

MELWOOD ESTATES

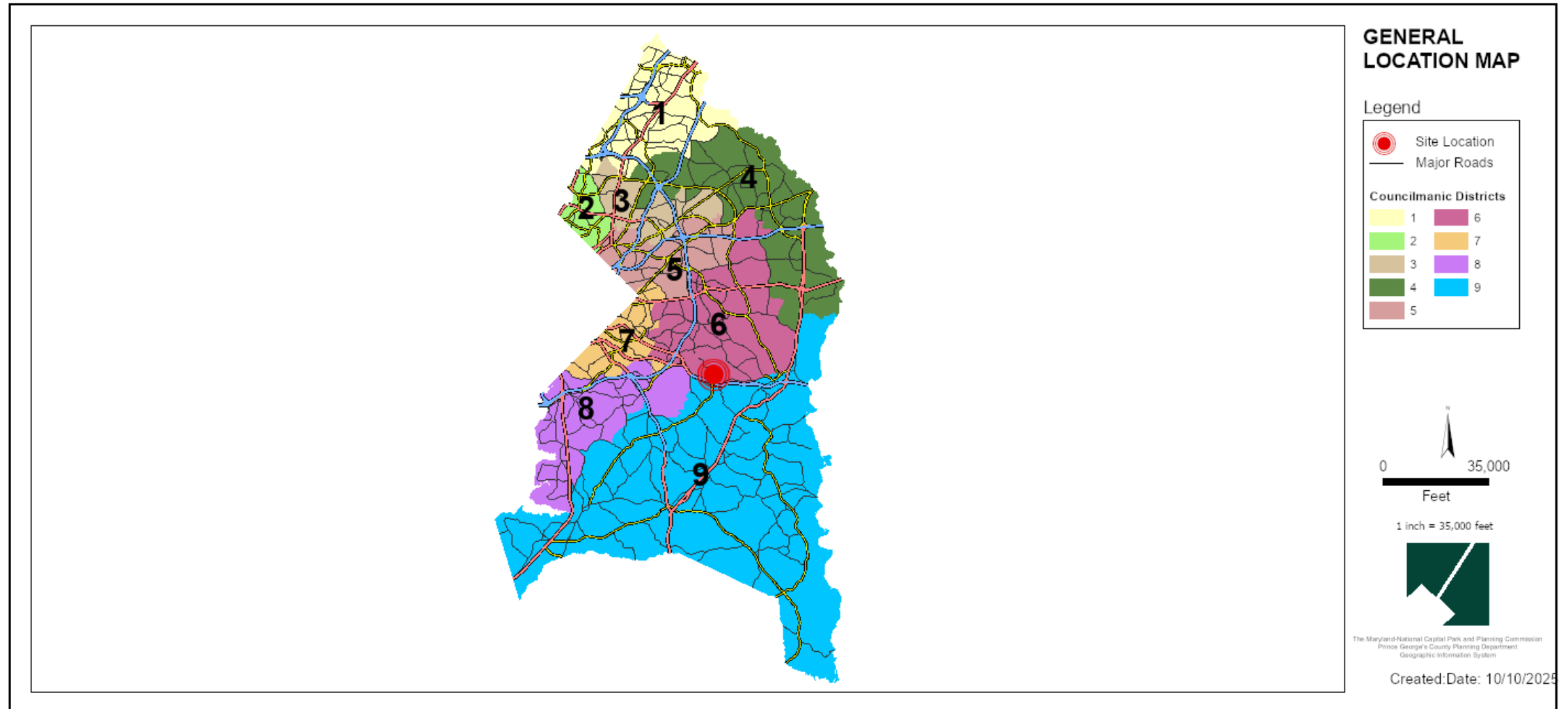
Zoning Map Amendment
Staff Recommendation: DISAPPROVAL



GENERAL LOCATION MAP

Council District: 06

Planning Area: 078

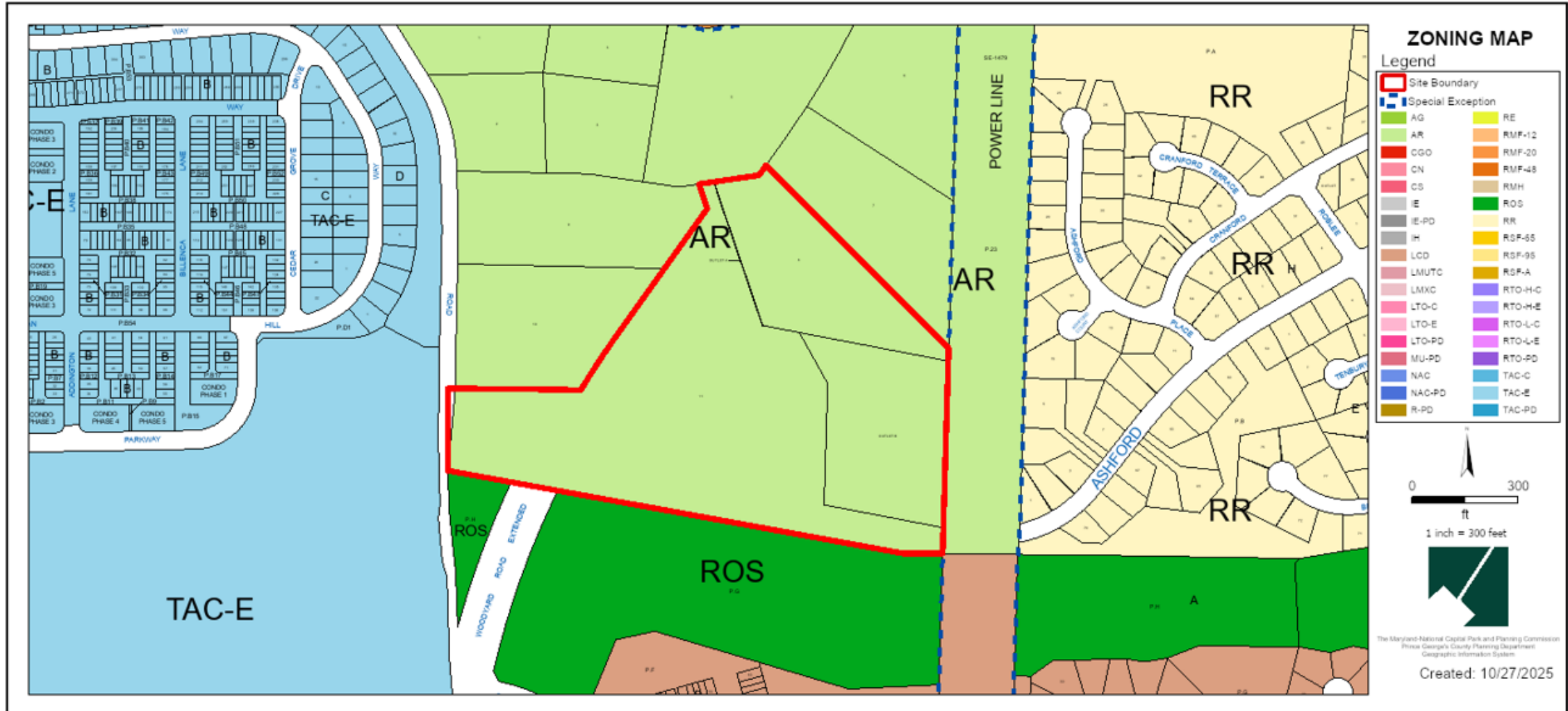


SITE VICINITY MAP

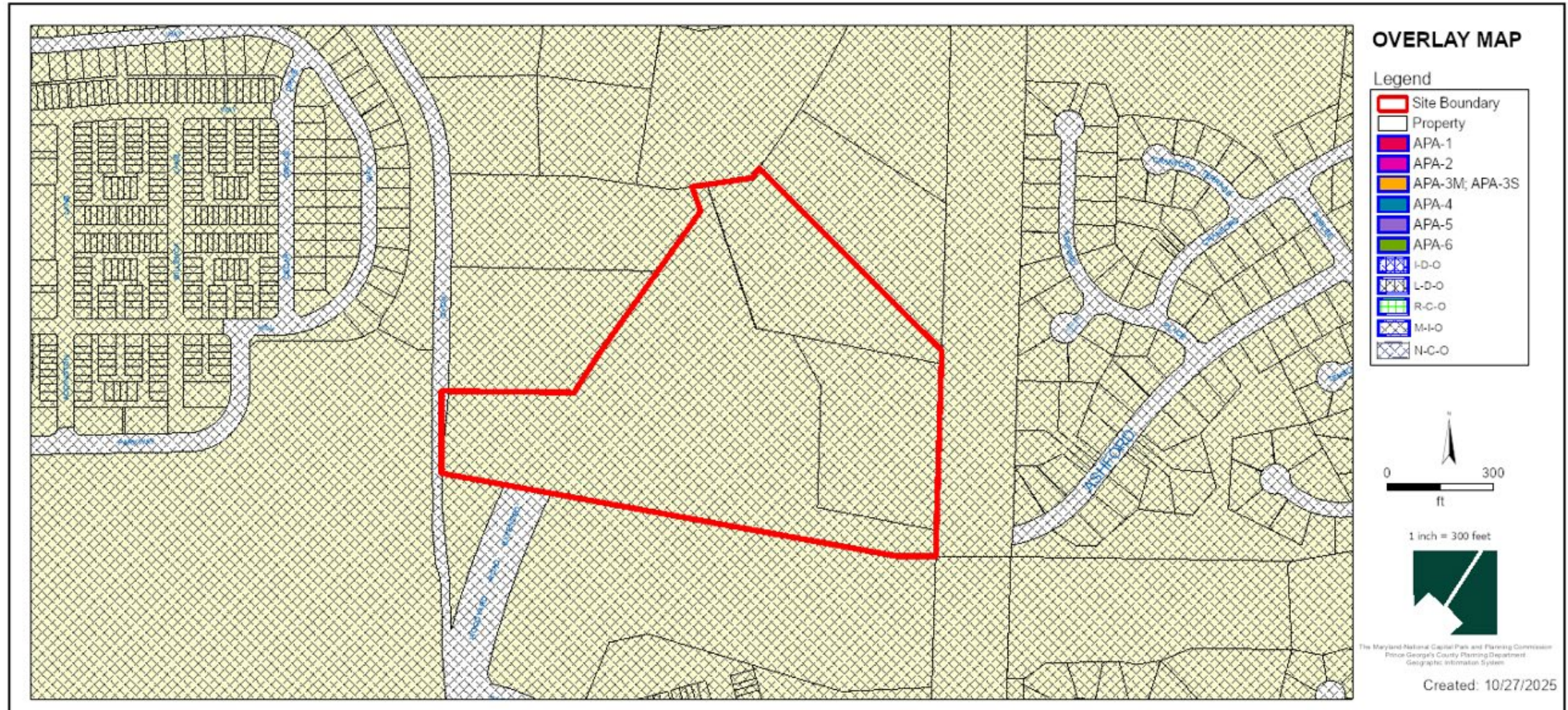


ZONING MAP

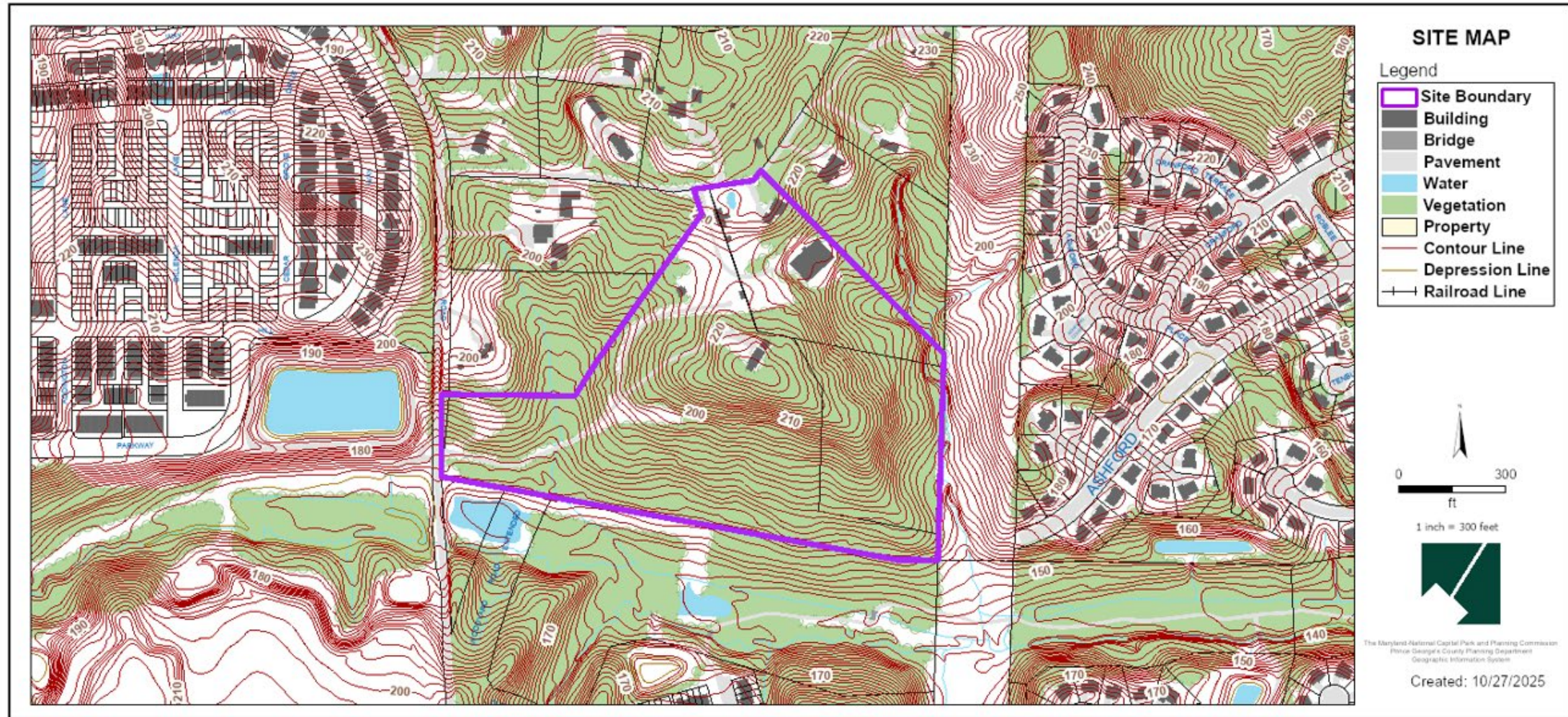
Current Zoning Map: AR



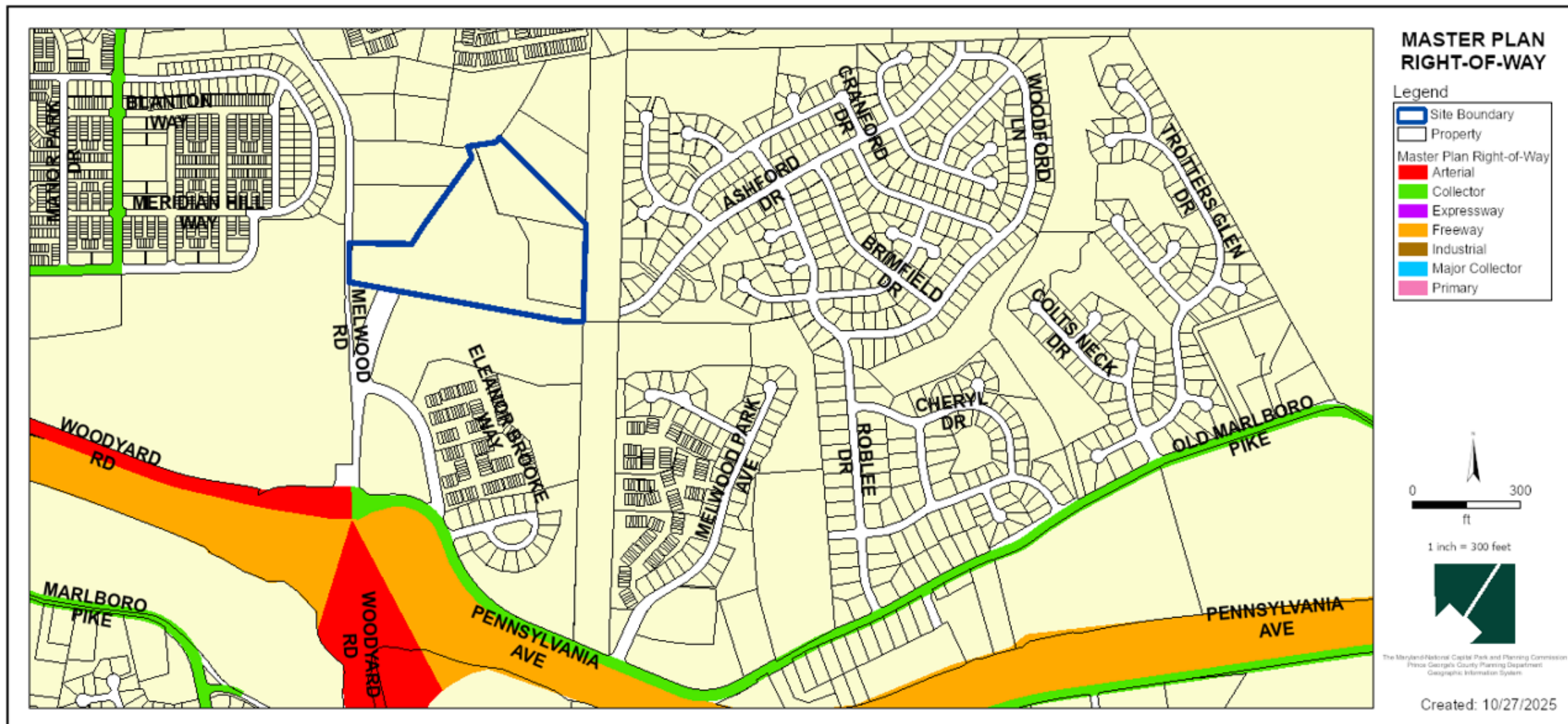
OVERLAY MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



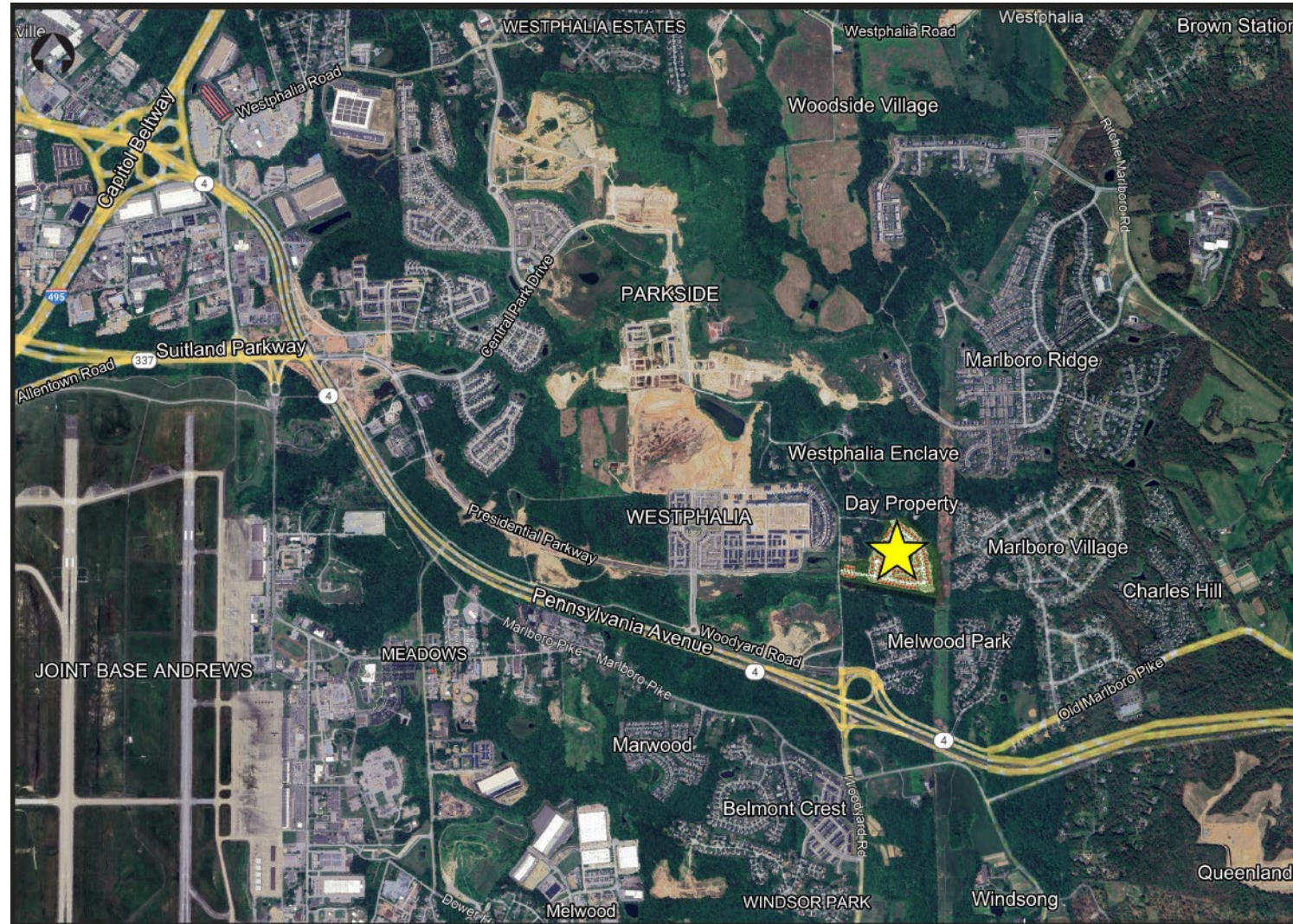
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONCEPTUAL LAYOUT



CONTEXT MAP EXHIBIT



STAFF RECOMMENDATION

DISAPPROVAL

- ZMA-2025-003

Issues:

- The application fails to establish evidence that District Council erred when it retained the property in the R-A Zone upon adoption of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*

Applicant Required Mailings:

- Informational Mailing: 03/14/2025
- Acceptance Mailing: 08/04/2025