

# BEECHTREE

Preliminary Plan of Subdivision

TCP1-2025-0031

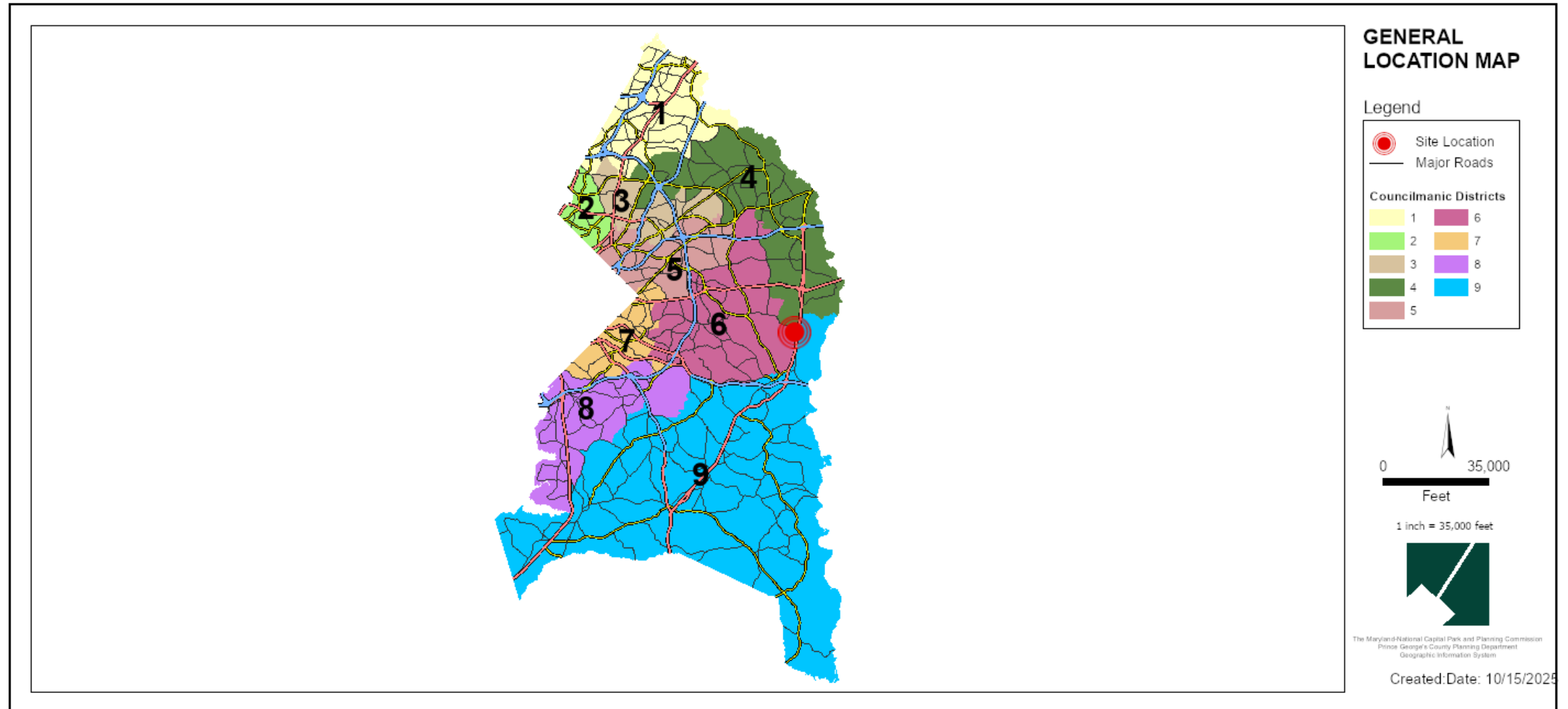
Staff Recommendation: APPROVAL with conditions



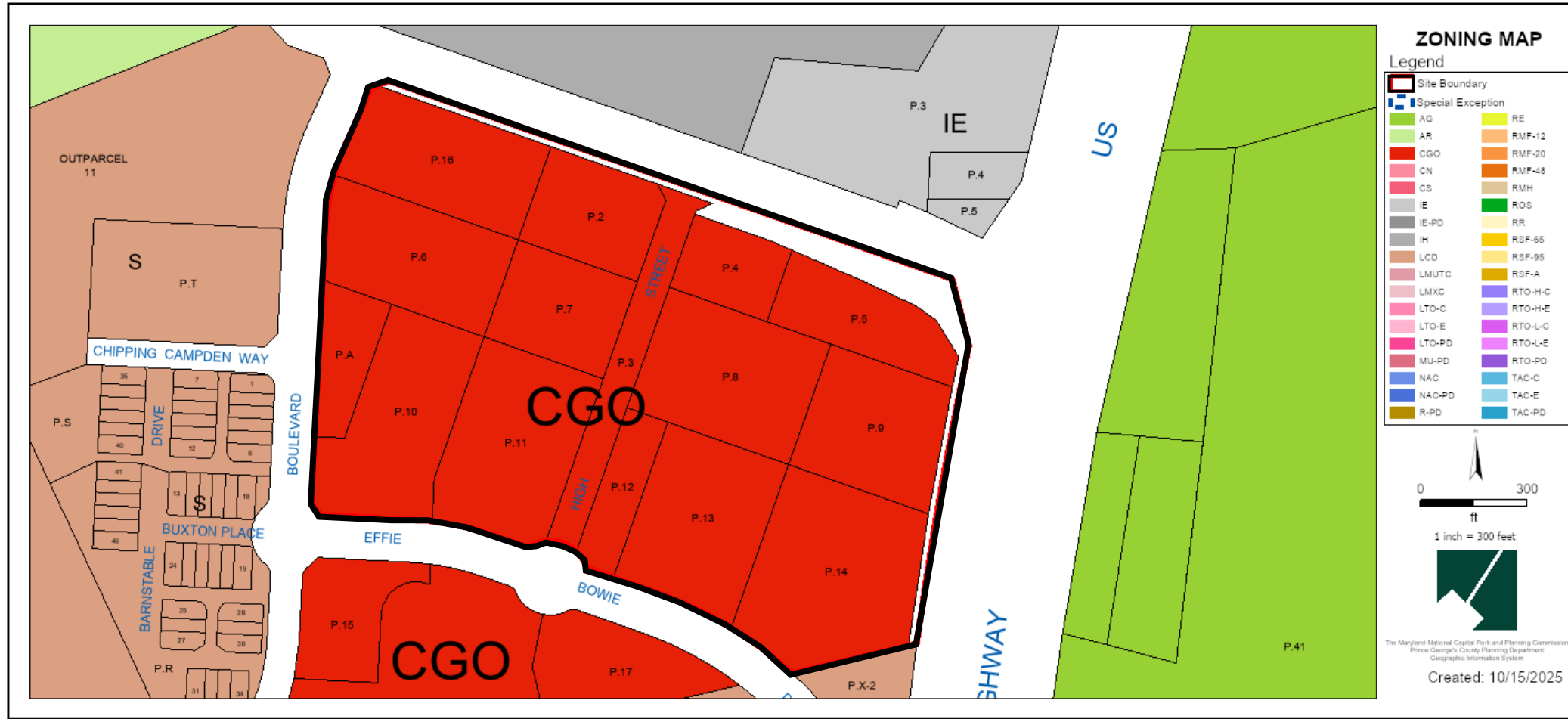
# GENERAL LOCATION MAP

Council District: 06

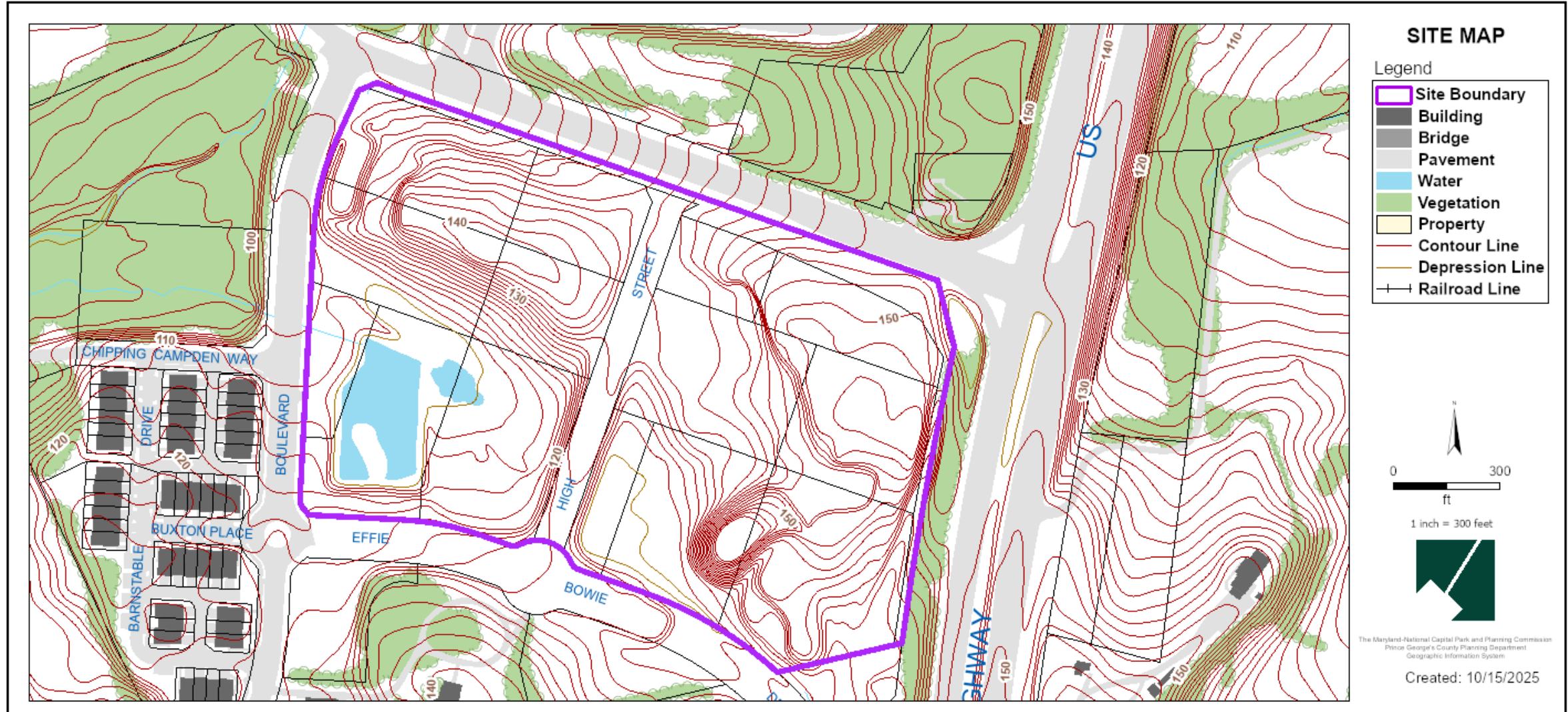
Planning Area: 79



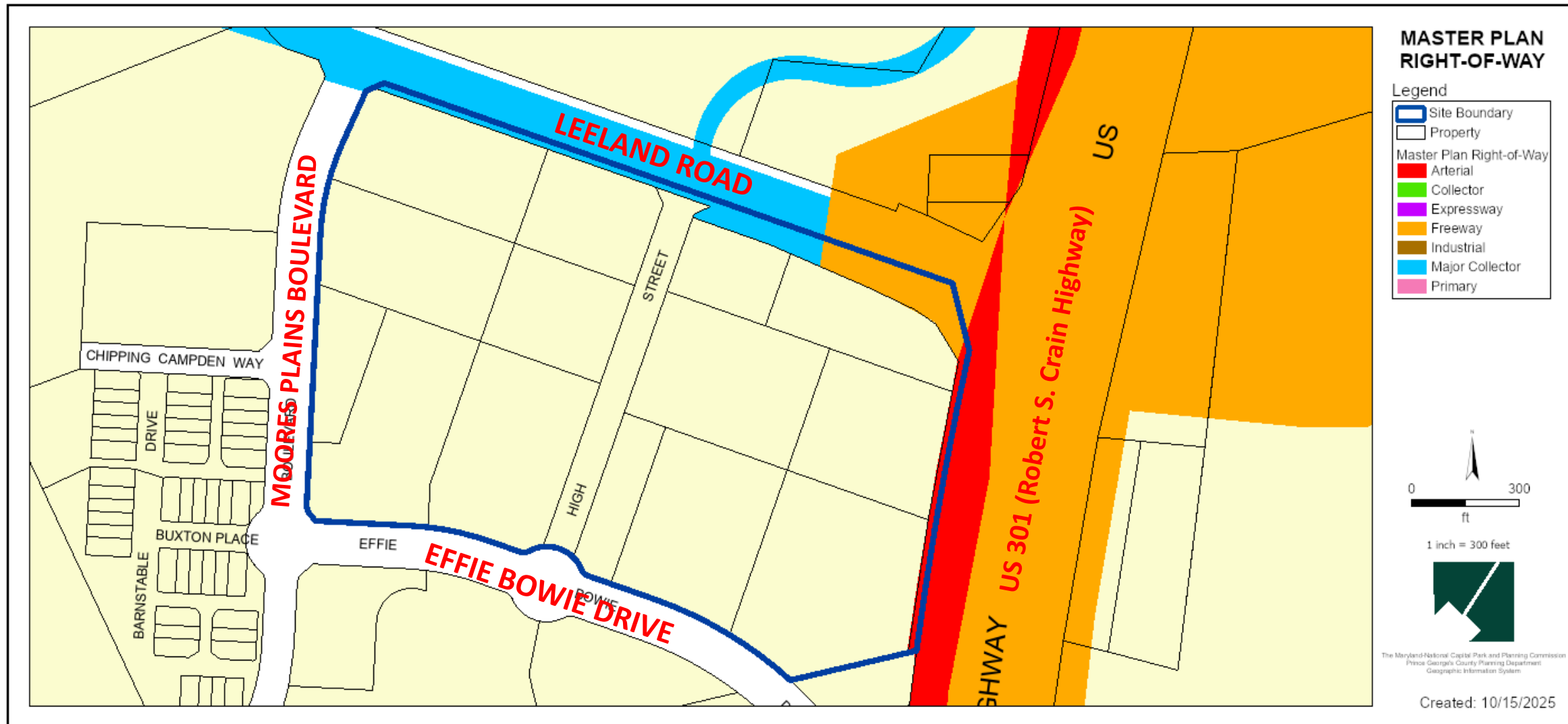
# ZONING MAP



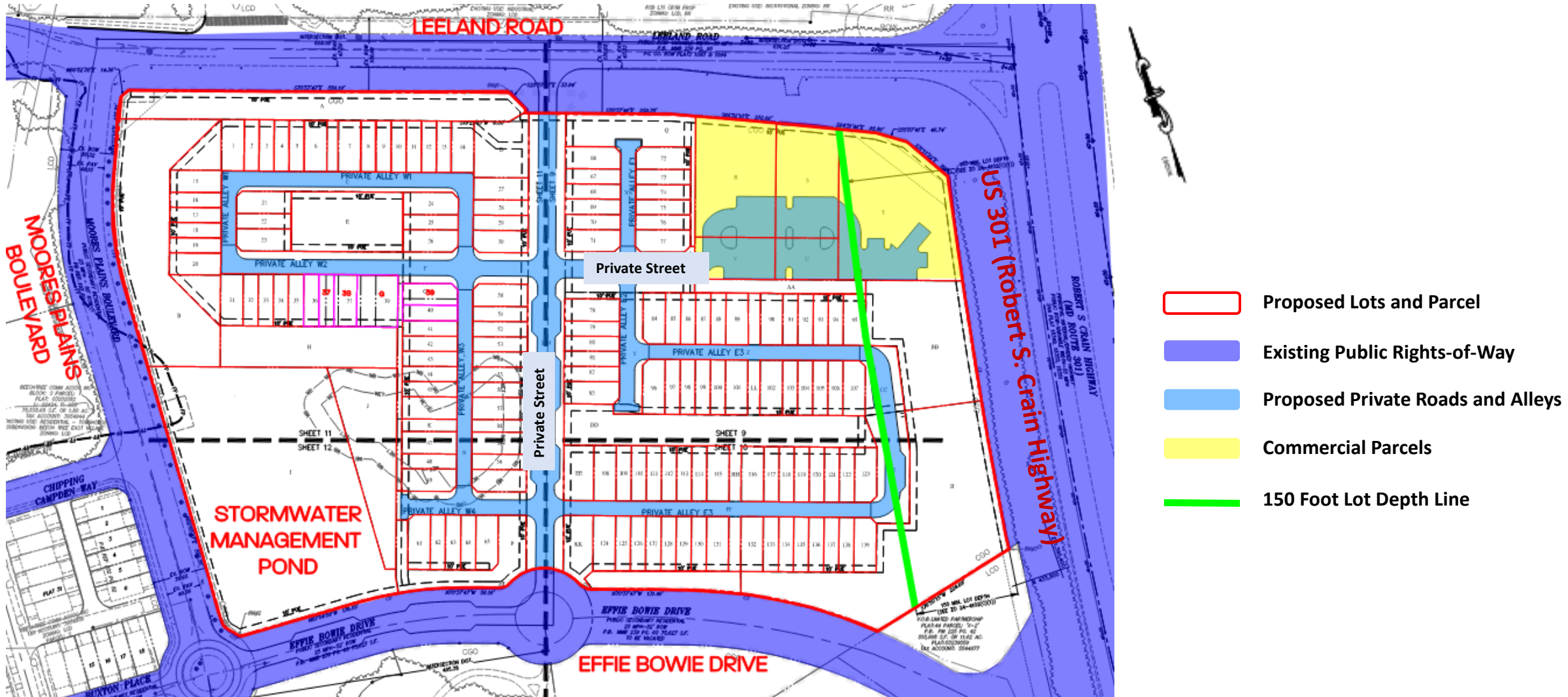
# SITE MAP



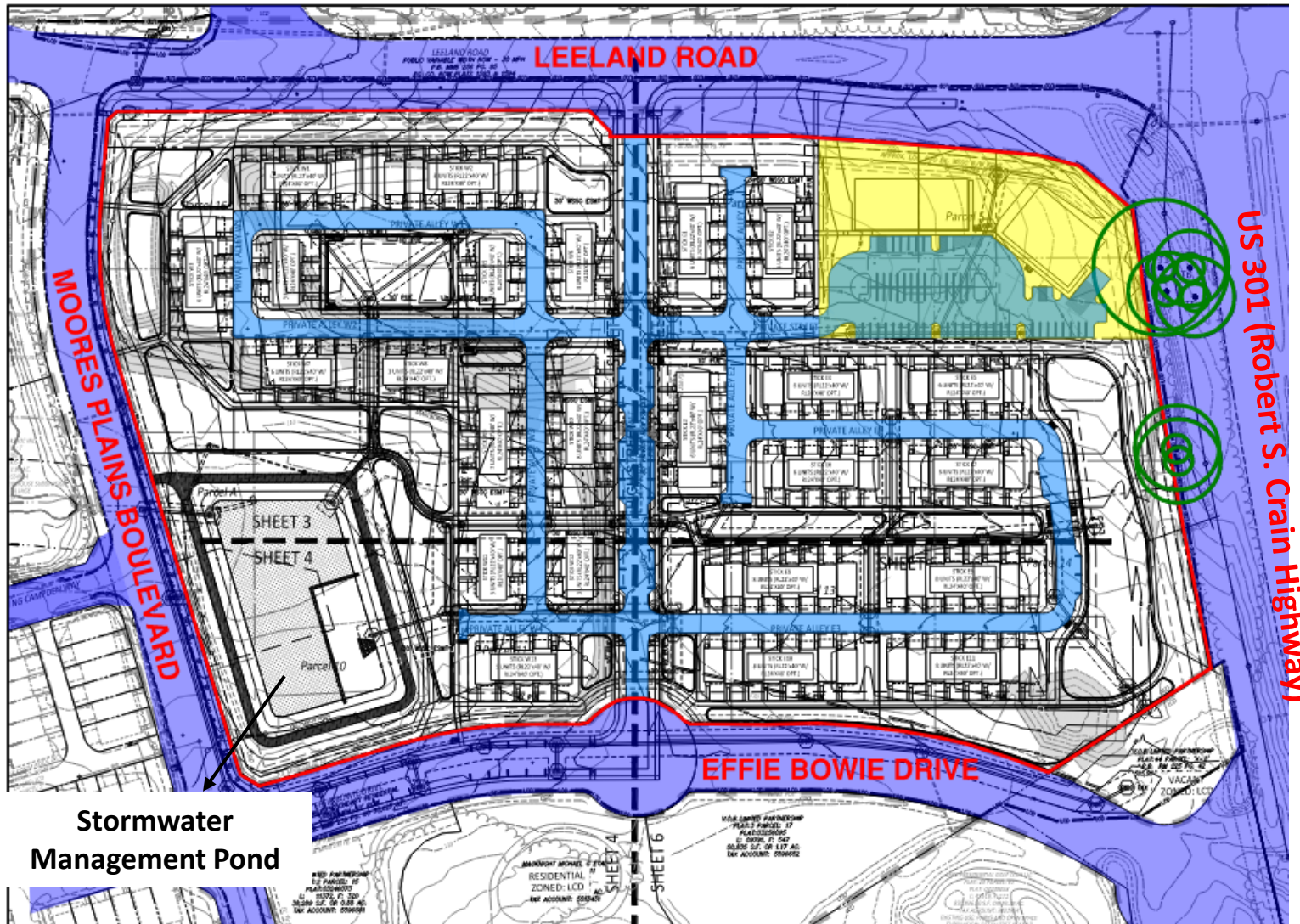
# MASTER PLAN RIGHT-OF-WAY MAP



# PRELIMINARY PLAN OF SUBDIVISION



# TYPE 1 TREE CONSERVATION PLAN



- Proposed Lots and Parcel
- Existing Public Rights-of-Way
- Proposed Private Roads and Alleys
- Commercial Parcels
- Specimen Trees to Remain

# OPEN SPACE SET-ASIDE EXHIBIT



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary Plan of Subdivision PPS-2024-035
- Type 1 Tree Plan Conservation Plan TCP1-2025-0031

## **Major Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 01/29/2025
- Acceptance Mailing: 08/26/2025