

THE MARION

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-020-2025

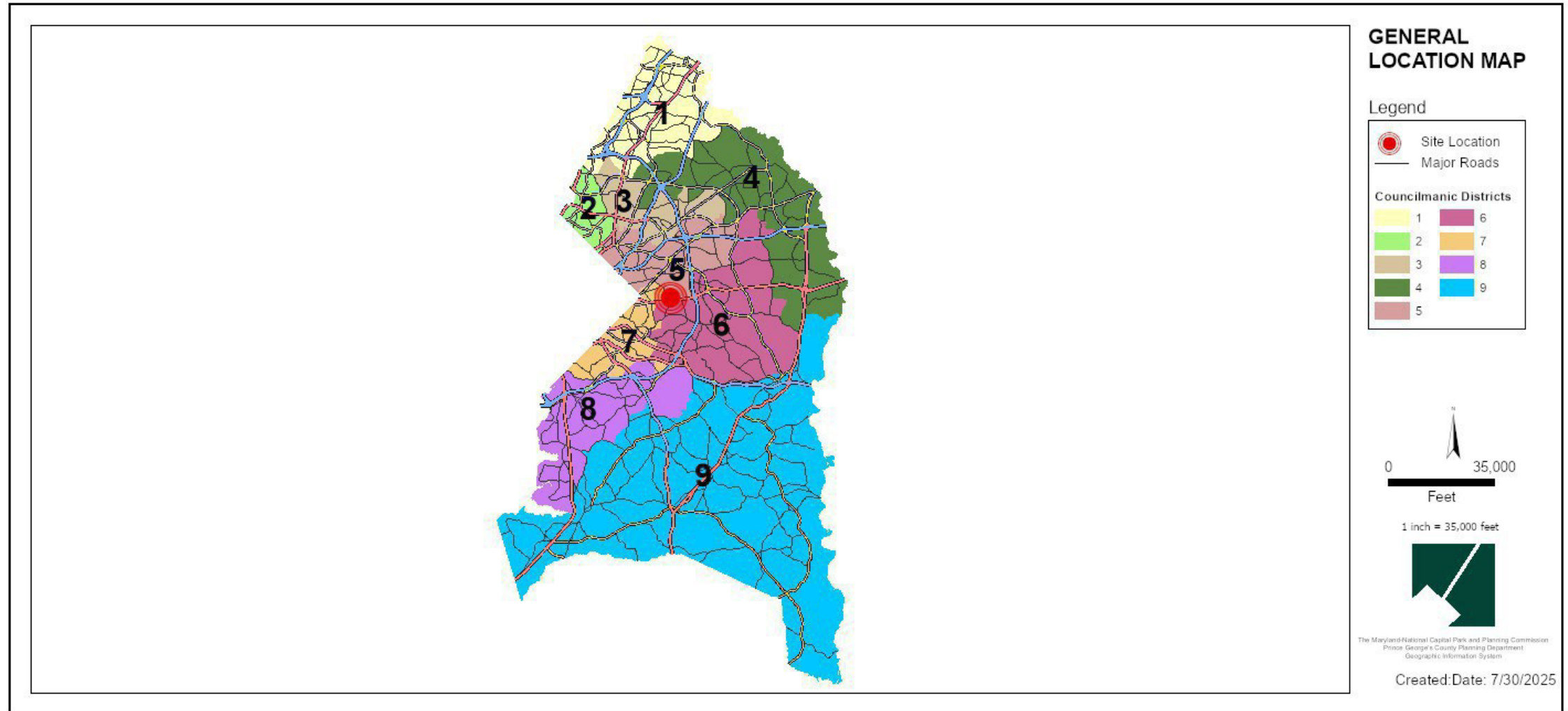
Staff Recommendation: APPROVAL with conditions



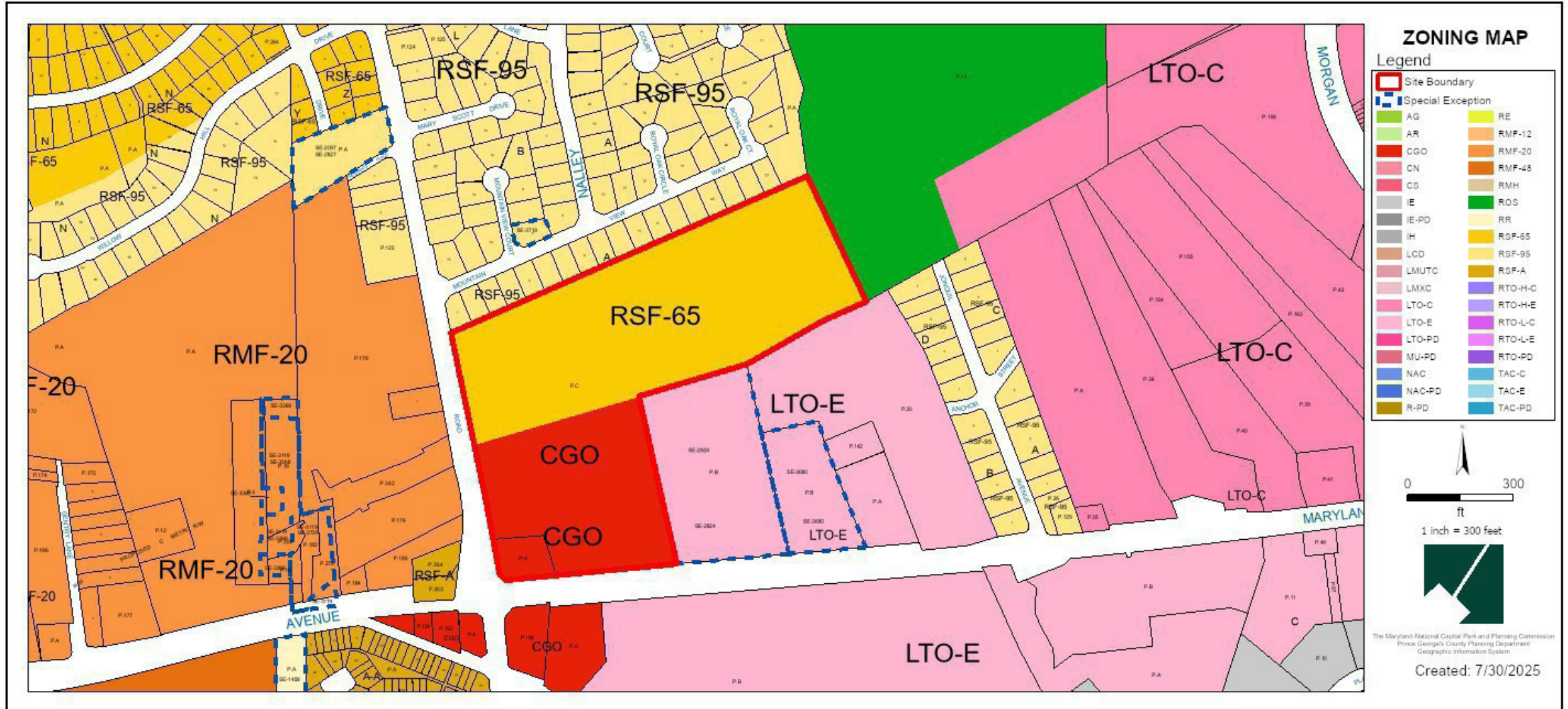
GENERAL LOCATION MAP

Council District: 05

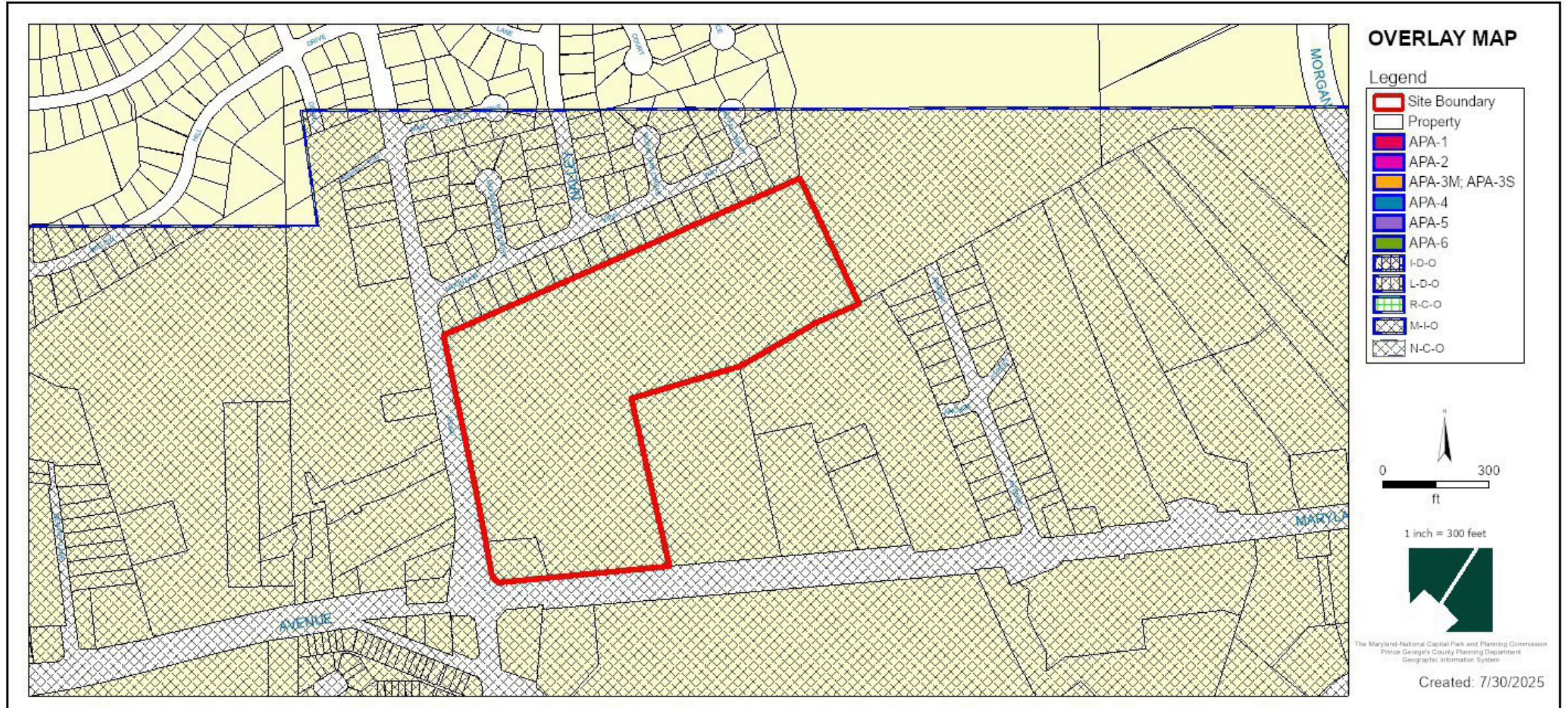
Planning Area: 72



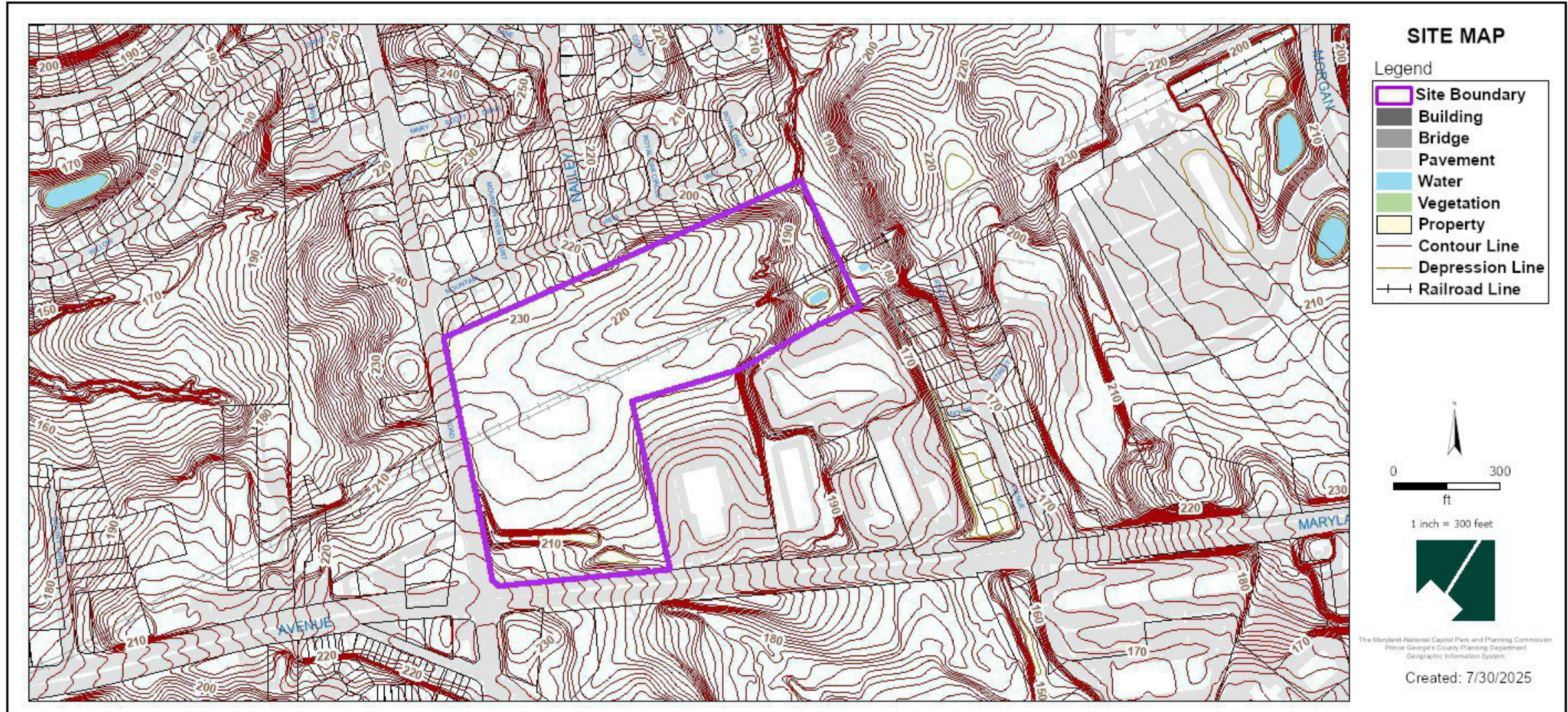
ZONING MAP



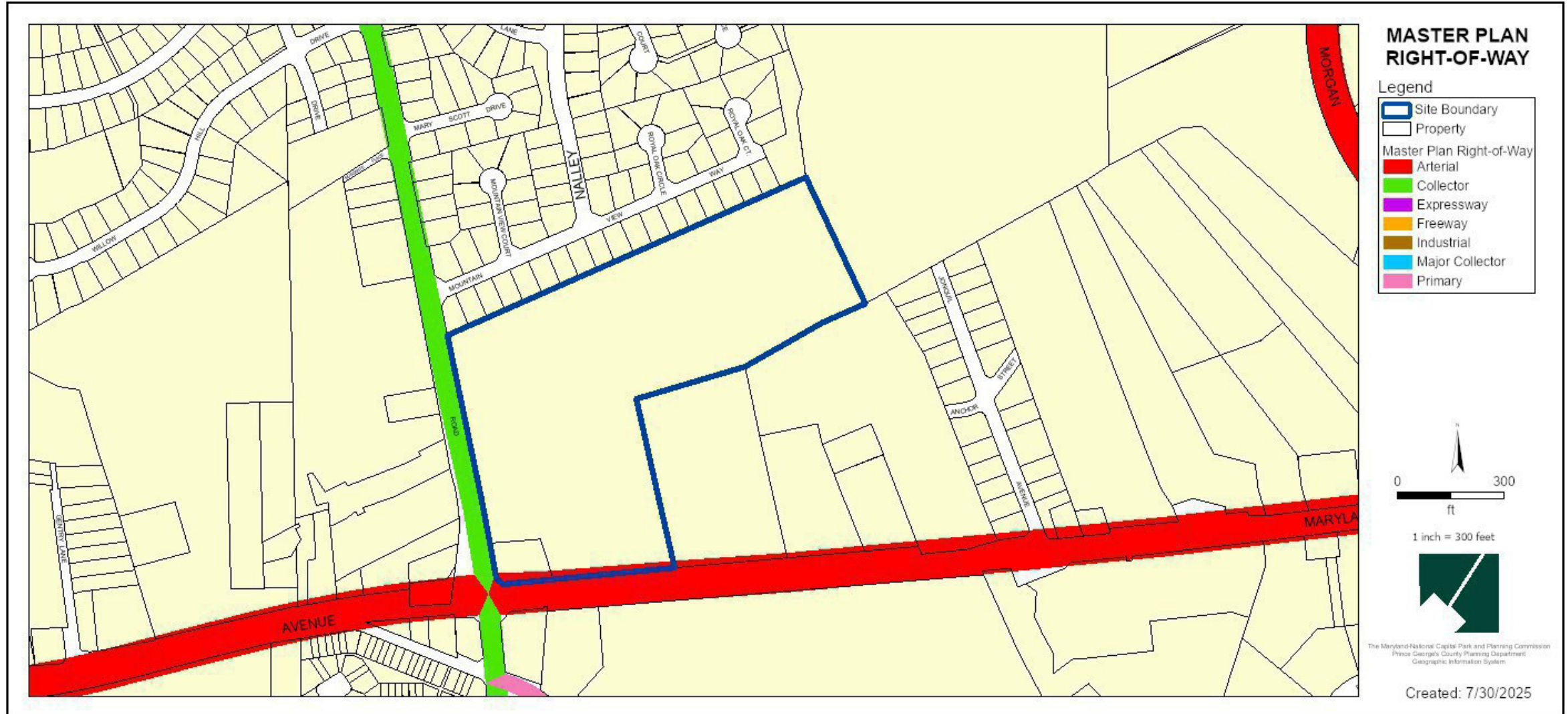
OVERLAY MAP



SITE MAP



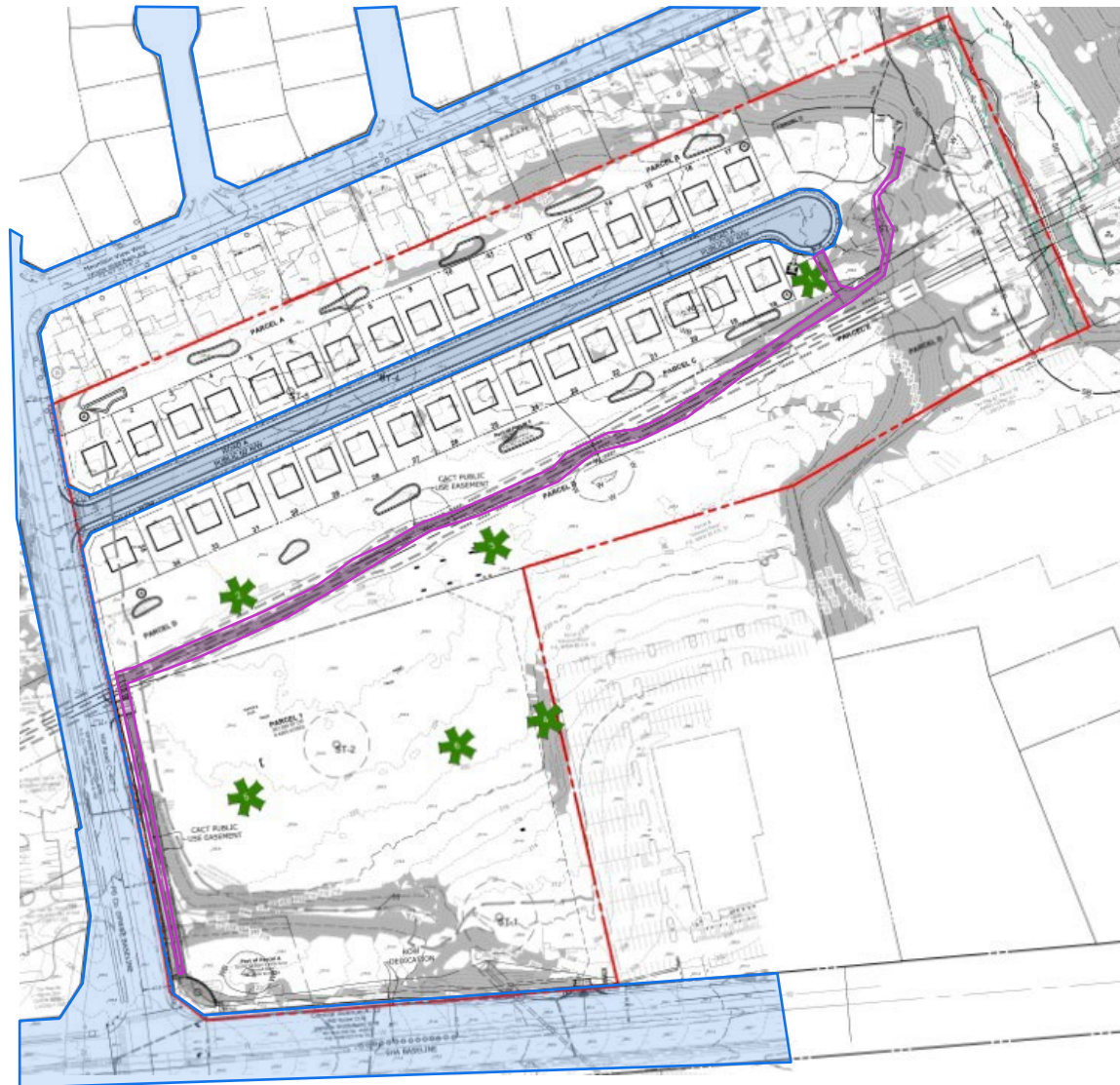
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION (OVERALL)



Property/Parcel
Boundary



Existing/Proposed Public
Right-of-Way



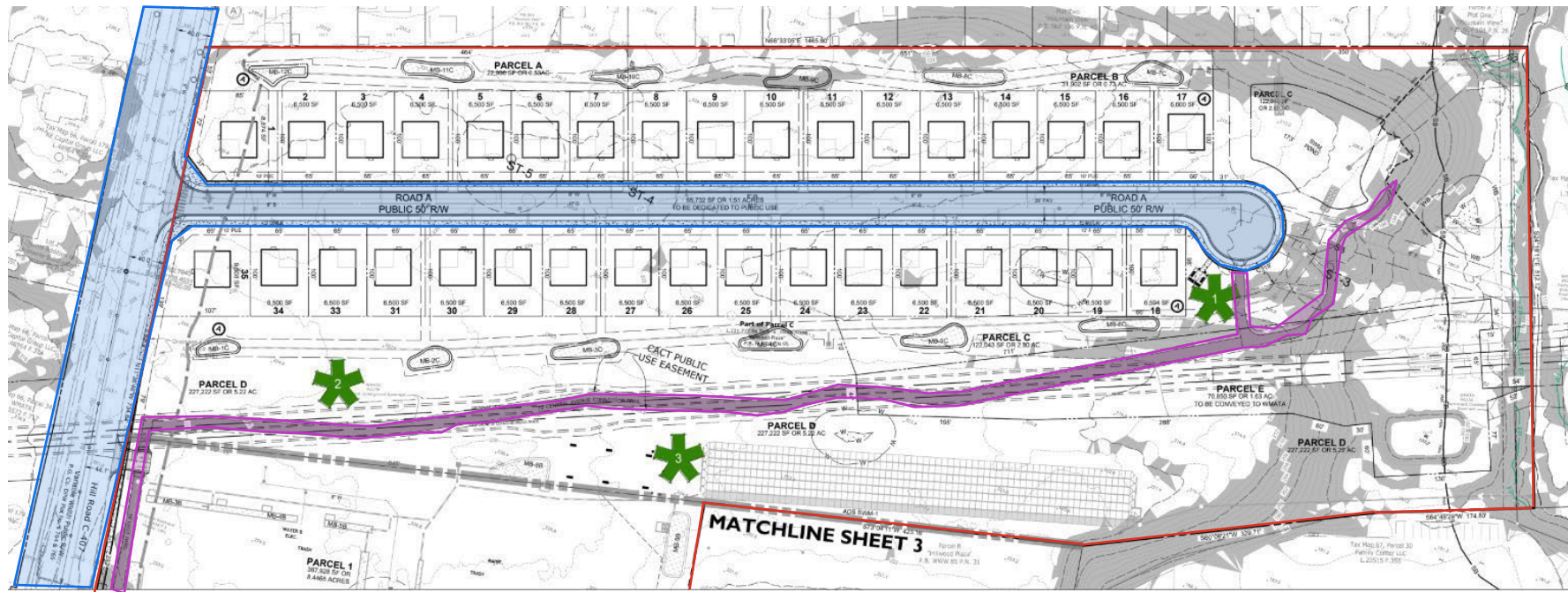
Proposed recreational
area



CACT trail

Primary
Management Area

PRELIMINARY PLAN OF SUBDIVISION (NORTH)



Property/Parcel
Boundary



Existing/Proposed Public
Right-of-Way



Proposed recreational
area



CACT trail

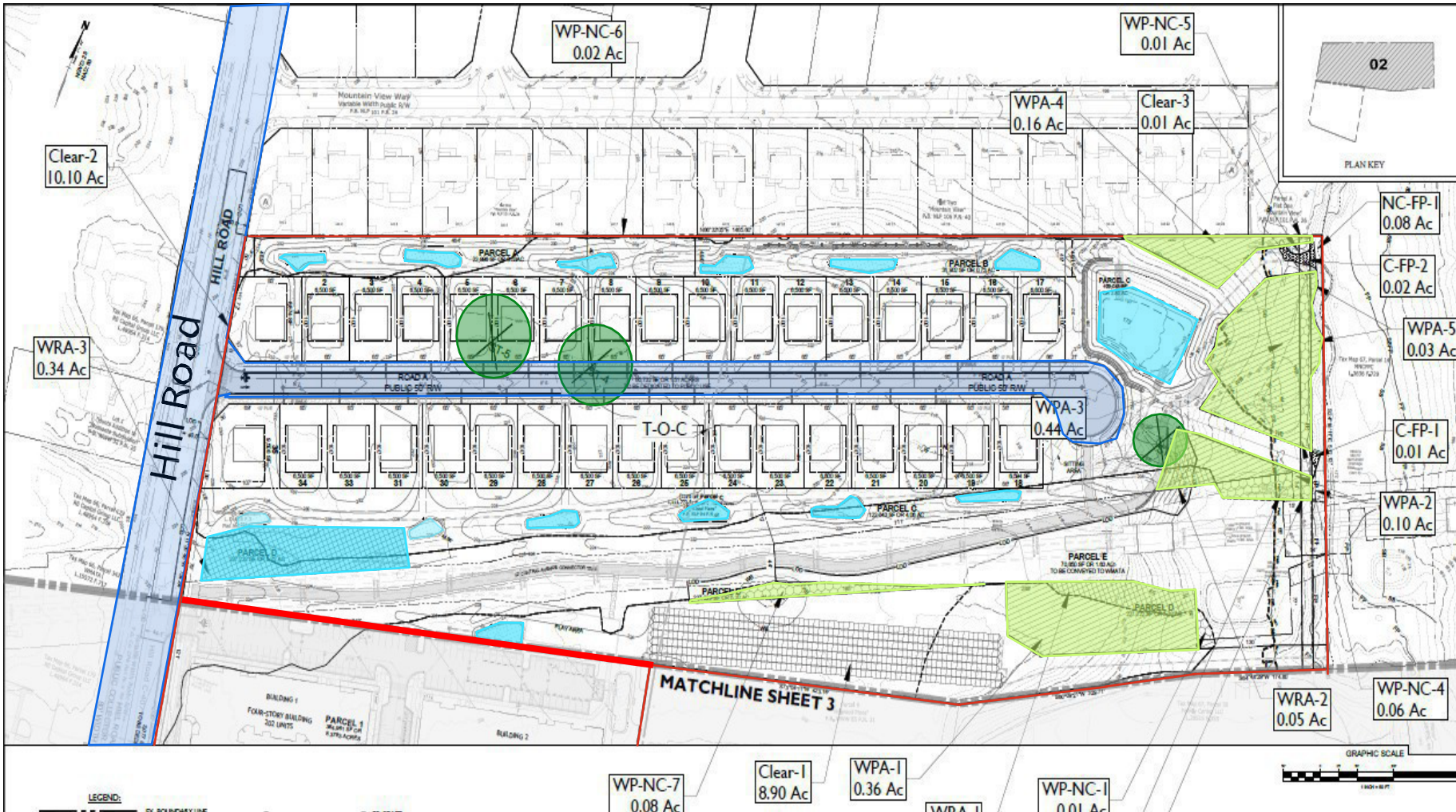
Primary
Management Area



11

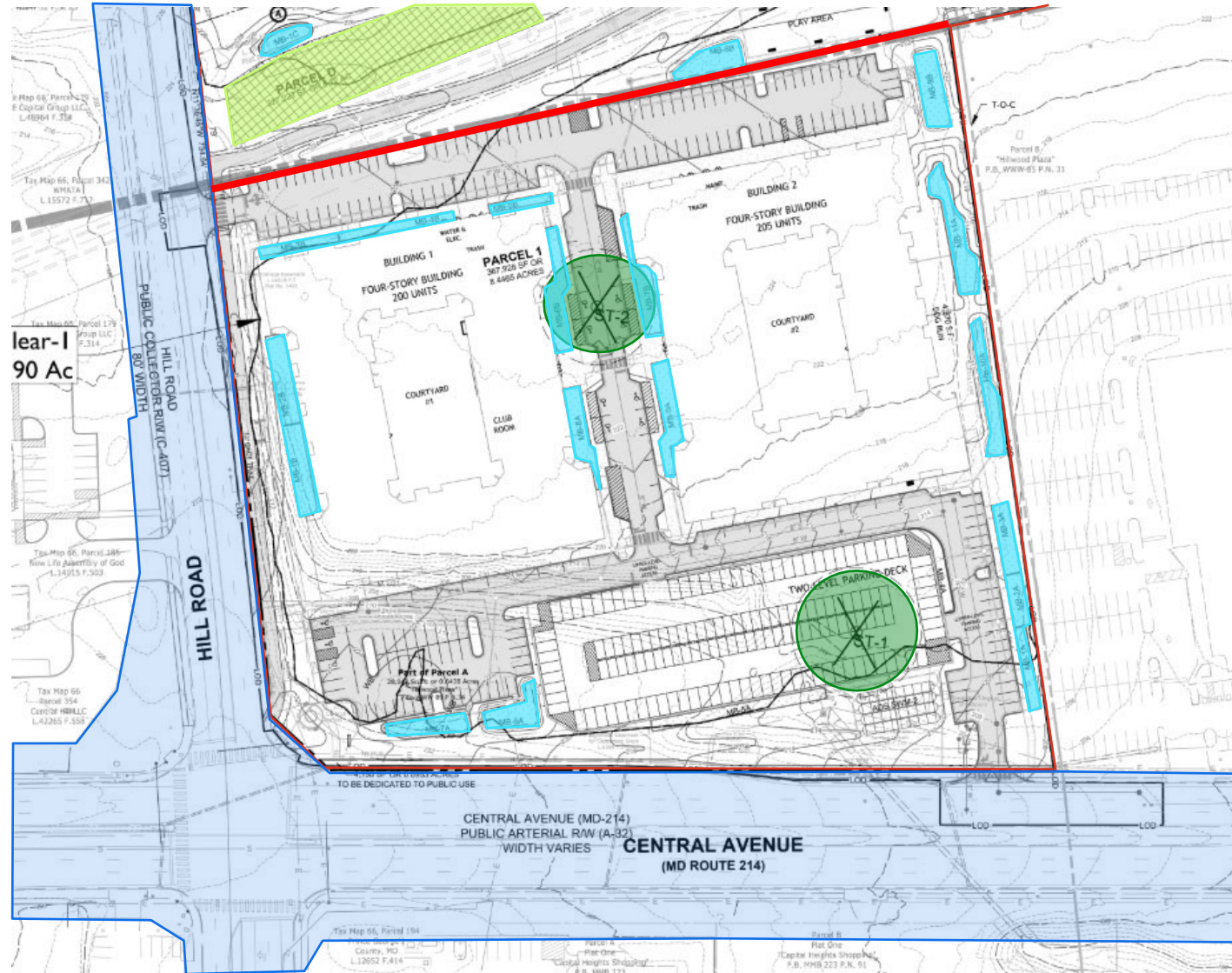
Slide 10 of 14

TYPE 1 TREE CONSERVATION PLAN (NORTH)



- Property Boundary
- Existing/Proposed Public Right-of-Way
- Proposed Specimen tree removal
- Proposed stormwater management facilities
- Woodland Preservation
- Primary Management Area

TYPE 1 TREE CONSERVATION PLAN (SOUTH)



- Property Boundary
- Existing Public Right-of-Way
- Proposed Specimen Tree removal
- Proposed stormwater management facilities
- Woodland Preservation

OPEN SPACE SET-ASIDE EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2024-013
- Type 1 Tree Conservation Plan TCP1-020-2025
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/07/2024
- Acceptance Mailing: 06/02/2025