

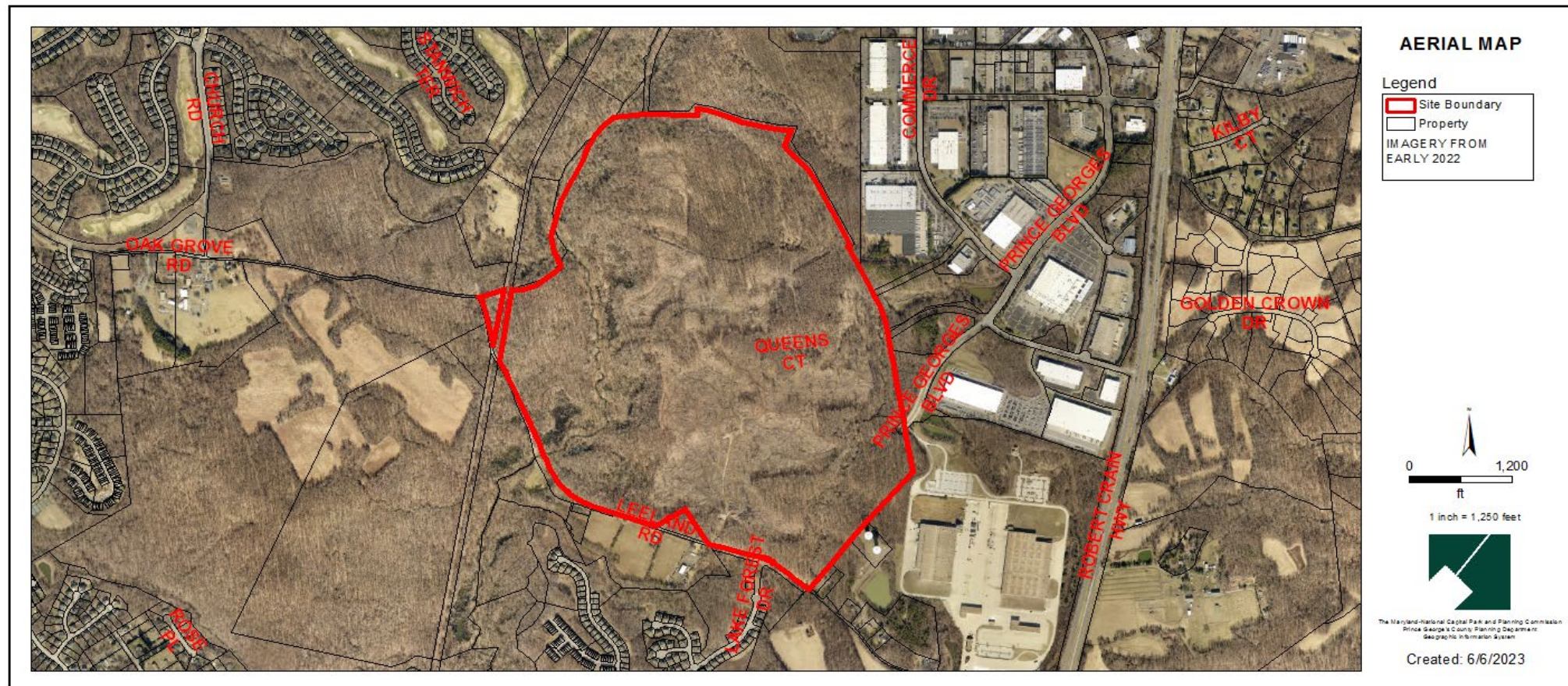
NATIONAL CAPITAL BUSINESS PARK, PARCELS 1, 2, & 10

Specific Design Plan

TCP2-026-2021-08 and AC-22004

Staff Recommendation: APPROVAL with conditions (SDP-2202 and TCP2-026-2021-08)

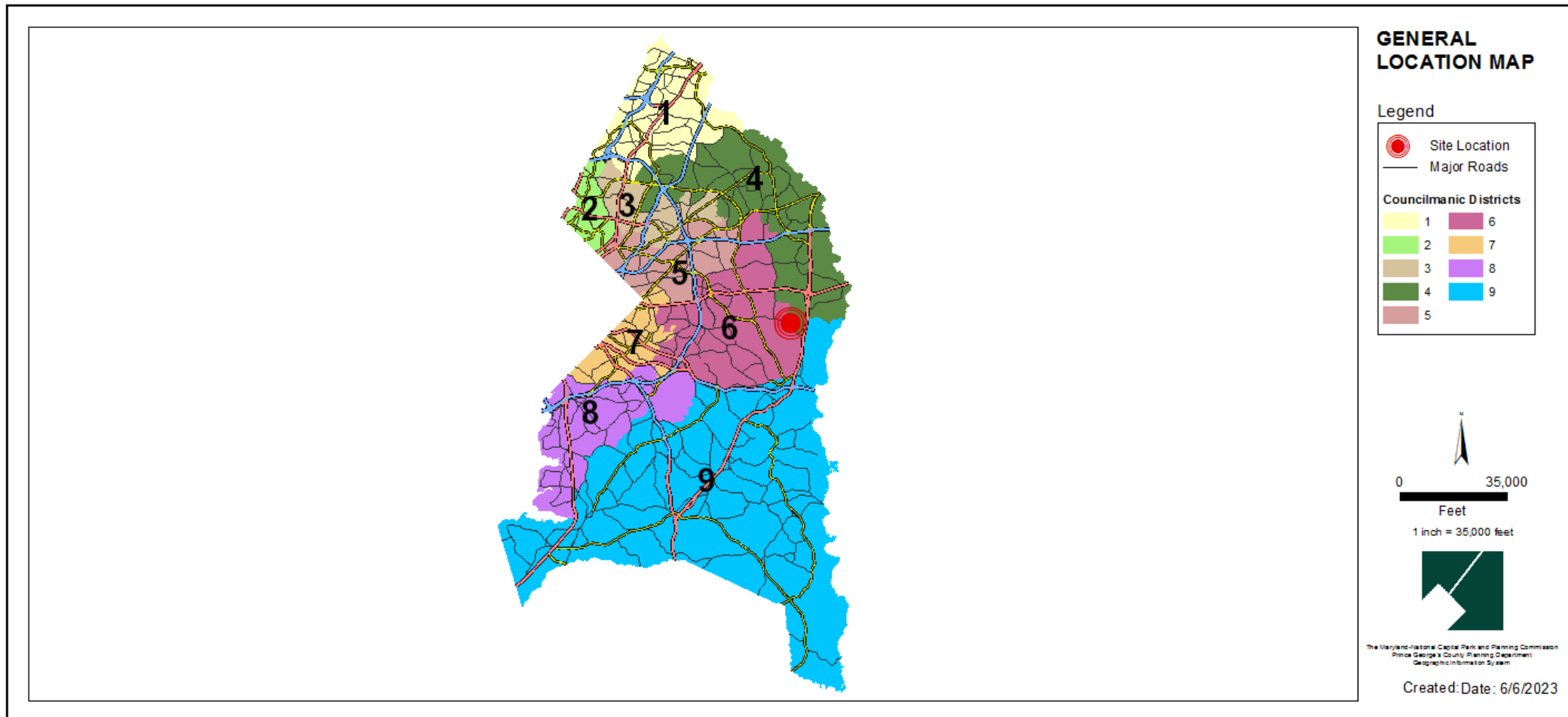
DISAPPROVAL (AC-22004)



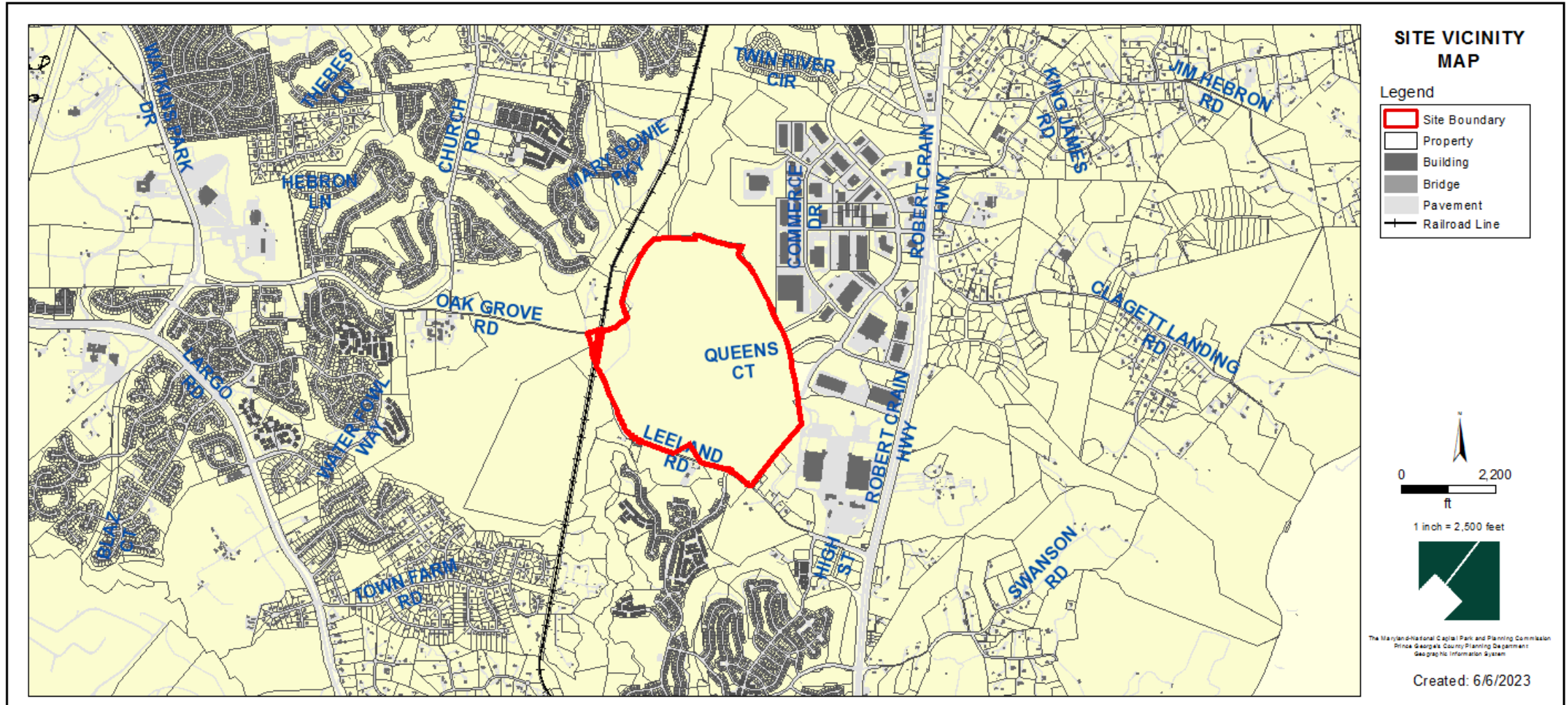
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



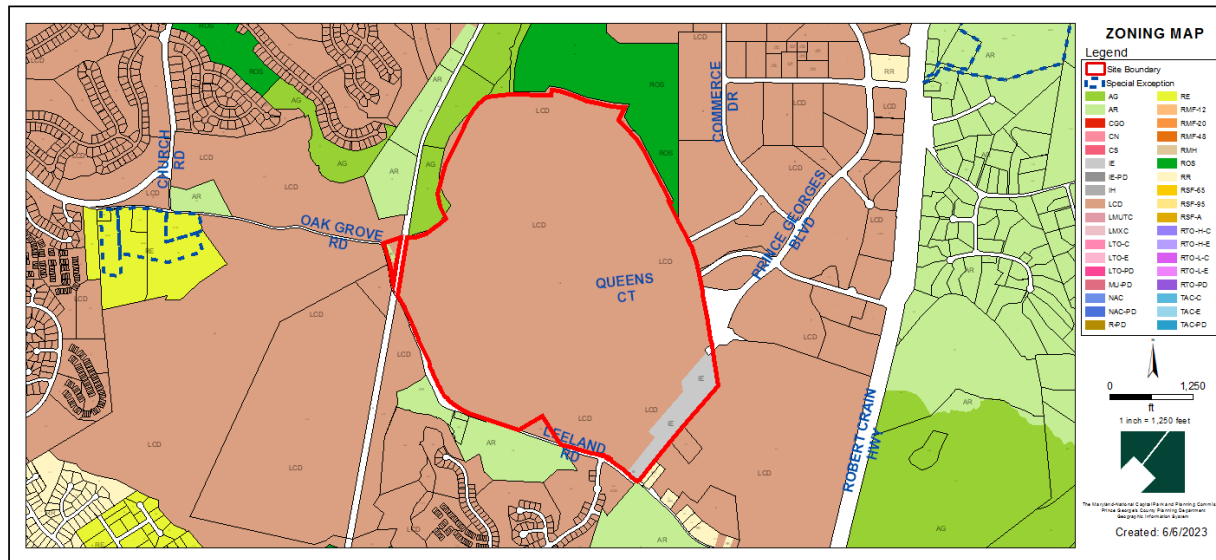
SITE VICINITY MAP



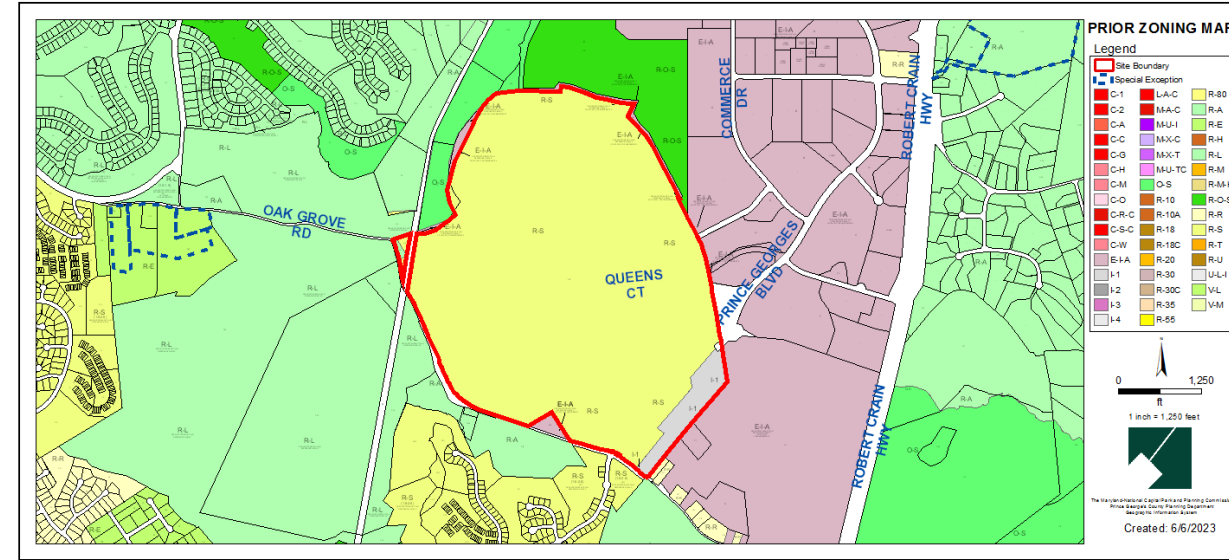
ZONING MAP (CURRENT & PRIOR)

Property Zone: lcd (Prior R-S)

CURRENT ZONING MAP

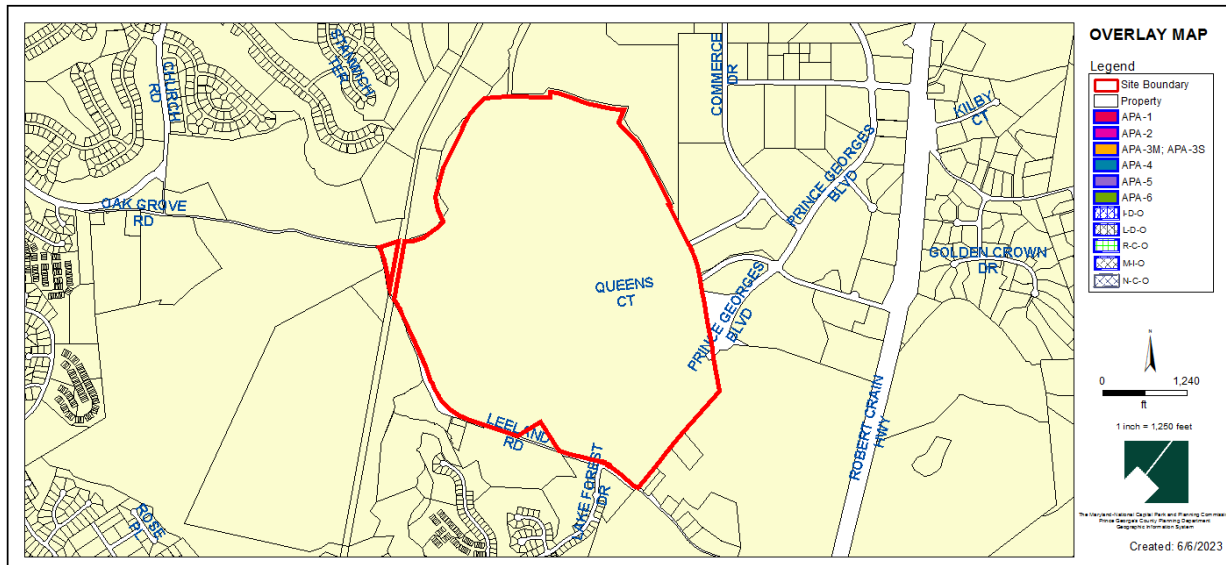


PRIOR ZONING MAP

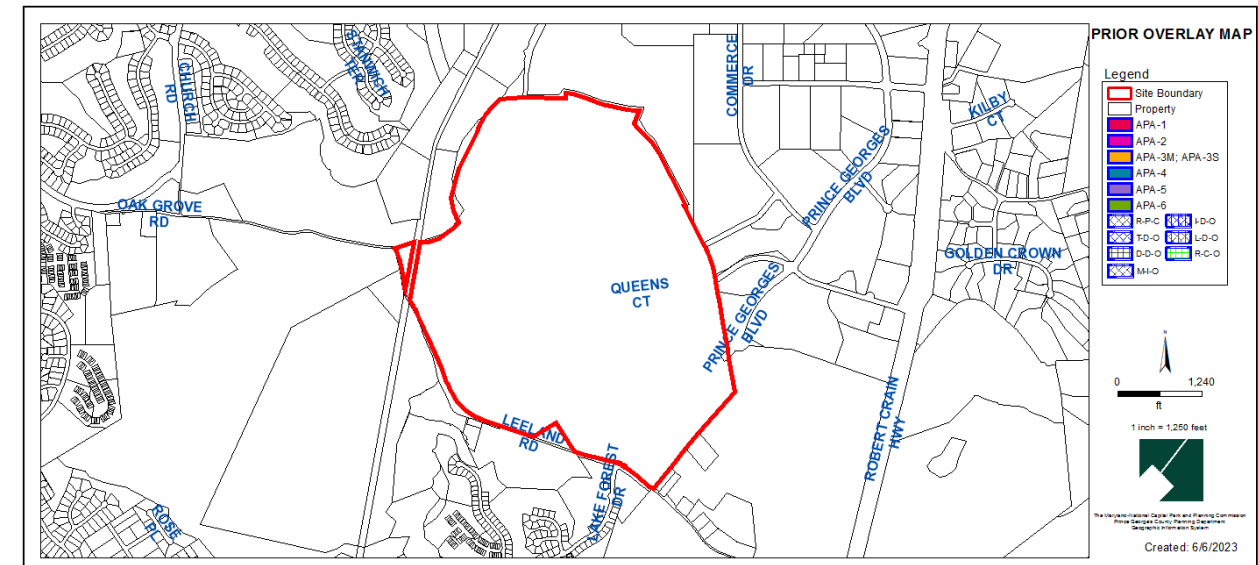


OVERLAY MAP (CURRENT OVERLAY MAP)

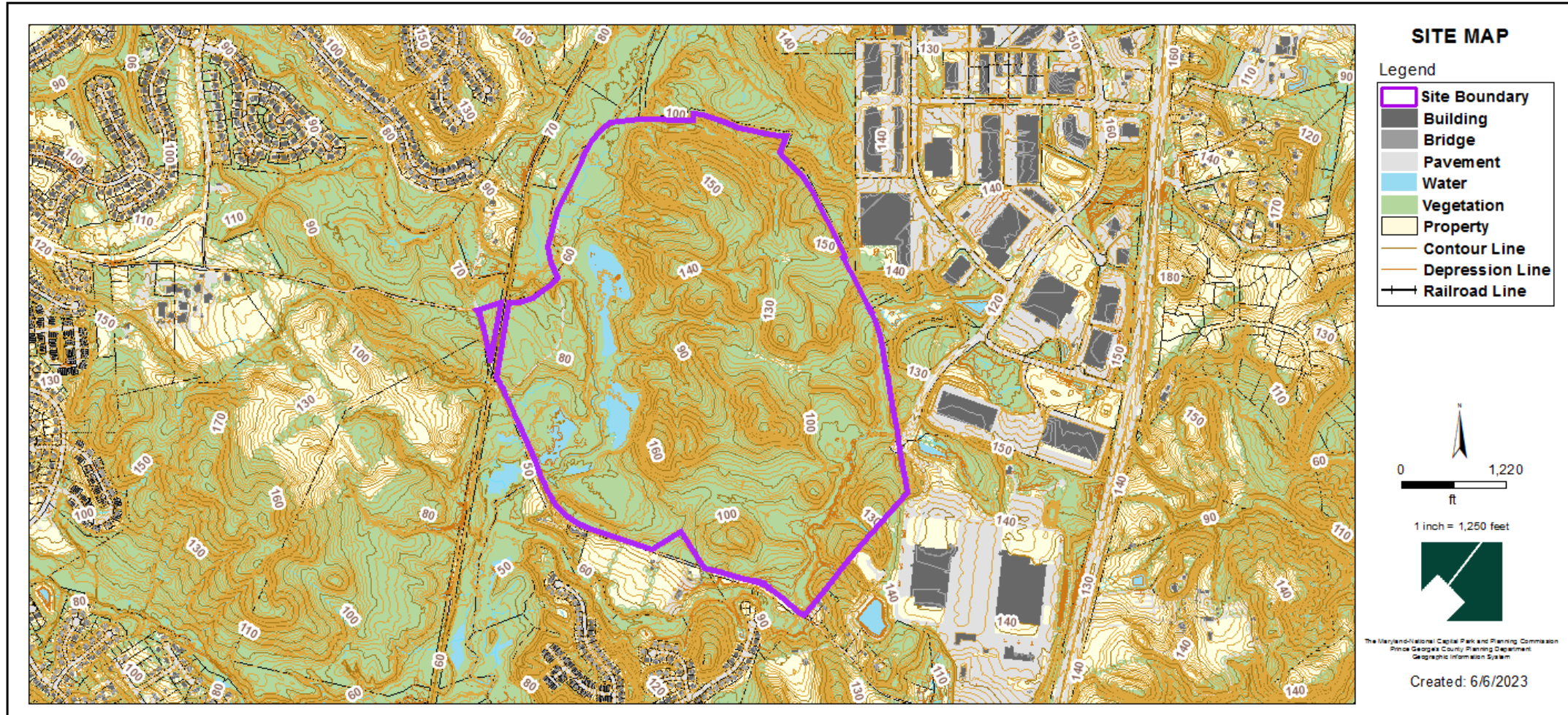
CURRENT OVERLAY MAP



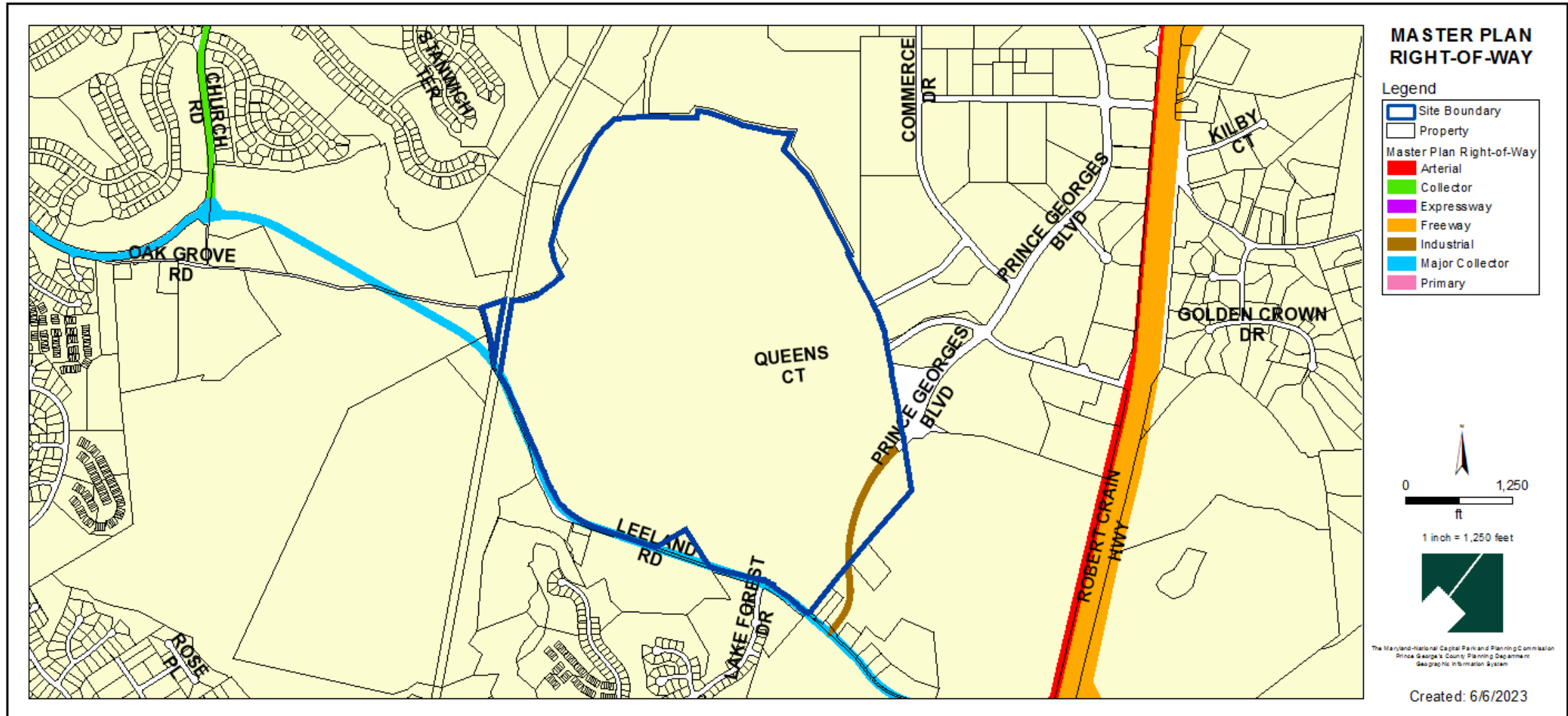
PRIOR OVERLAY MAP



SITE MAP



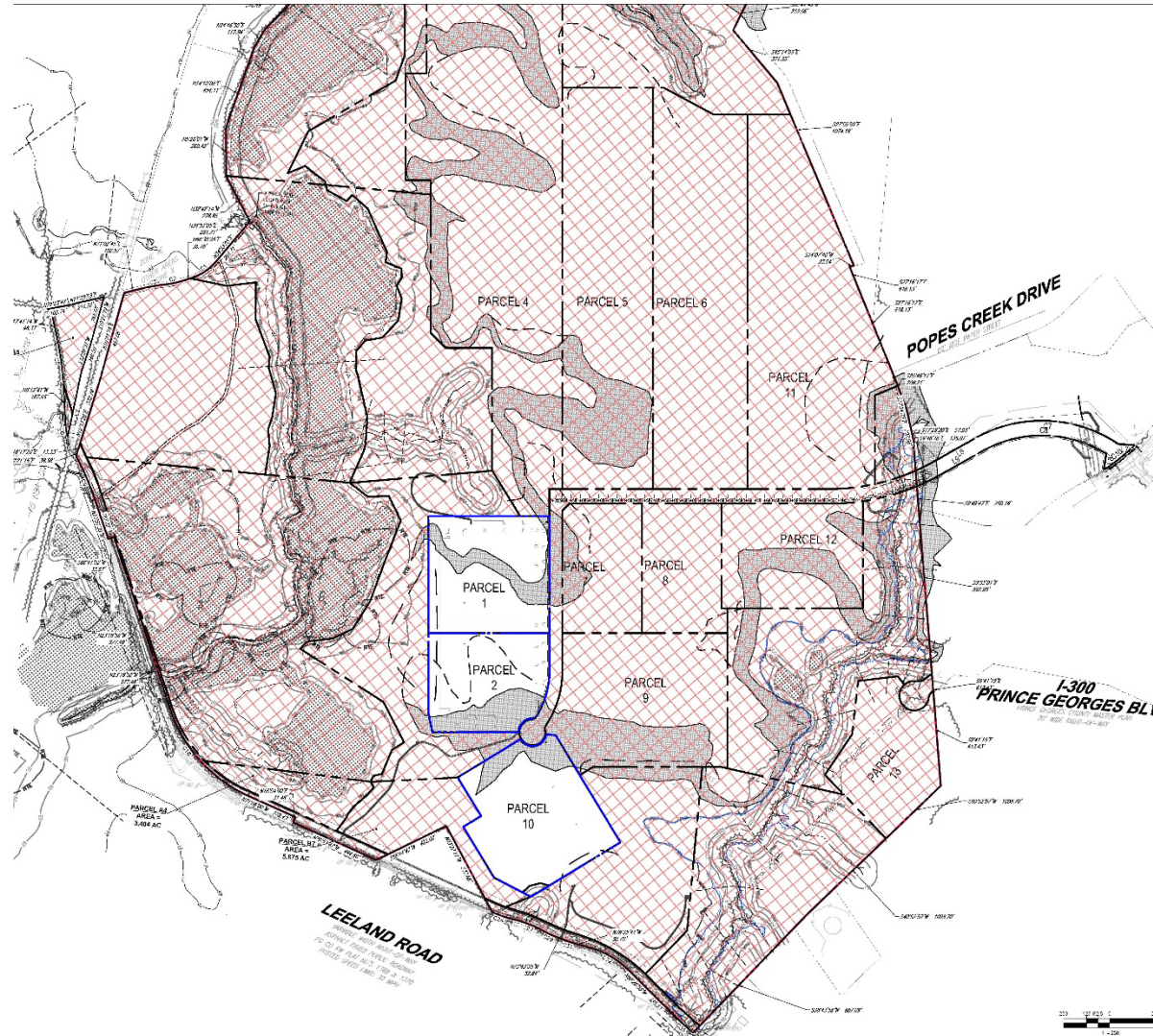
MASTER PLAN RIGHT-OF-WAY MAP



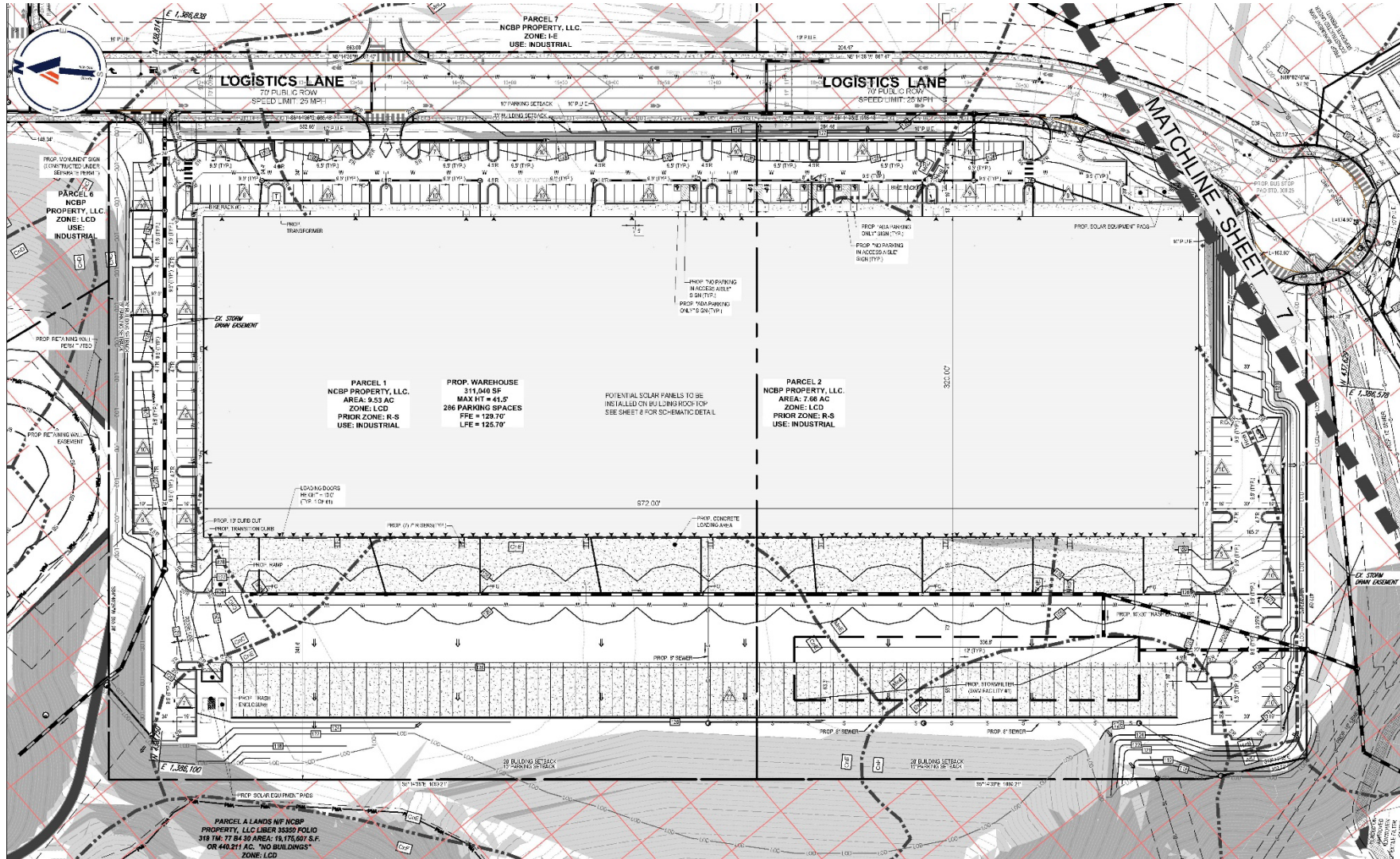
AERIAL MAP



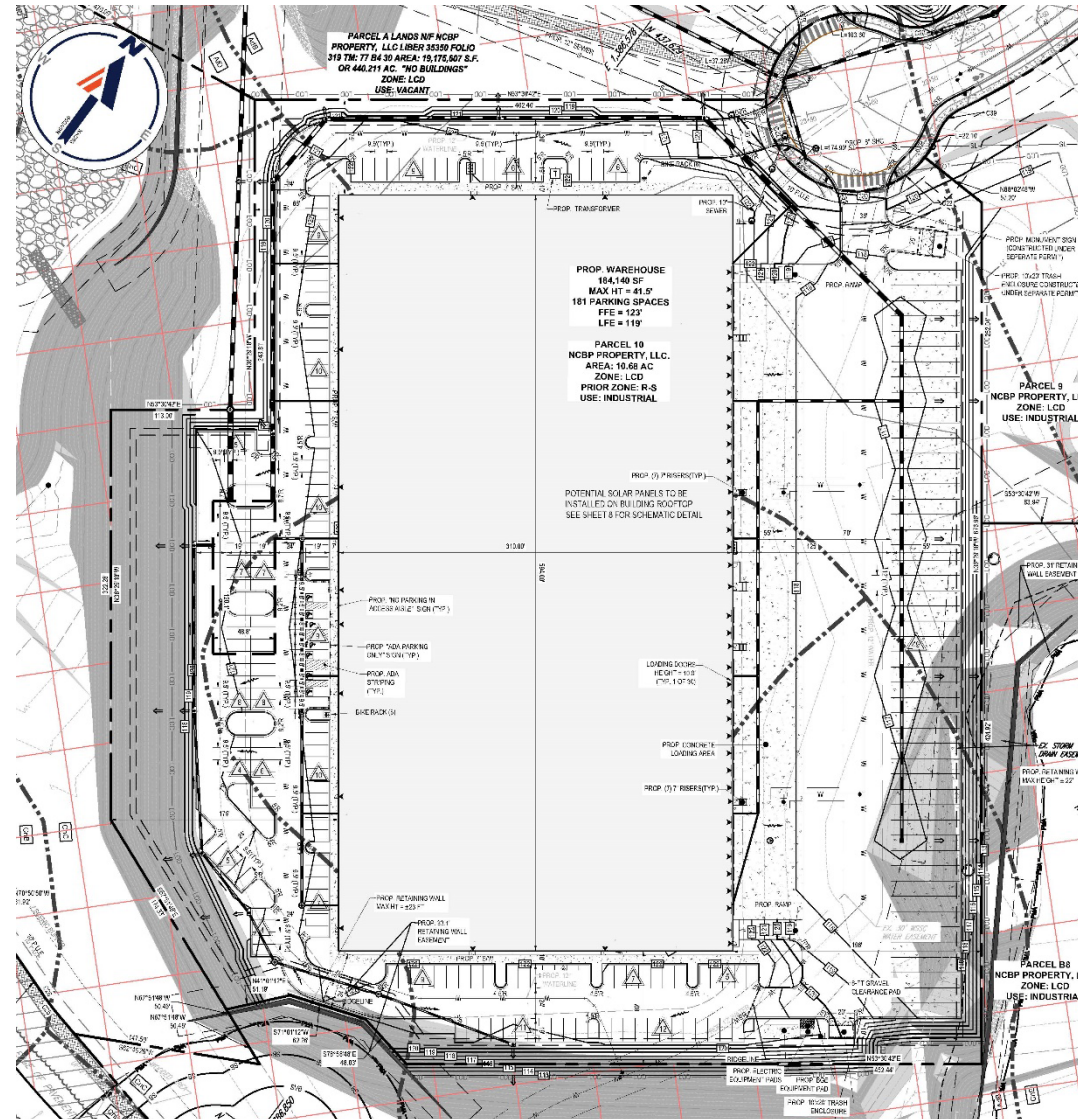
OVERALL SITE PLAN



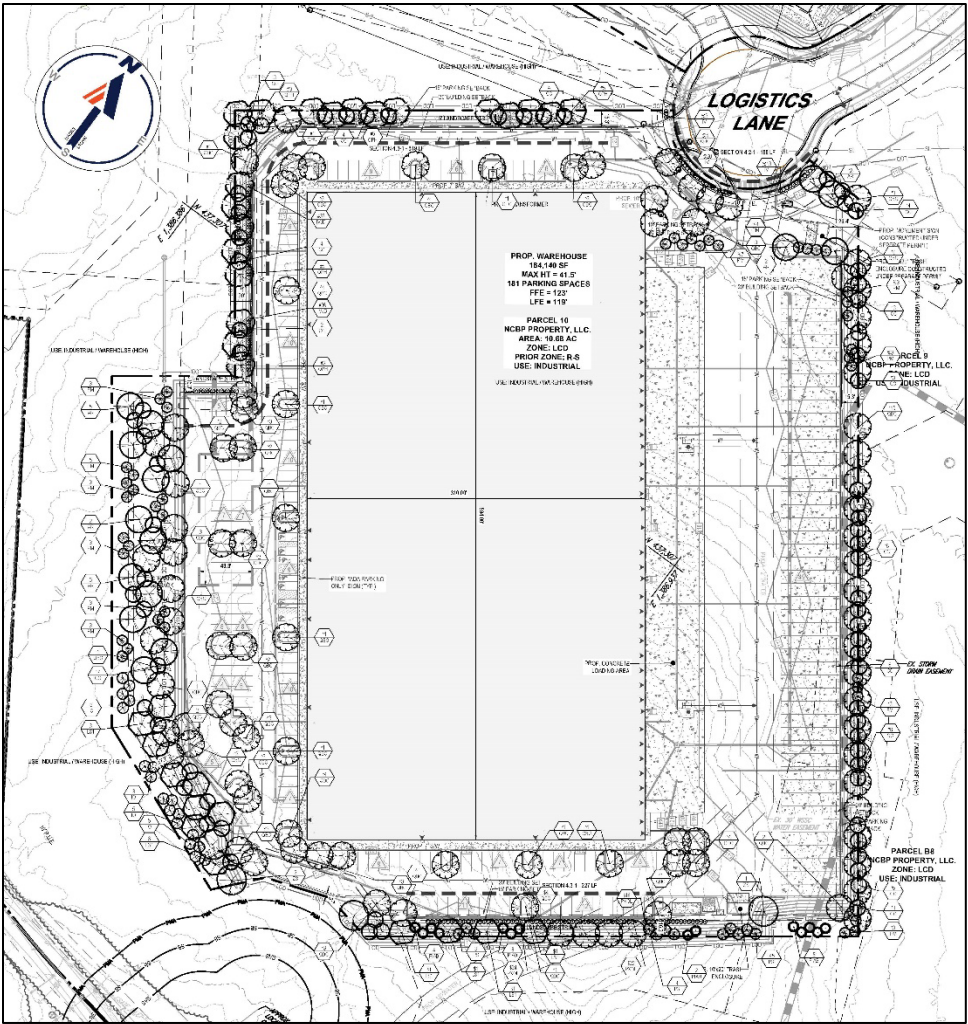
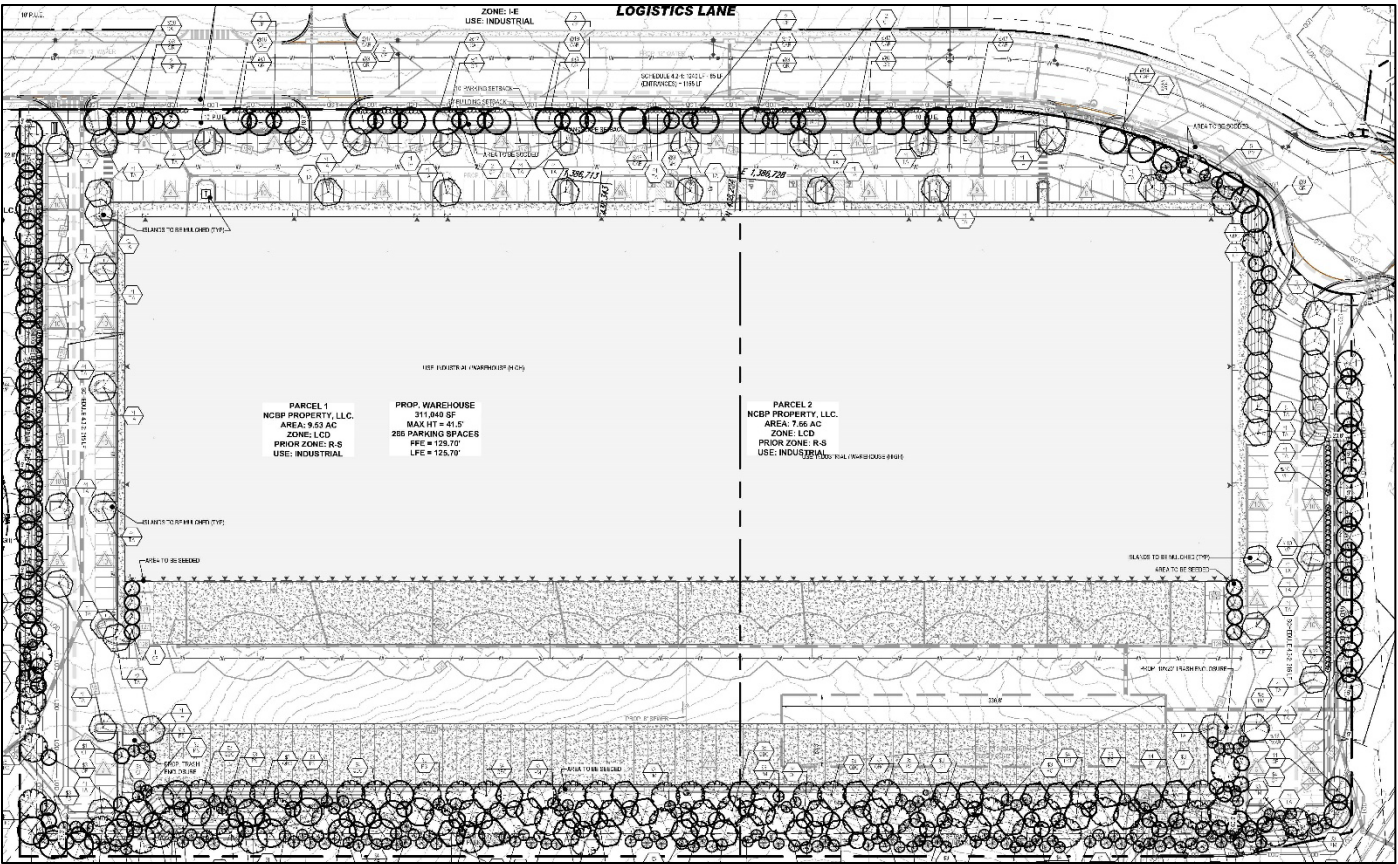
SITE PLAN – PARCELS 1 & 2



SITE PLAN – PARCEL 10



LANDSCAPE PLAN



ALTERNATIVE COMPLIANCE LANDSCAPE SCHEDULES

REQUIRED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

Parking Lot Area (Parking Lot 1)	89,994 sq. ft.
Interior Landscape Area	10 percent – 9,000 sq. ft.
Required Shade Trees (1 per 200 sq. ft.)	45

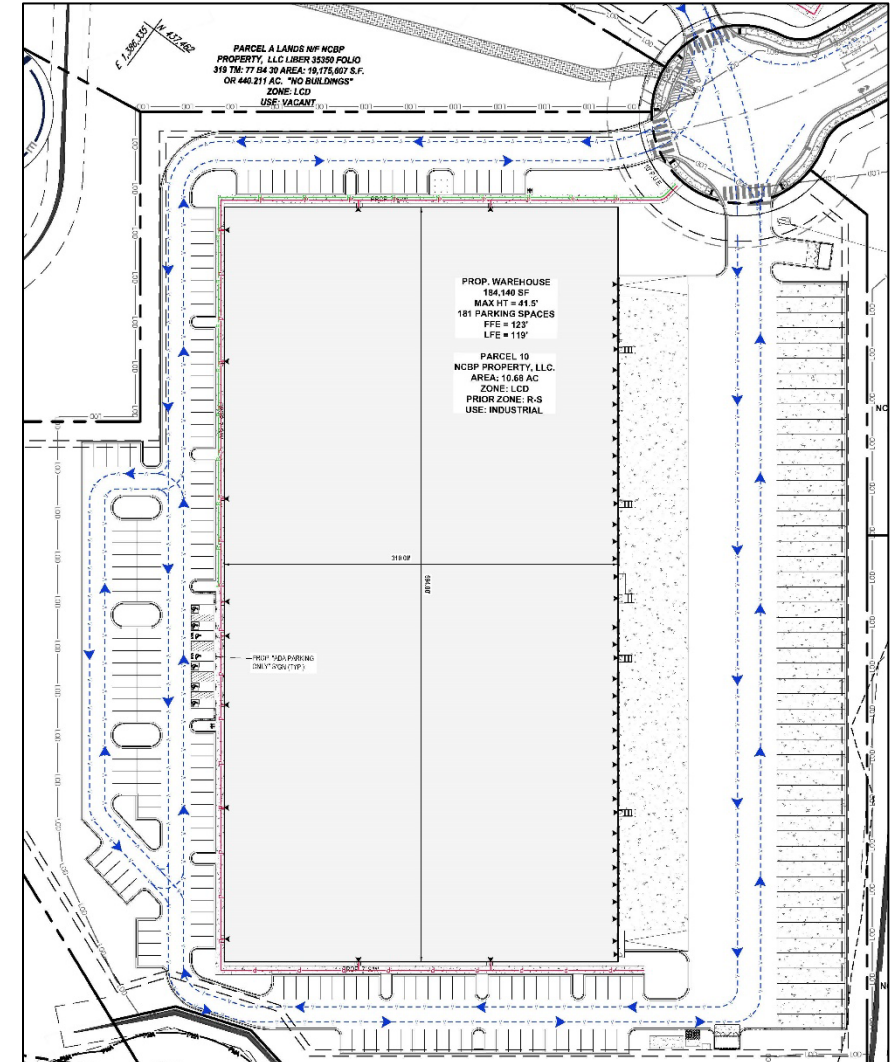
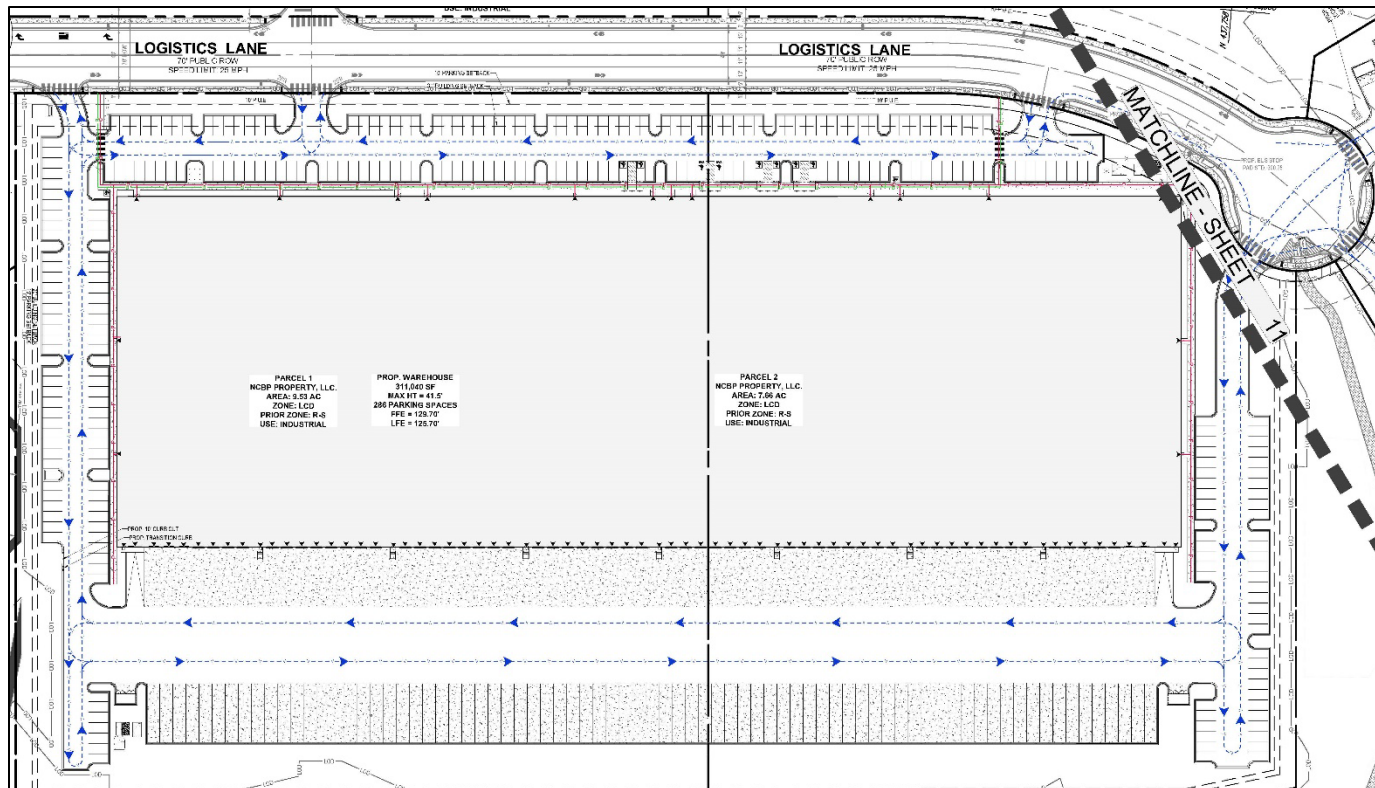
Parking Lot Area (Parking Lot 2)	23,352 sq. ft.
Interior Landscape Area	8 percent – 1,869 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	7

PROVIDED: Section 4.3-2, Requirements for Interior Planting for Parking Lots 7,000 Square Feet or Larger

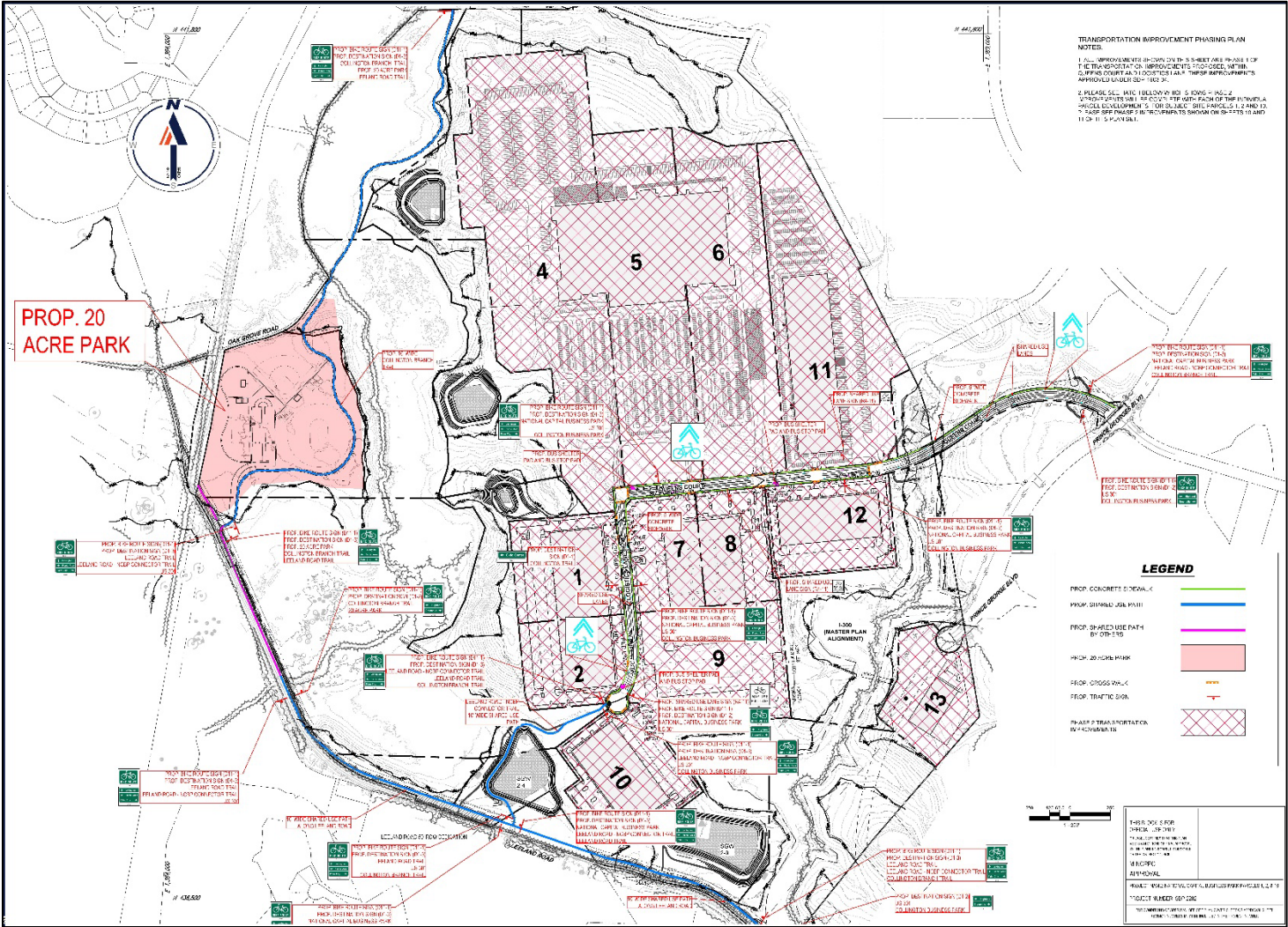
Parking Lot Area (Parking Lot 1)	89,994 sq. ft.
Interior Landscape Area	6.6 percent – 5,917 sq. ft.
Required Shade Trees (1 per 200 sq. ft.)	30
Provided Shade Trees	31

Parking Lot Area (Parking Lot 2)	23,352 sq. ft.
Interior Landscape Area	6.9 percent – 1,617 sq. ft.
Required Shade Trees (1 per 300 sq. ft.)	6
Provided Shade Trees	8

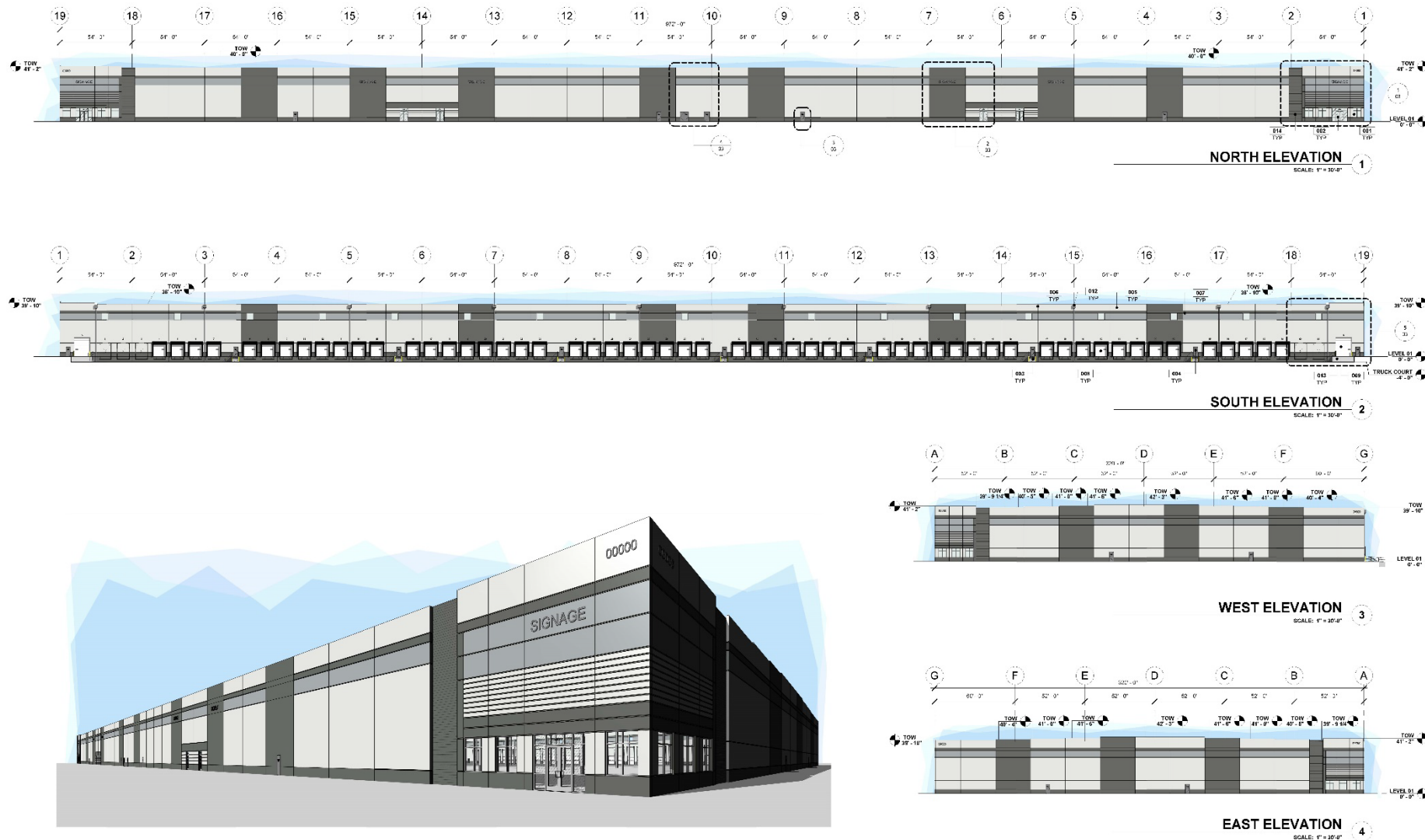
CIRCULATION PLAN



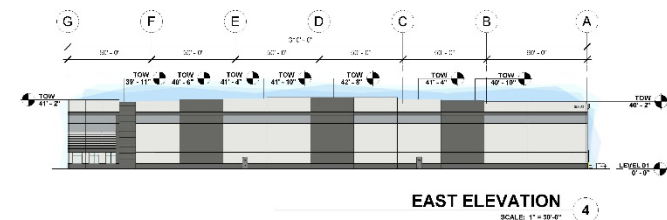
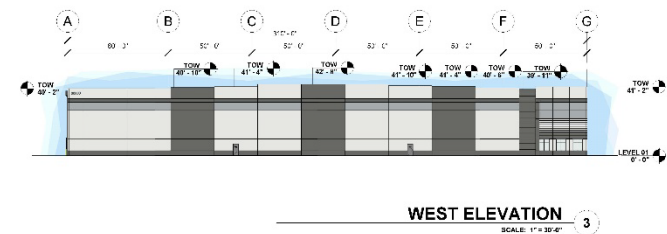
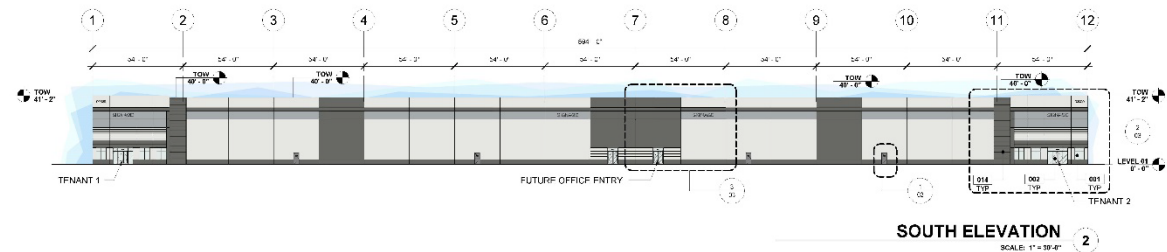
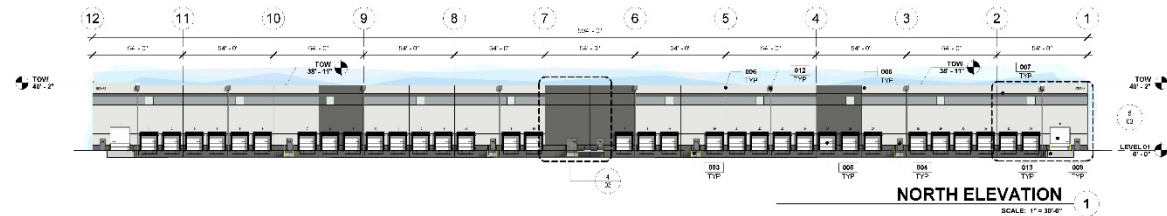
TRANSPORTATION IMPROVEMENTS



ARCHITECTURE – PARCELS 1 & 2



ARCHITECTURE – PARCEL 10



TYPE II TREE CONSERVATION PLAN



PREPARED BY

BOHLER //

STAFF RECOMMENDATION

- APPROVAL of SDP-2202
- APPROVAL of TCP2-026-2021-08
- DISAPPROVAL of AC-22004

Minor Issues:

- The proposed alternative compliance fails to be equally effective as normal compliance

Applicant Required Mailings:

- Informational Mailing 04/13/2022
- Acceptance Mailing 02/08/2023