

MELLWOOD HILLS

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-2025-0021

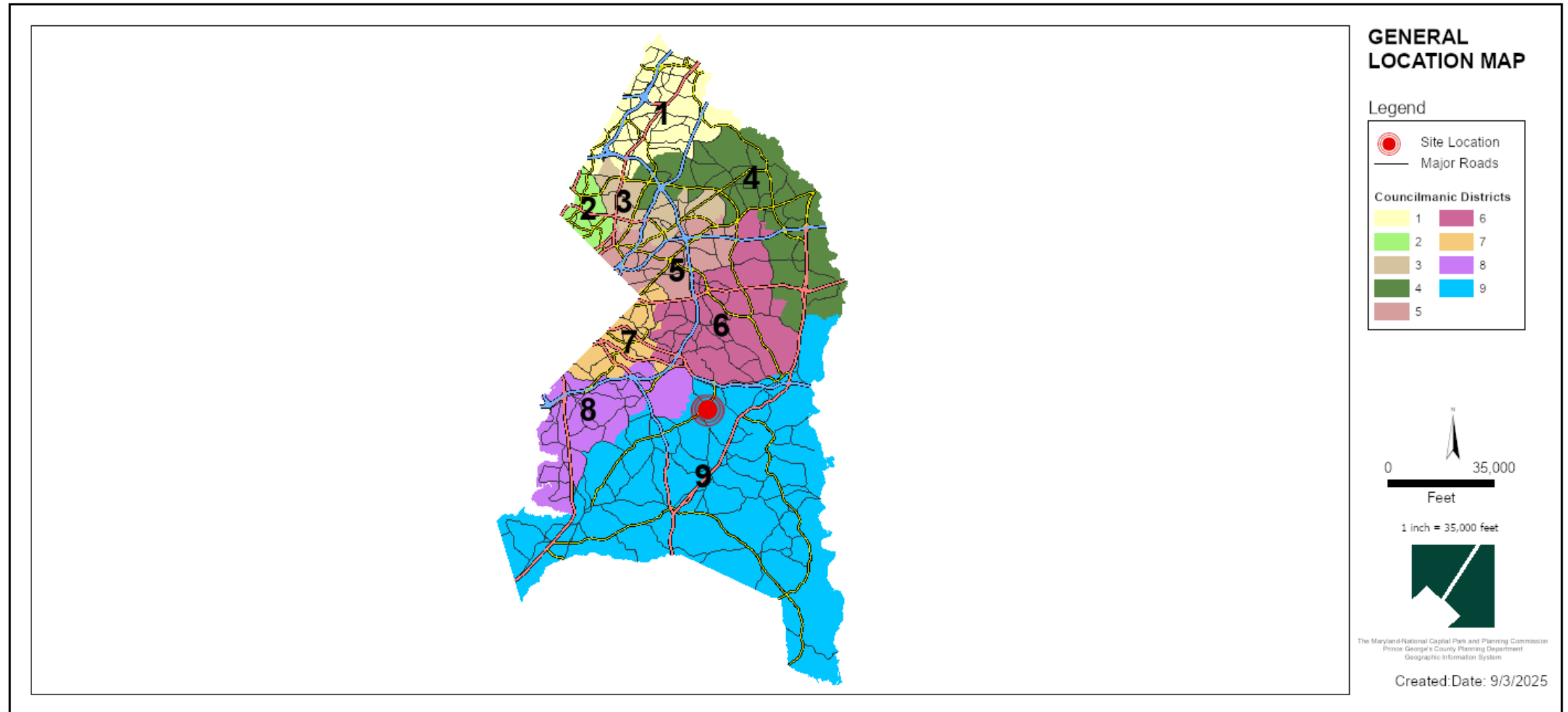
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

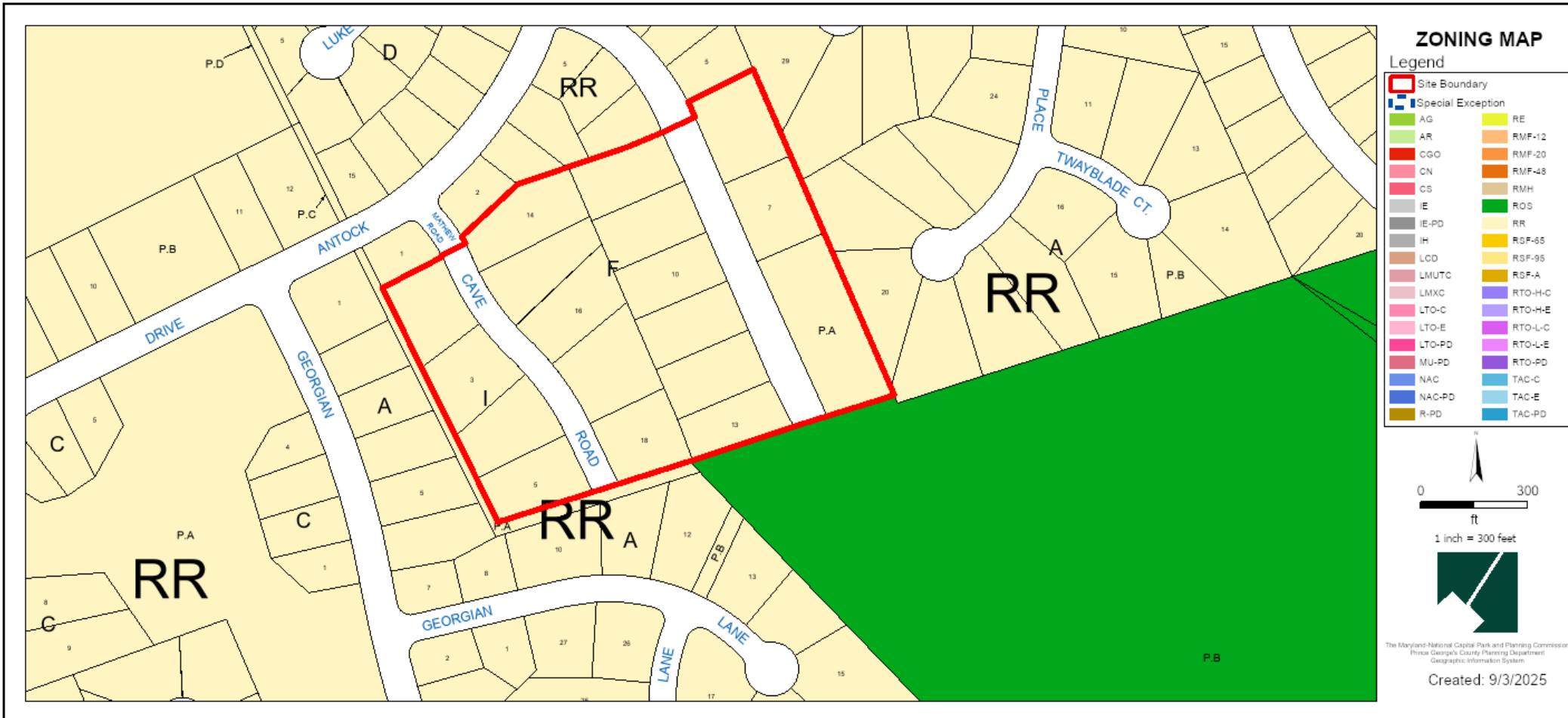
Council District: 09

Planning Area: 82A



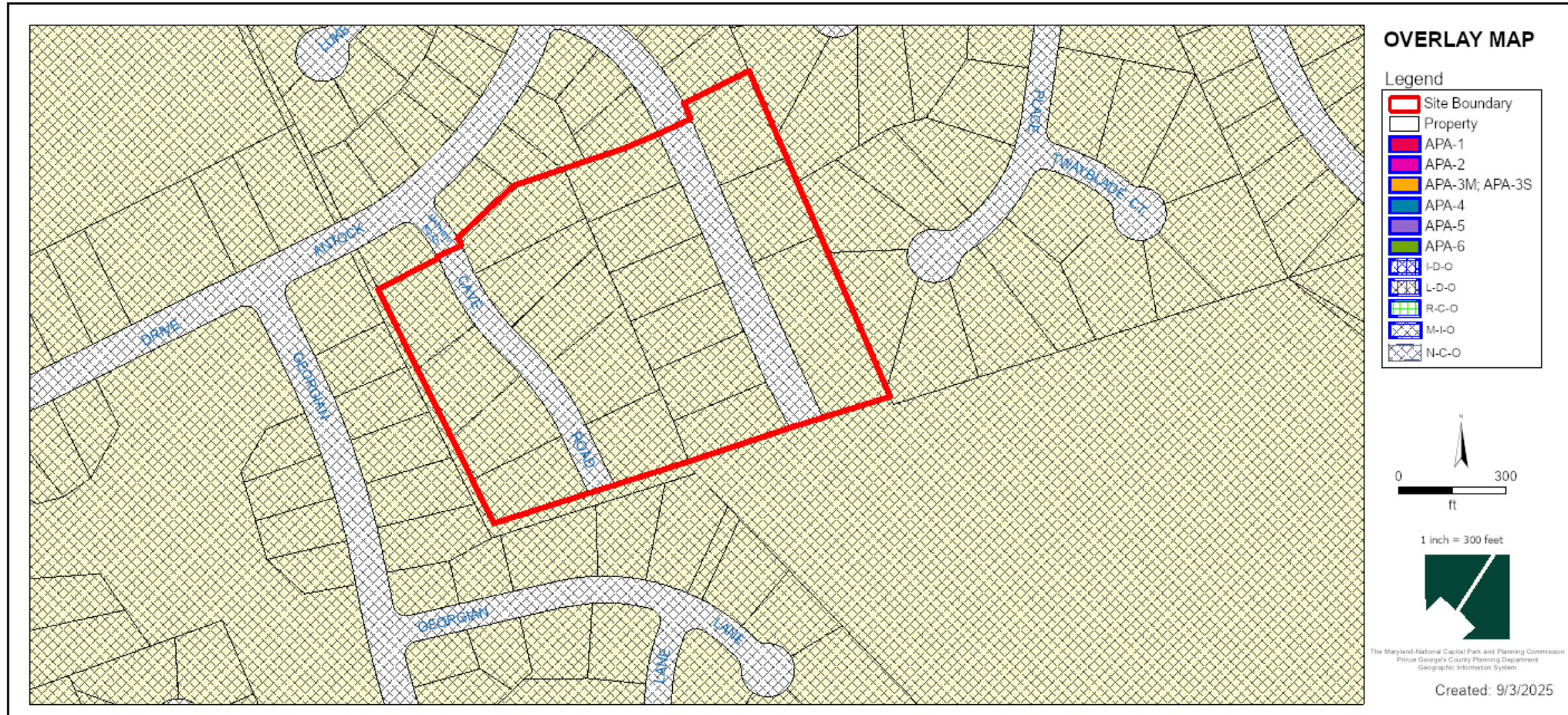
ZONING MAP

Zoning: RR

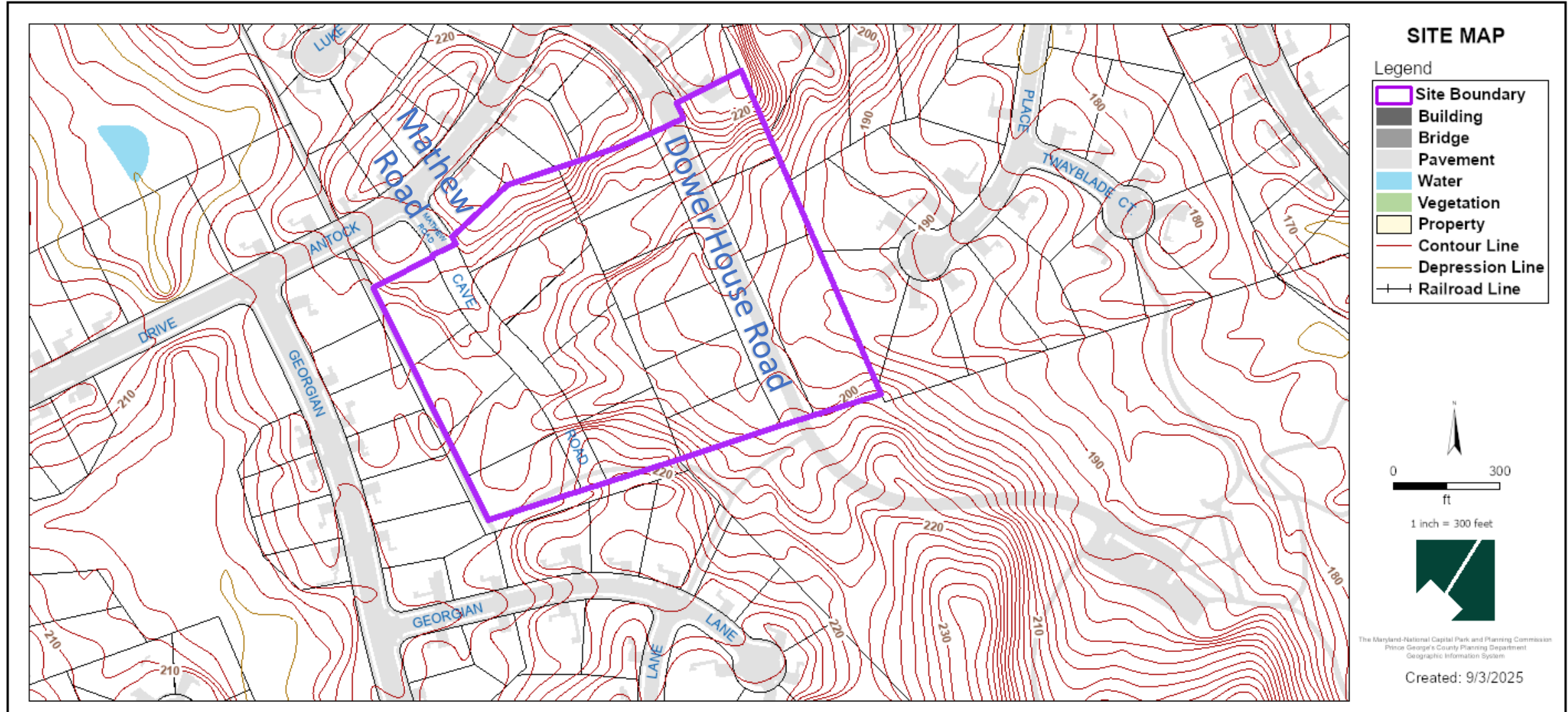


OVERLAY MAP

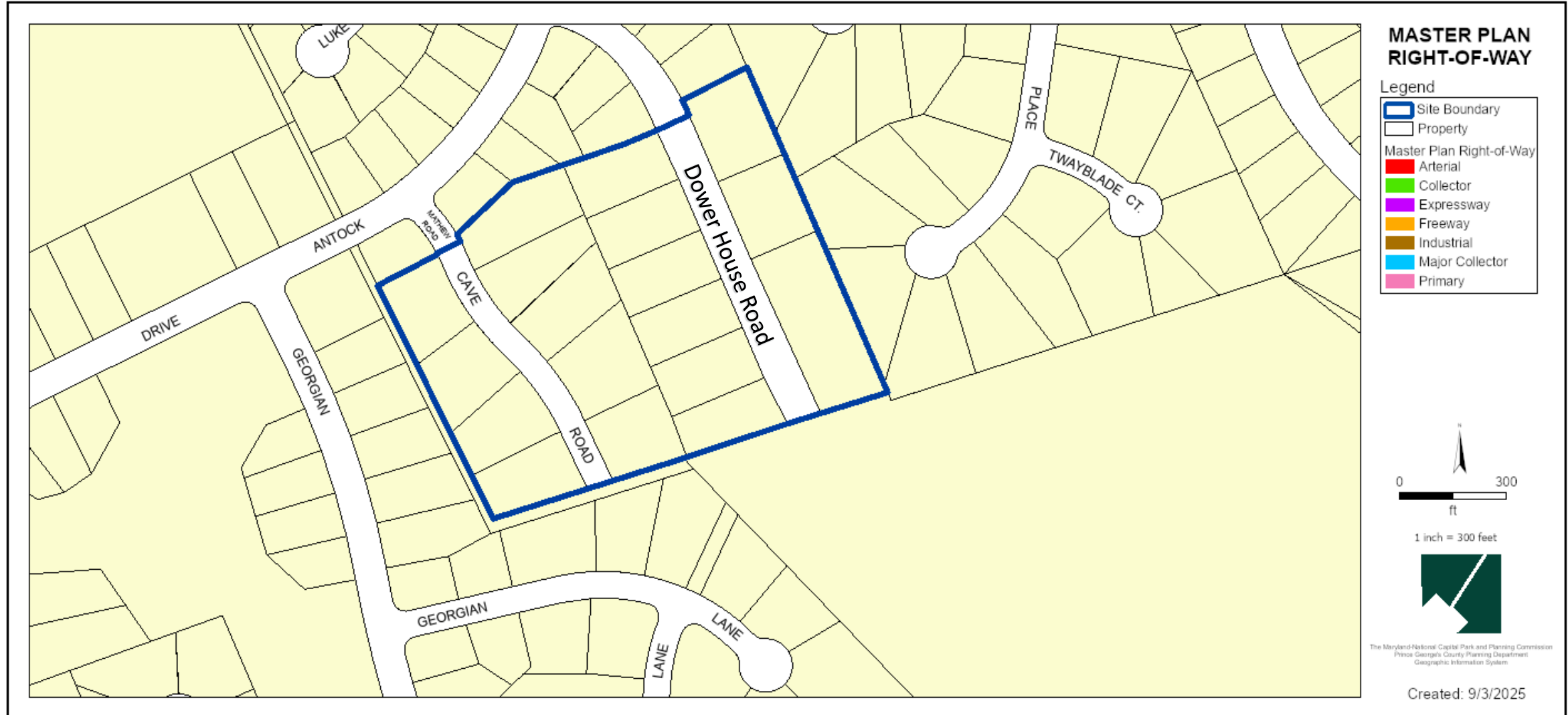
Overlay Zone: MIO



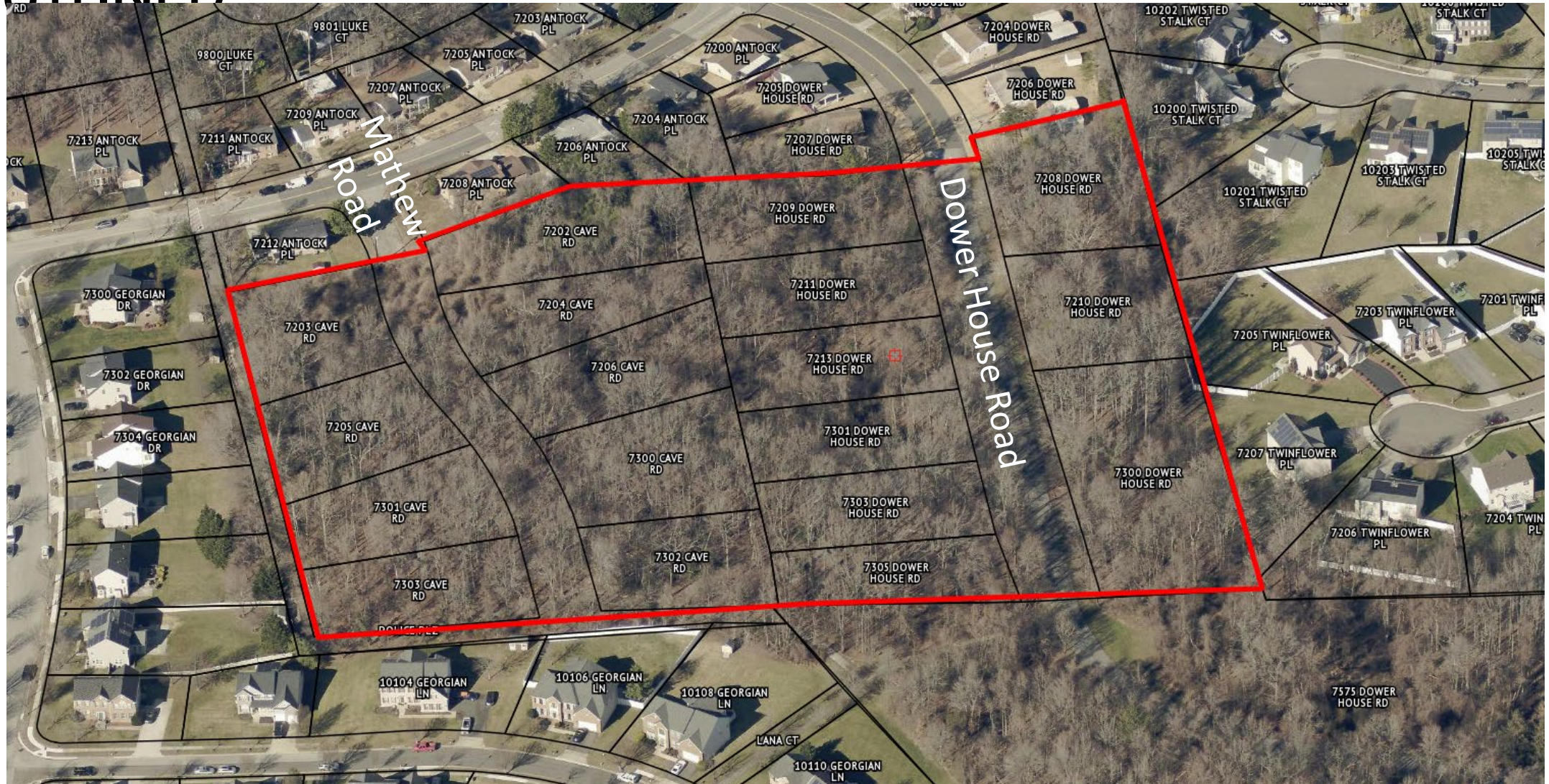
SITE MAP



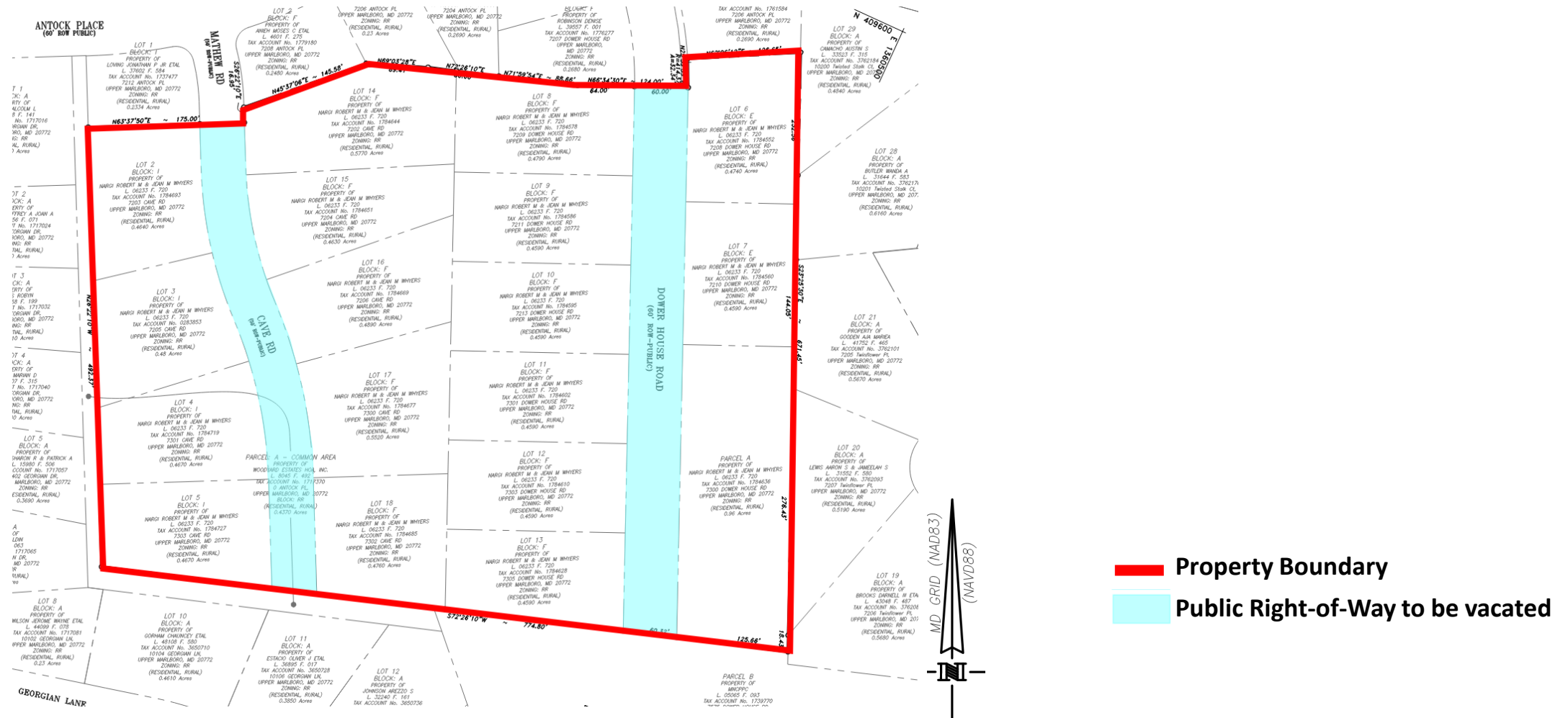
MASTER PLAN RIGHT-OF-WAY MAP



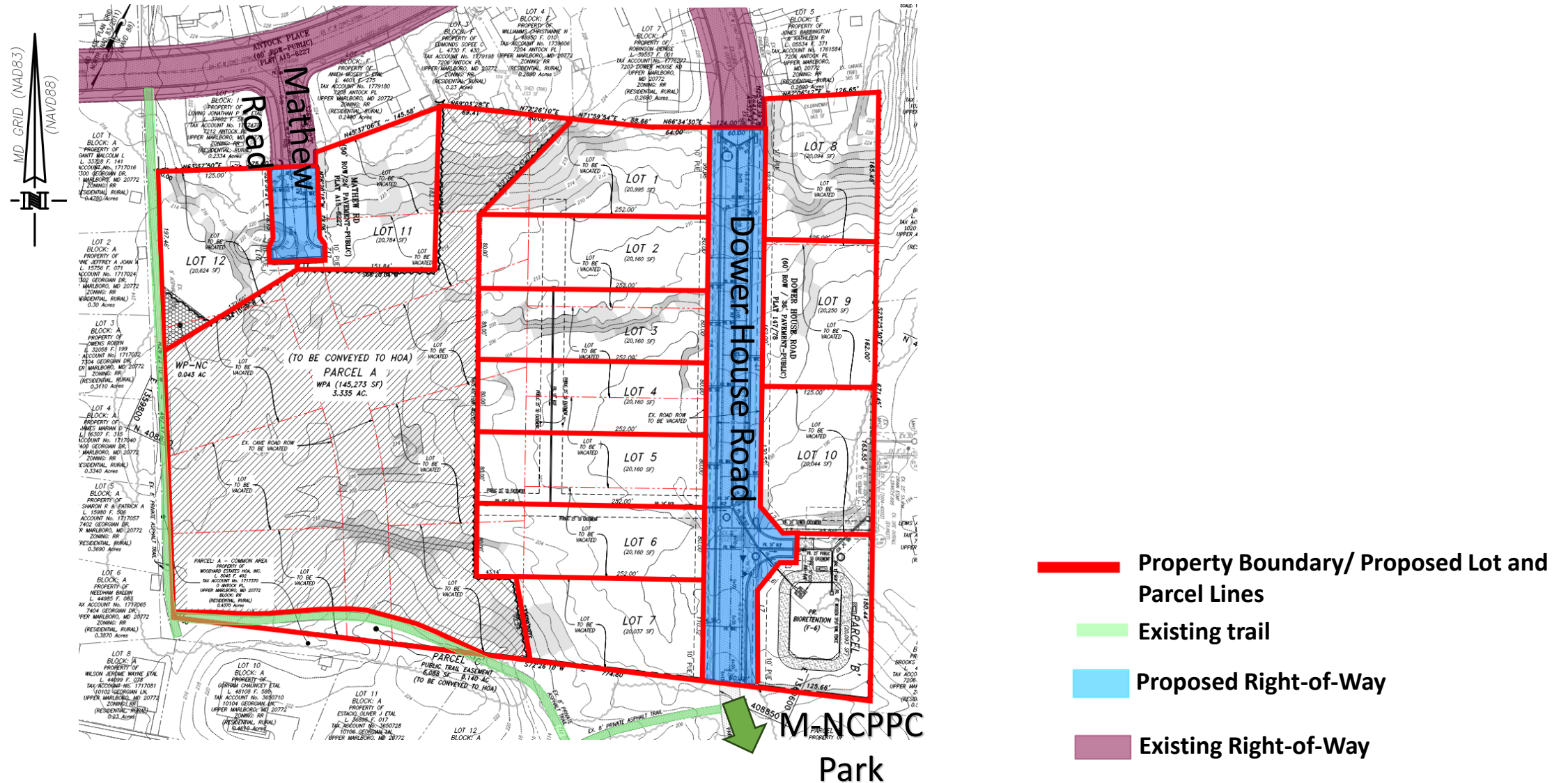
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



EXISTING LOT LAYOUT



PRELIMINARY PLAN OF SUBDIVISION

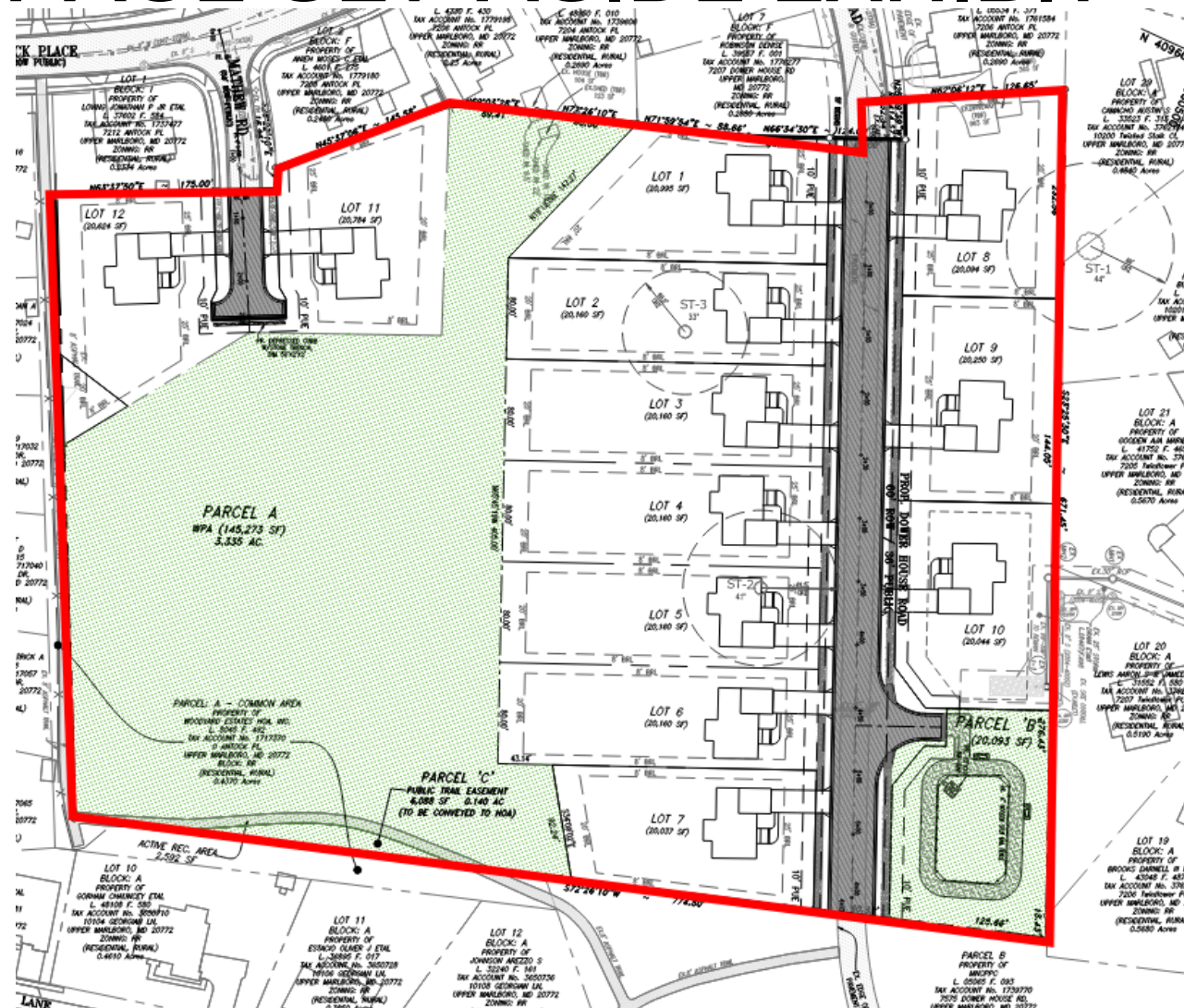


TYPE 1 TREE CONSERVATION PLAN



-  Specimen trees to be removed
-  Property Boundary/ Proposed Lot and Parcel Lines
-  Existing trail
-  Woodland to be preserved
-  Woodland preserved – not credited
-  Proposed Right-of-Way
-  Existing Public Right-of-Way

OPEN SPACE SET-ASIDE EXHIBIT



Property Boundary

OPEN-SPACE



172,075 SF

SITE AREA: 10.54 AC OR 459,240 SF

REQUIRED OPEN-SPACE 20% or 91,847 SF

REQUIRED ACTIVE SPACE (15% OF TOTAL SPACE)

91,847X15%=13,777 SF

PROVIDED ACTIVE SPACE

PARCEL 'C' (EX. TRAIL) : 6,088 SF

PR. SWM PARCEL : (20,093X75%)=15,070 SF

TOTAL ACTIVE SPACE : 21,159 SF

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2024-008
- Type 1 Tree Plan Conservation Plan TCP1-2025-0021
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/18/2025
- Acceptance Mailing: 07/17/2025