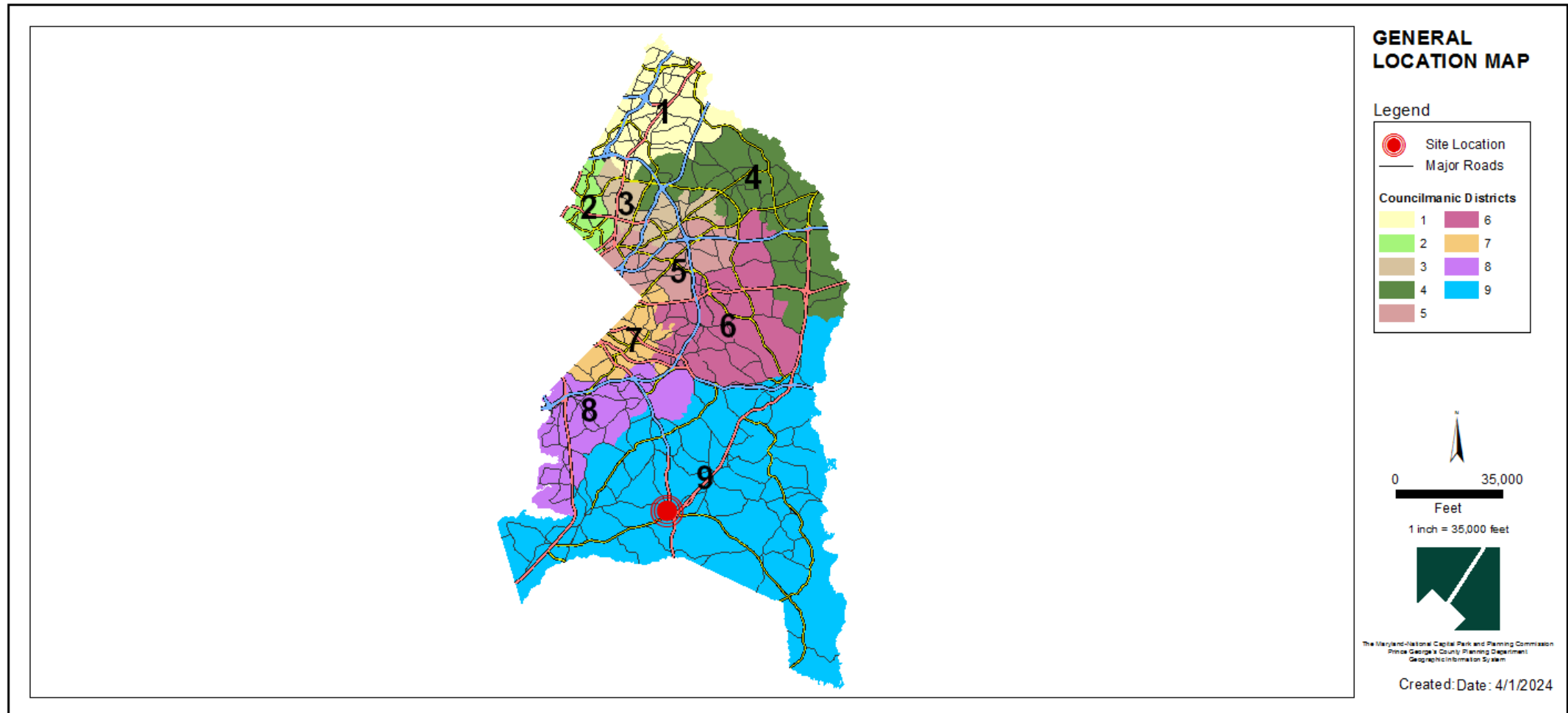
Staff Recommendation: APPROVAL with conditions



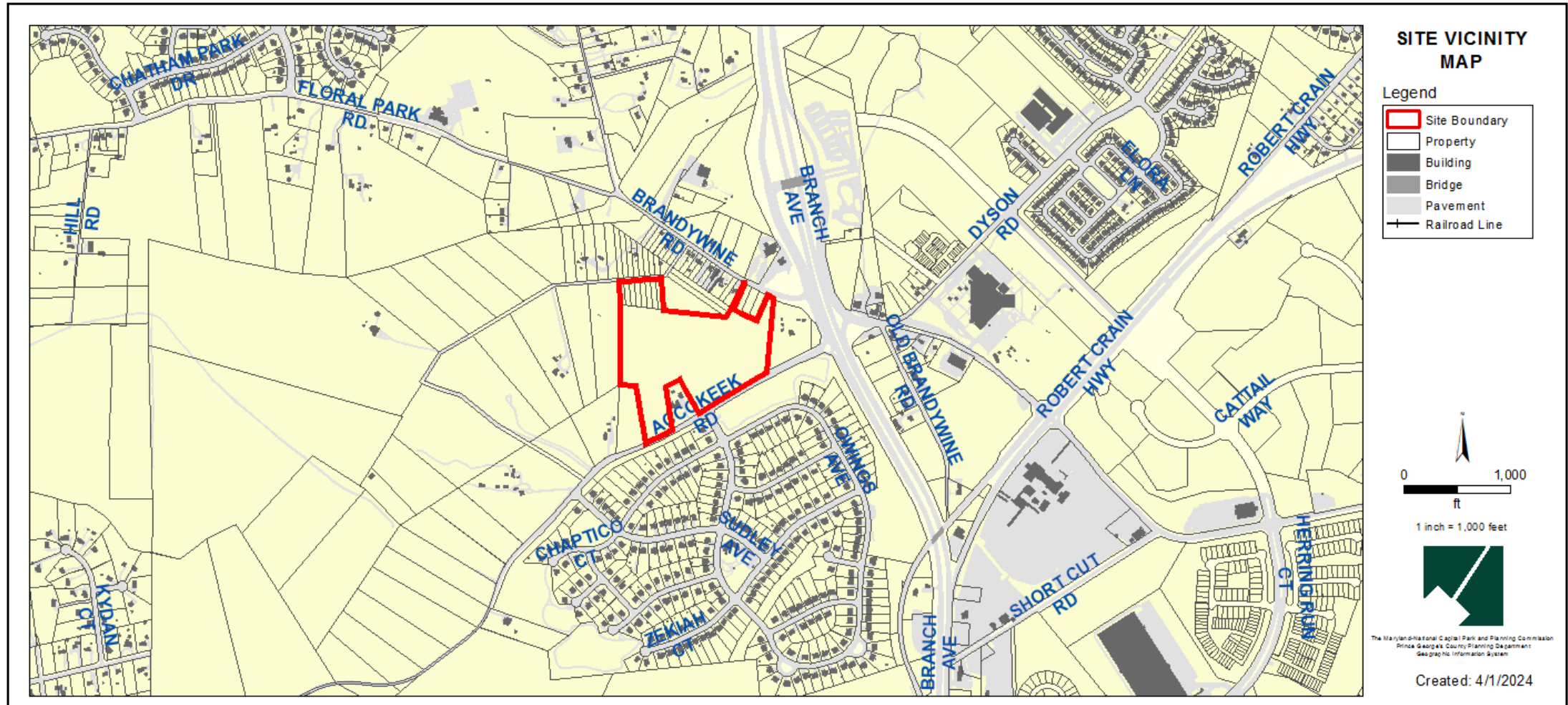
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

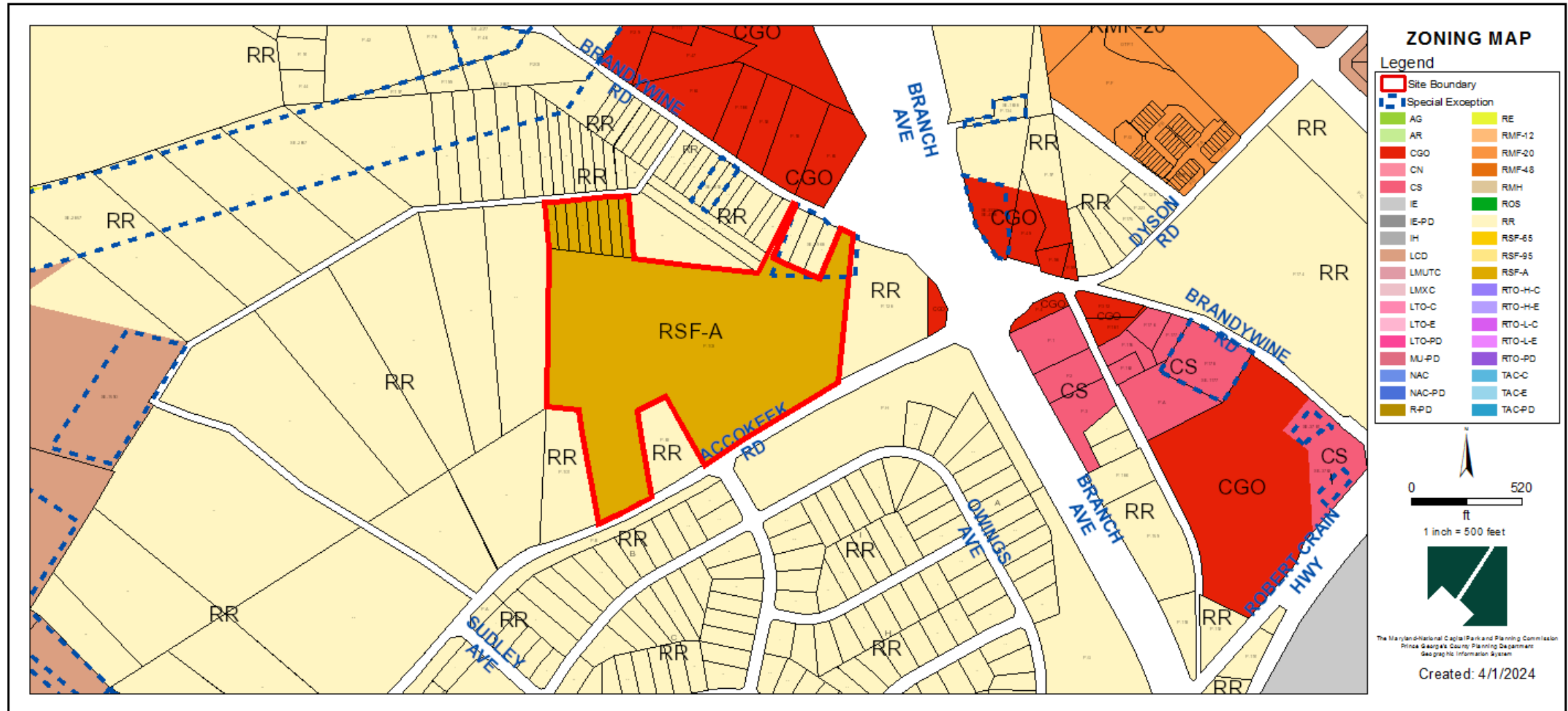


SITE VICINITY MAP

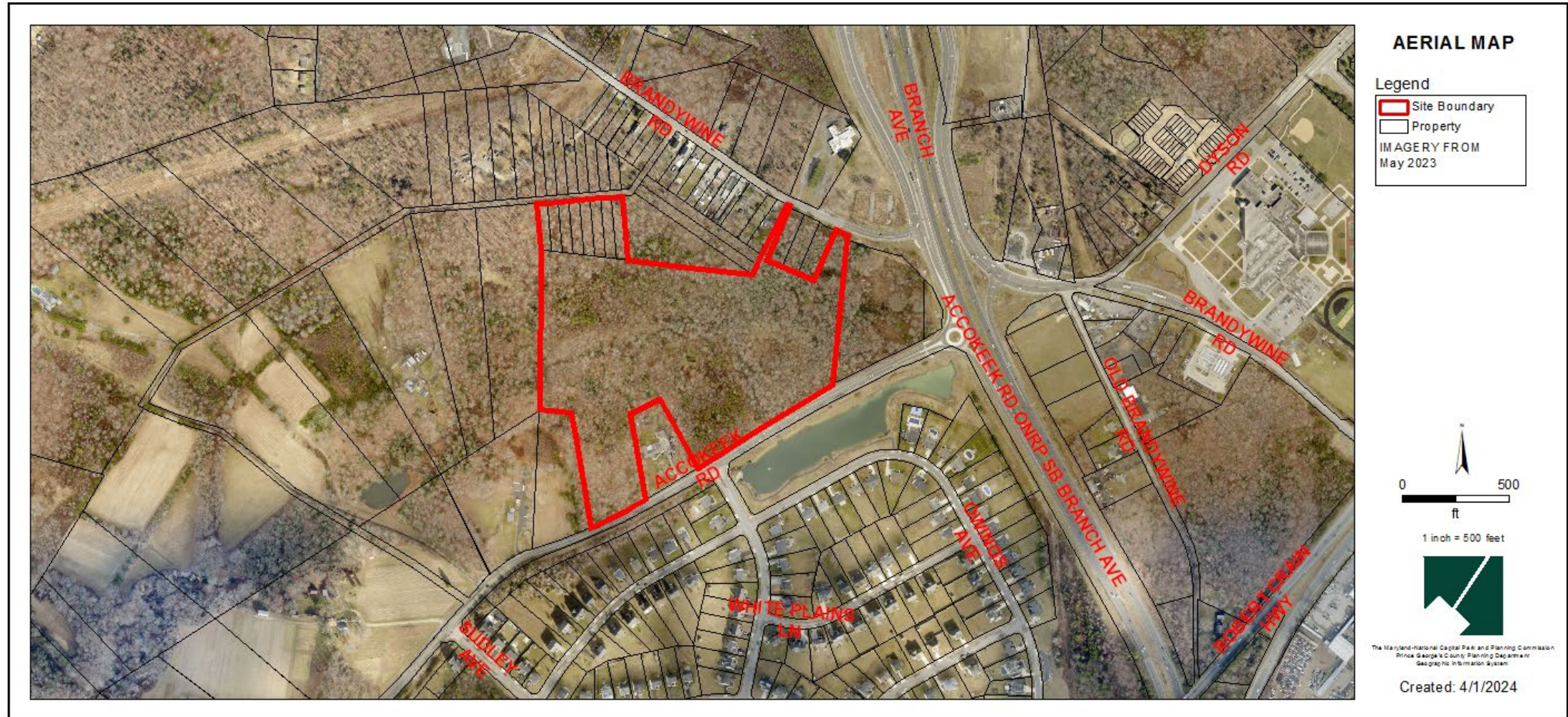


ZONING MAP

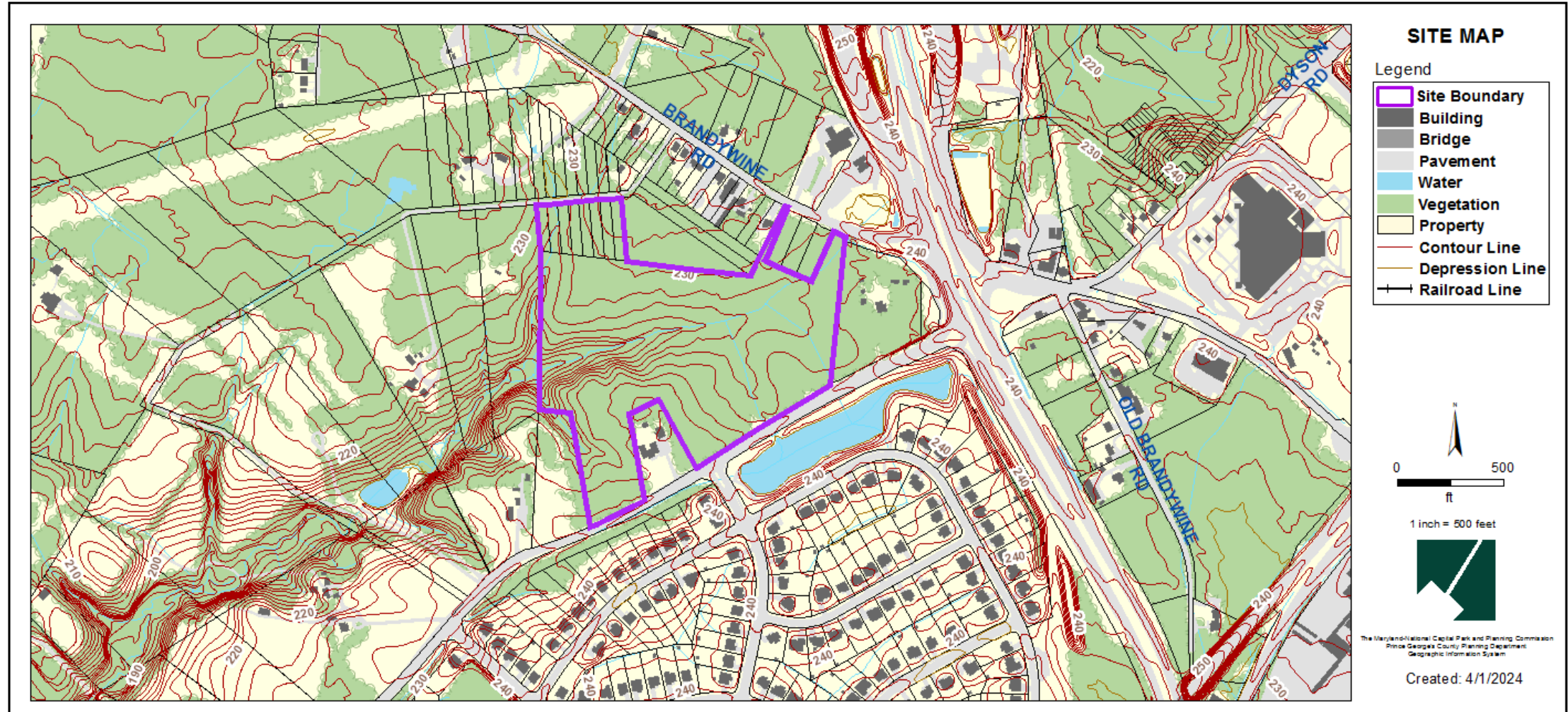
Property Zone: RSF-A/R-R



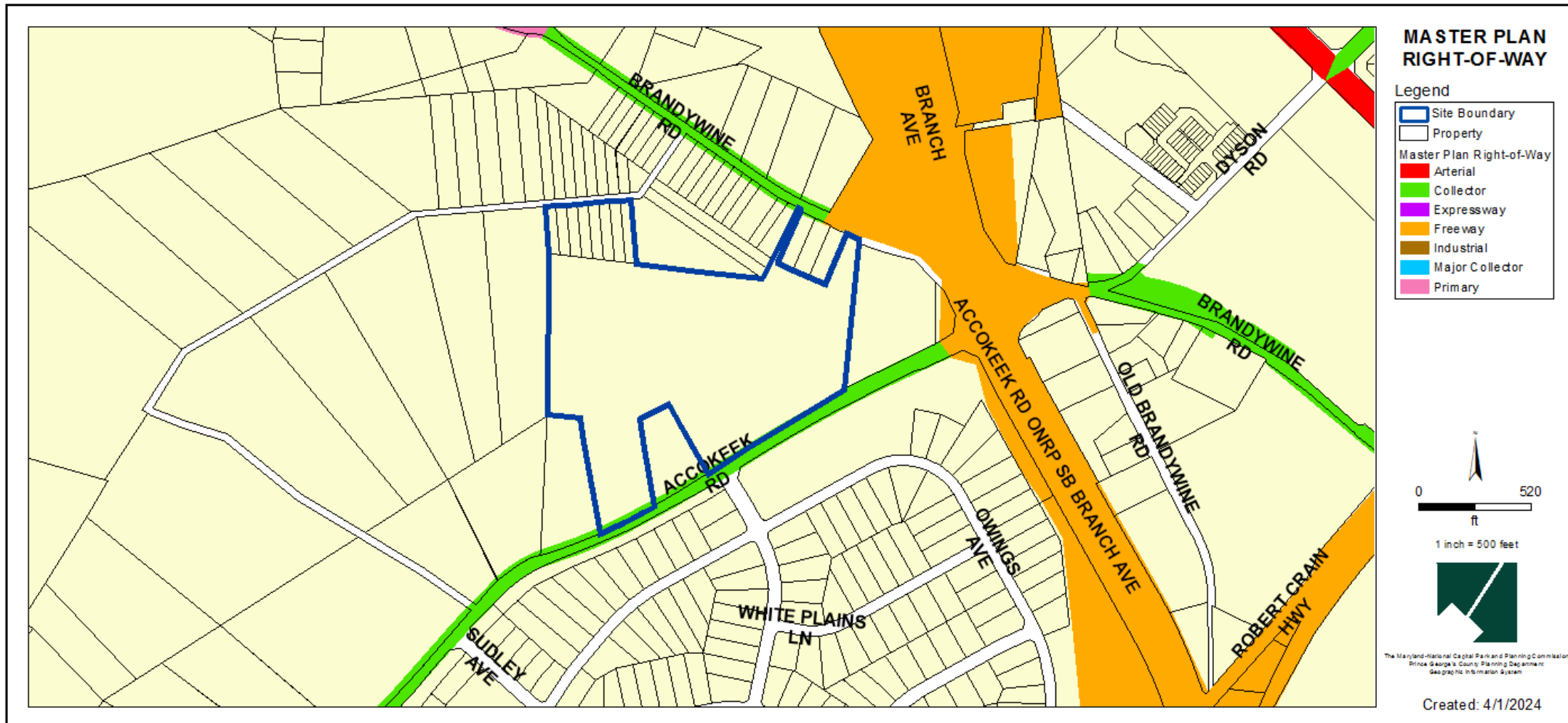
AERIAL MAP



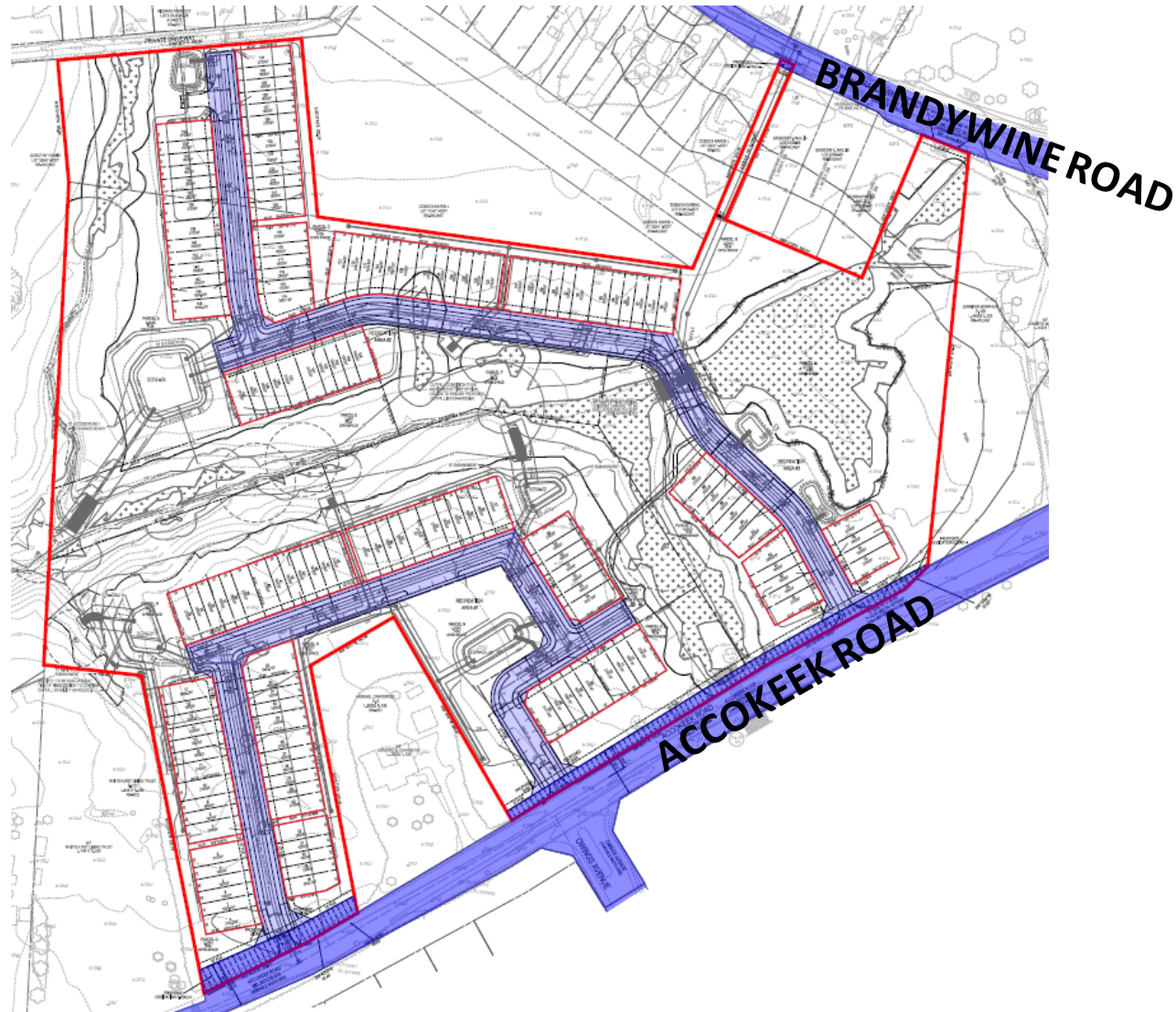
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



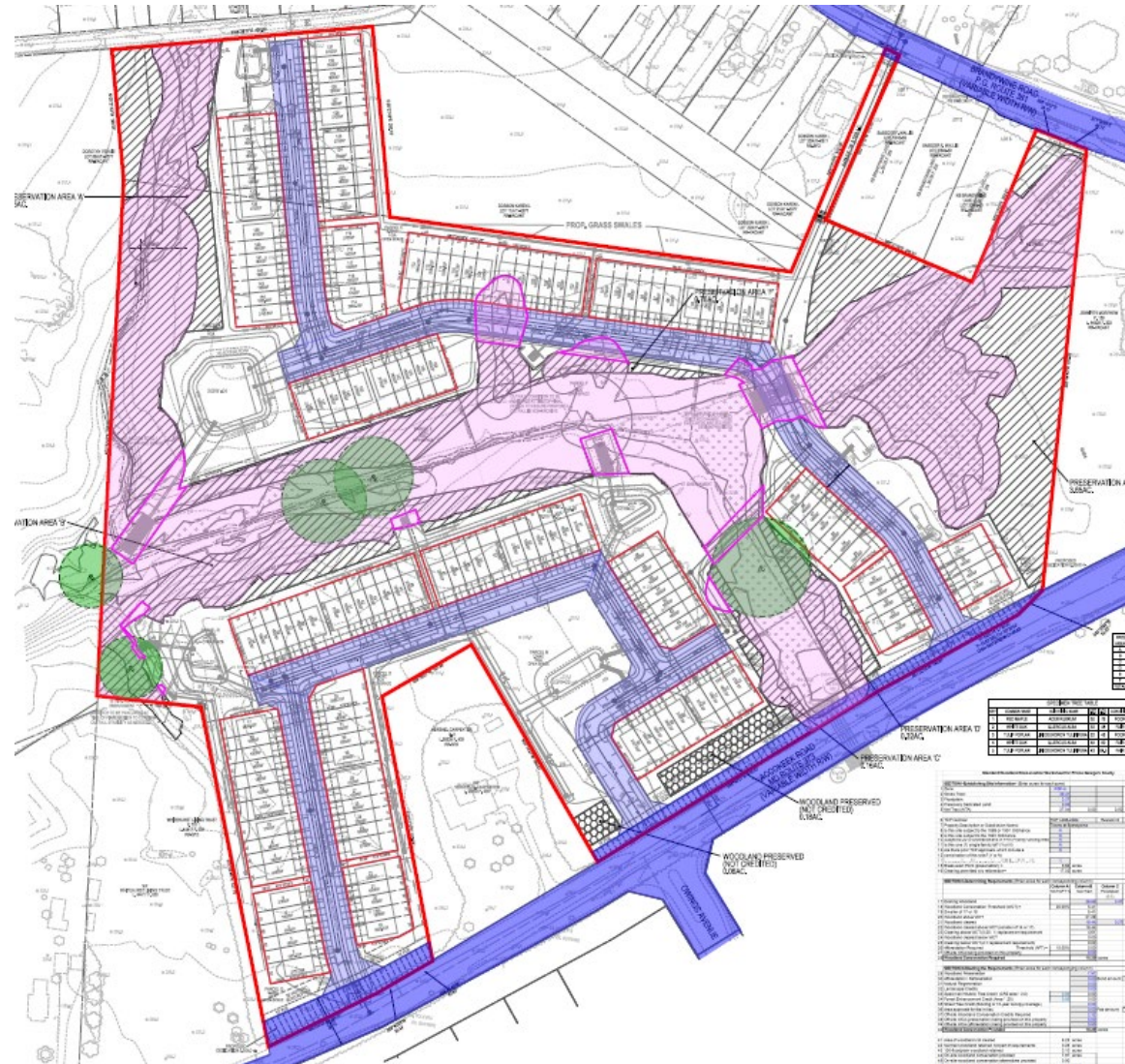
PRELIMINARY PLAN OF SUBDIVISION



OPEN SPACE SET-ASIDE PLAN



TYPE I TREE CONSERVATION PLAN



- SPECIMEN TREE 
- WOODLAND PRESERVATION 
- PMA 
- IMPACT AREA 

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2023-005
- Type 1 Tree Conservation Plan TCP1-006-2024

Major Issues:

- N/A

Applicant Community Engagement/Notice:

- Informational Mailing: April 6, 2023
- Pre-Application Neighborhood Meeting: May 15, 2023
- Acceptance Mailing: February 21, 2024