

# ADDISON OVERLOOK

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-2025-0022

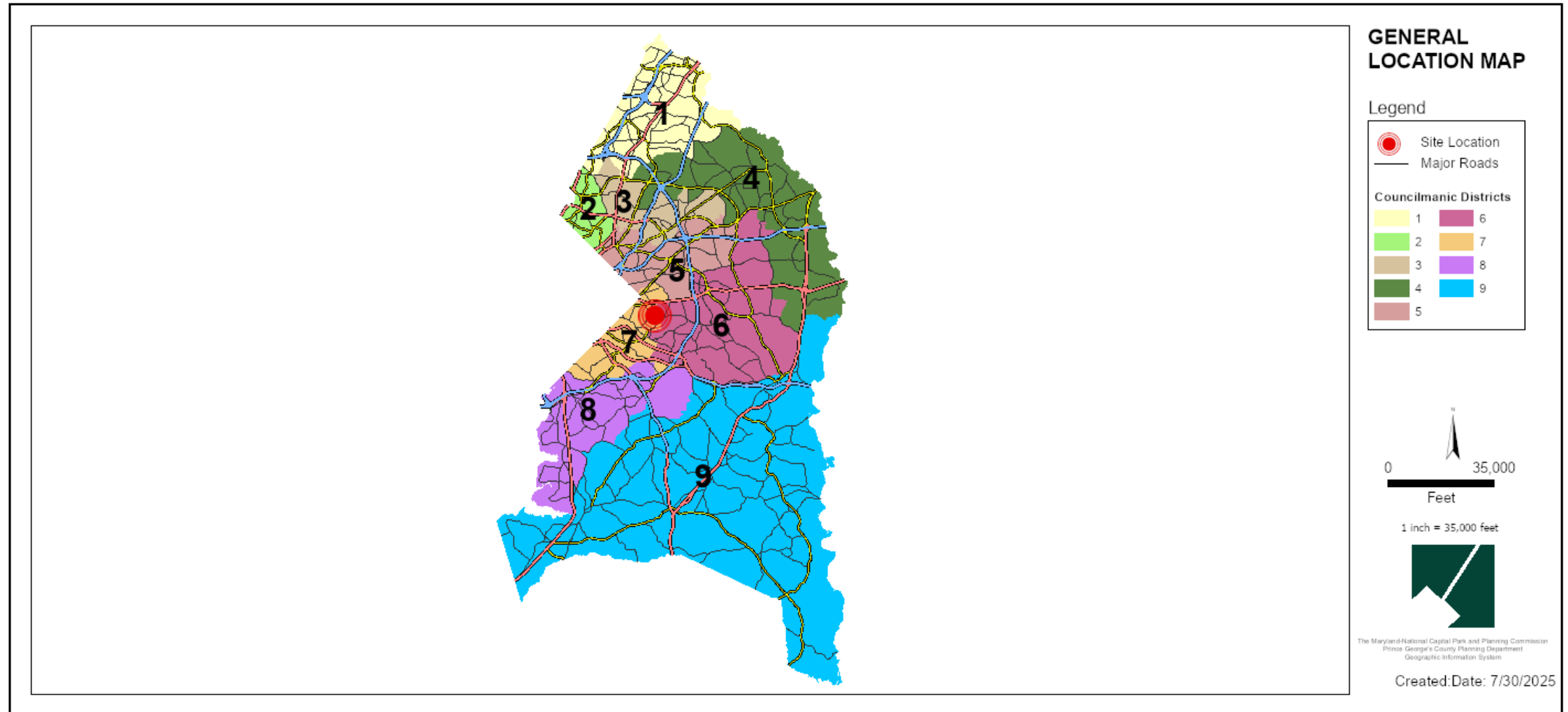
Staff Recommendation: APPROVAL with conditions



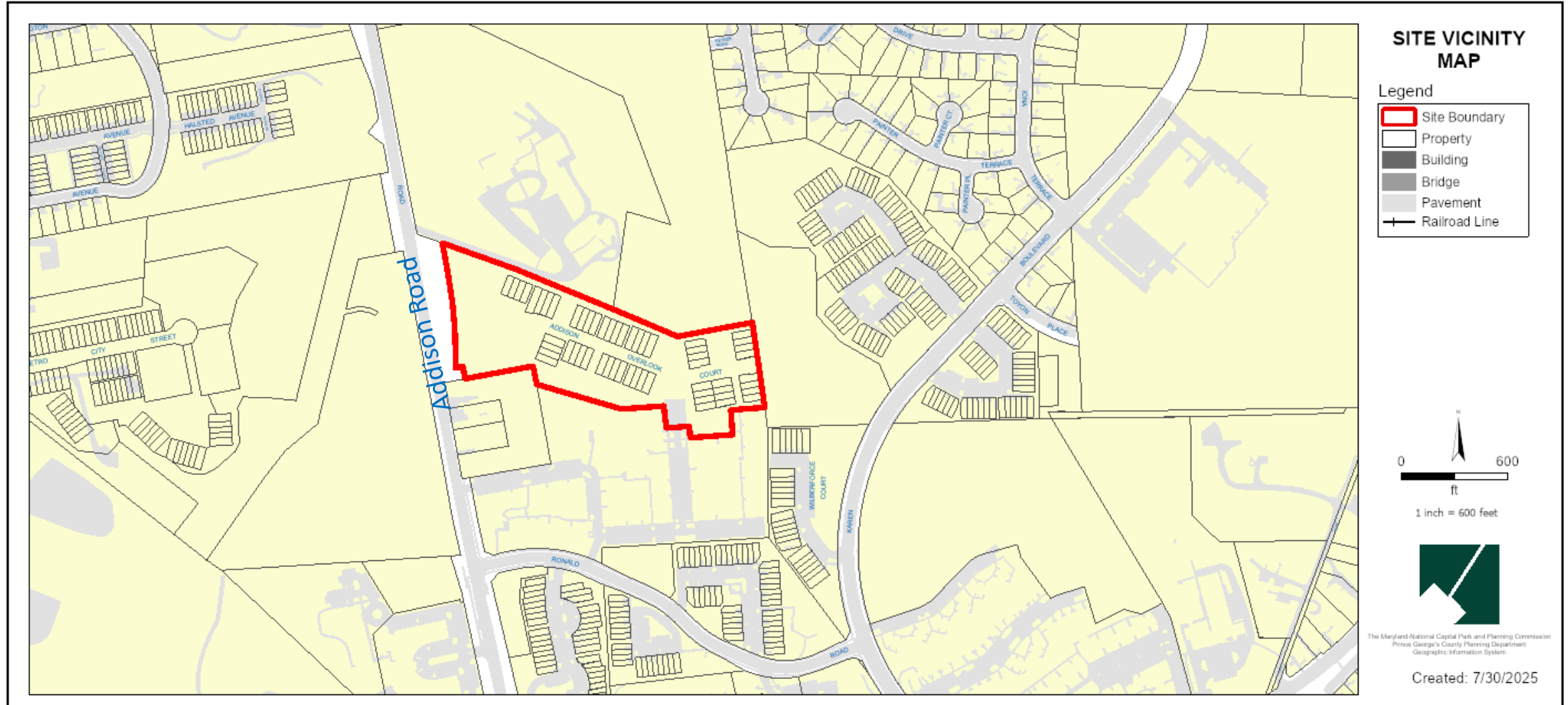
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A

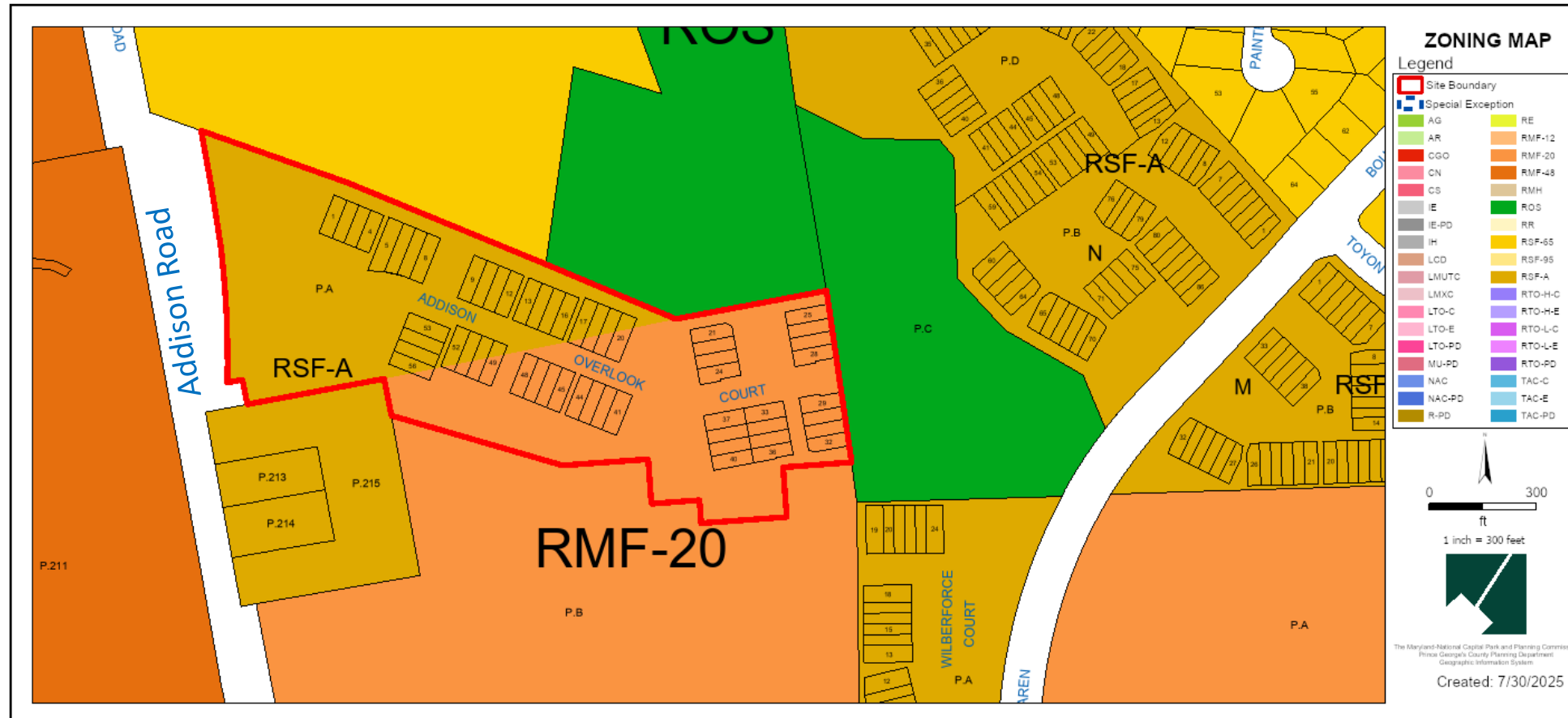


# SITE VICINITY MAP

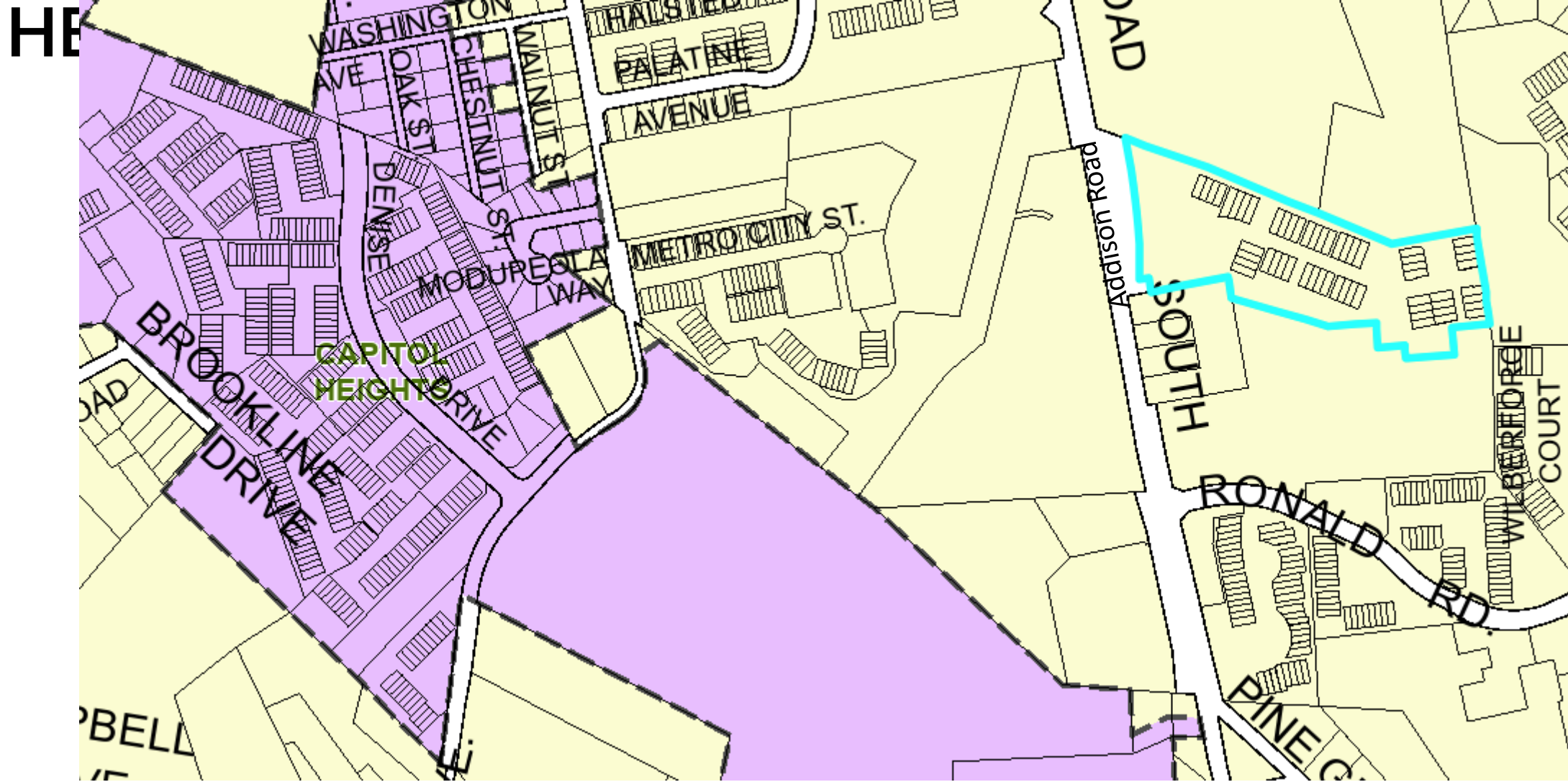


# ZONING MAP

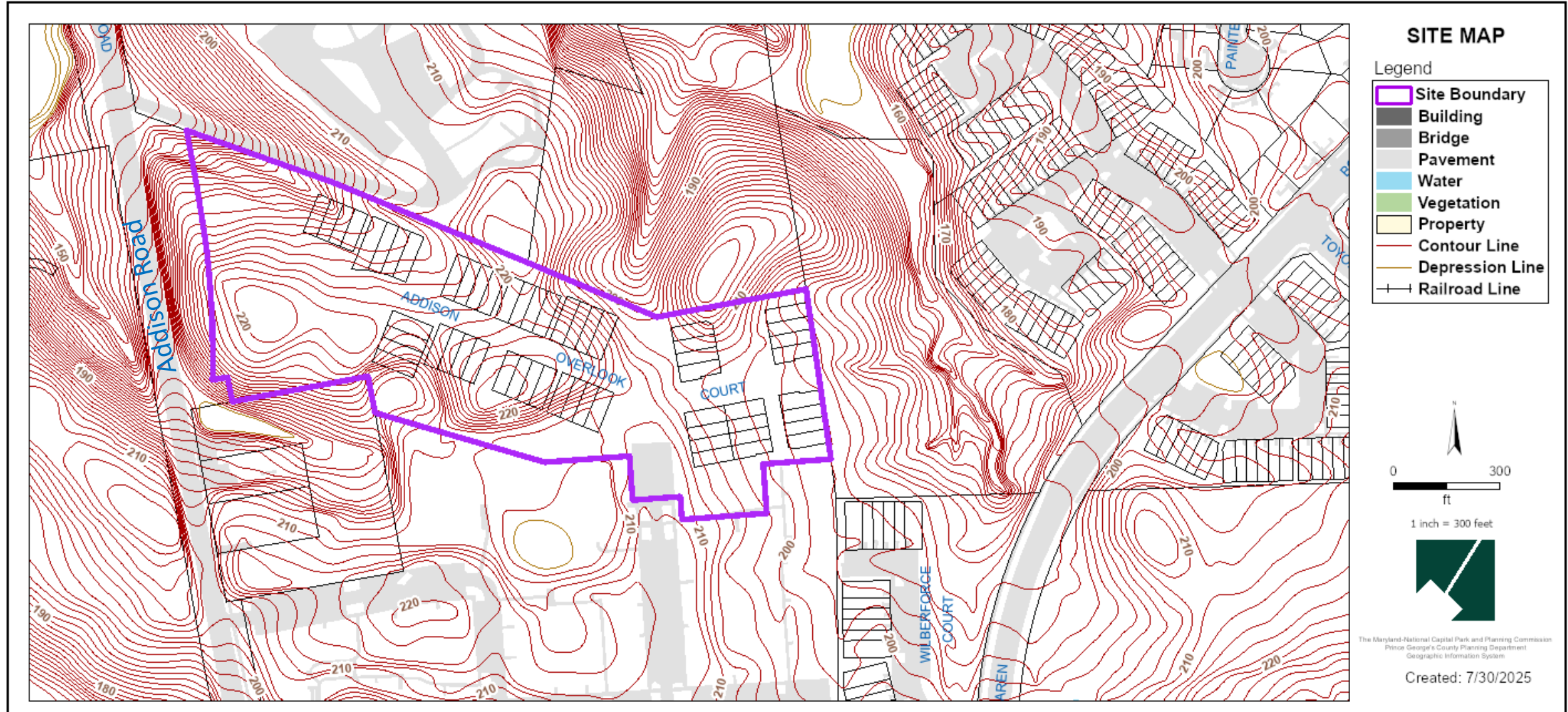
Zoning: RSF-A/RMF-20



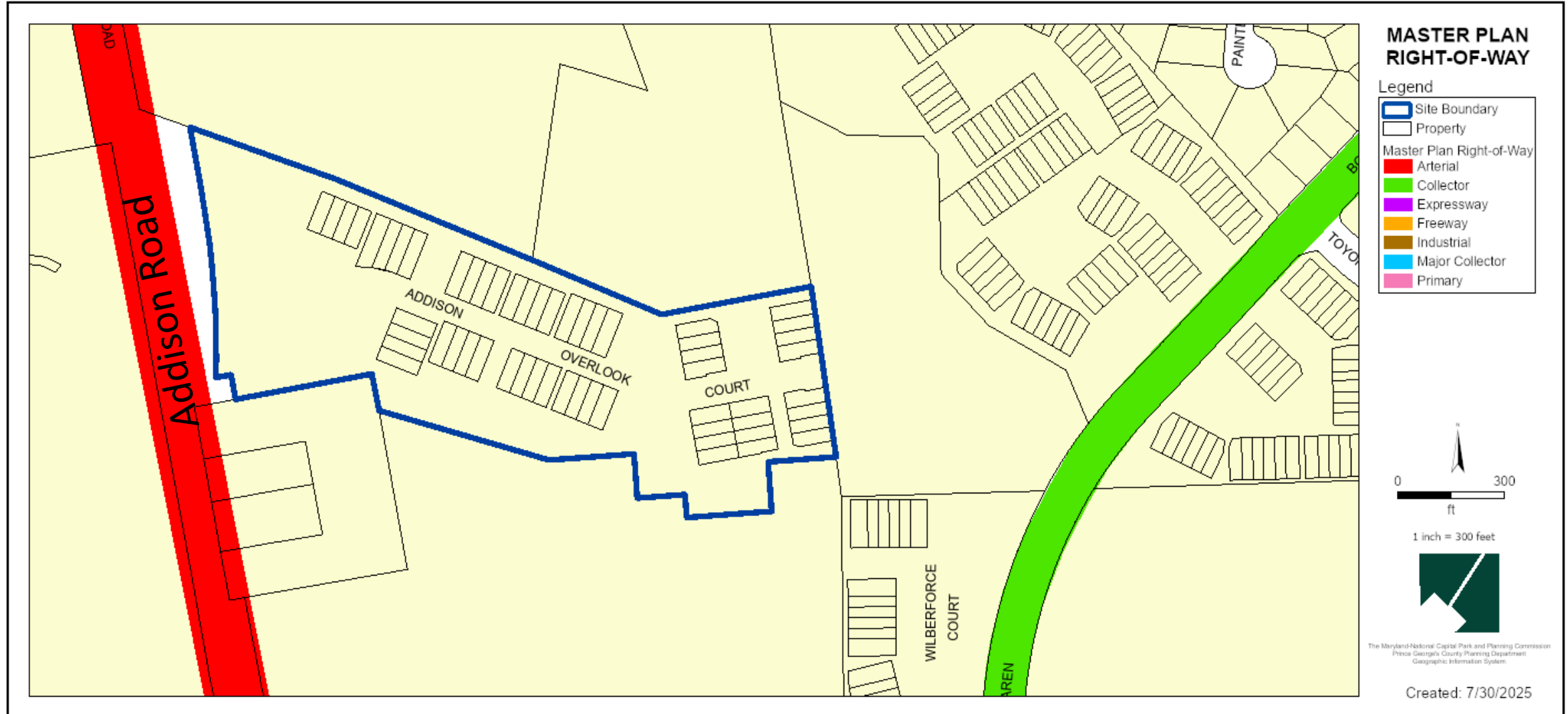
# MUNICIPAL BOUNDARY (CAPITOL



# SITE MAP



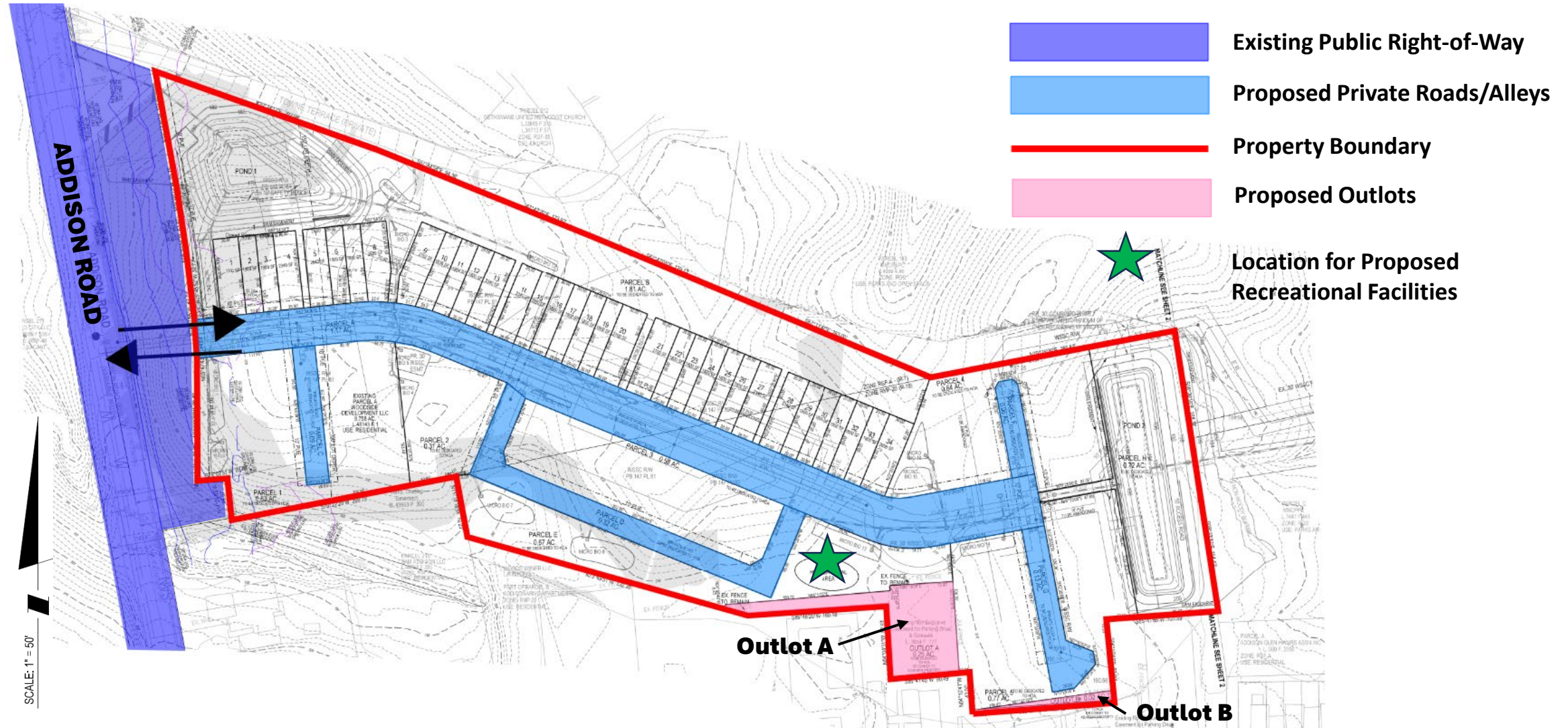
# MASTER PLAN RIGHT-OF-WAY MAP



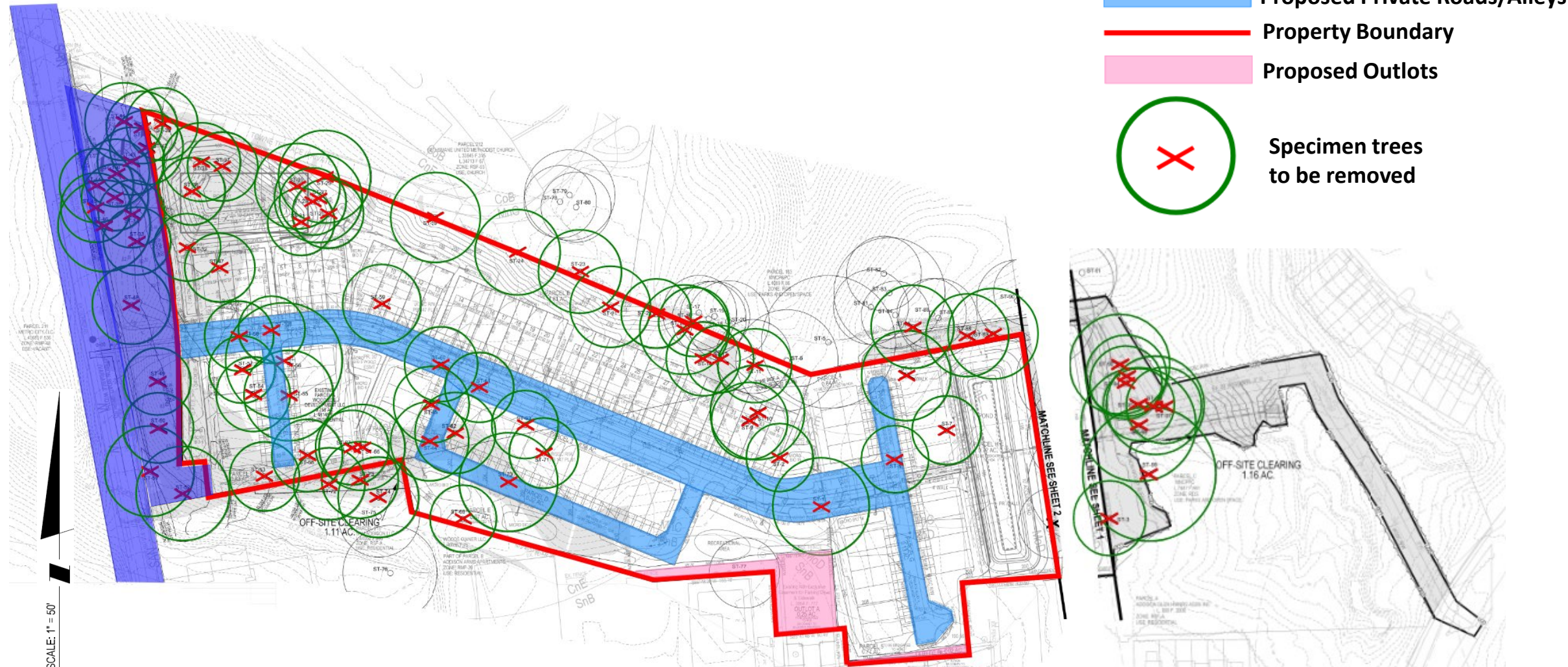
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# PRELIMINARY PLAN OF SUBDIVISION



# TYPE 1 TREE CONSERVATION PLAN



# OPEN SPACE SET-ASIDE EXHIBIT



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary Plan of Subdivision PPS-2023-006
- Type 1 Tree Plan Conservation Plan TCP1-2025-0022
- Variation from Section 24-4102(c)(1)
- Variance to Section 25-122(b)(1)(G)

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 4/19/2023
- Acceptance Mailing: 5/23/2025