

STEWART PROPERTY

Special Exception

Alternative Compliance AC-23008

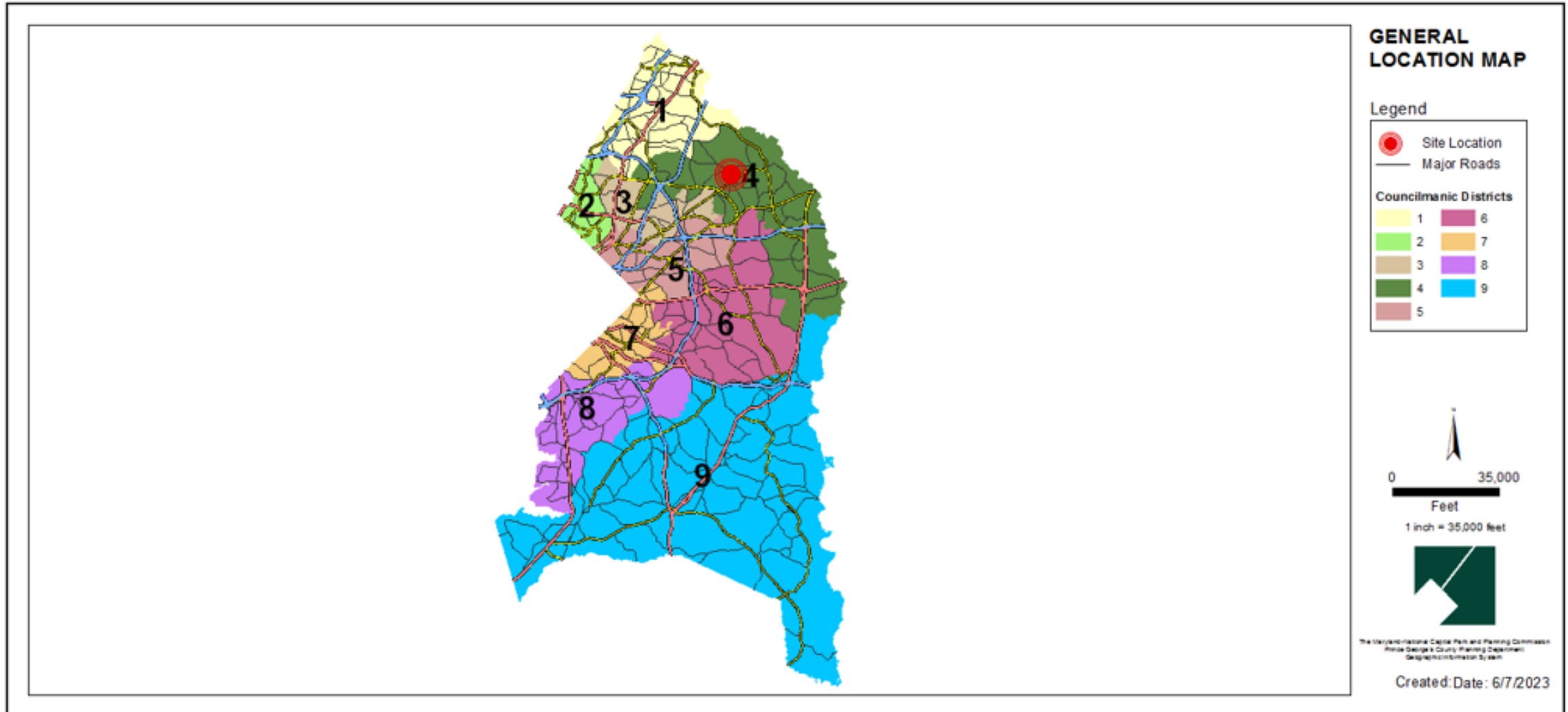
Staff Recommendation: Approval with Conditions



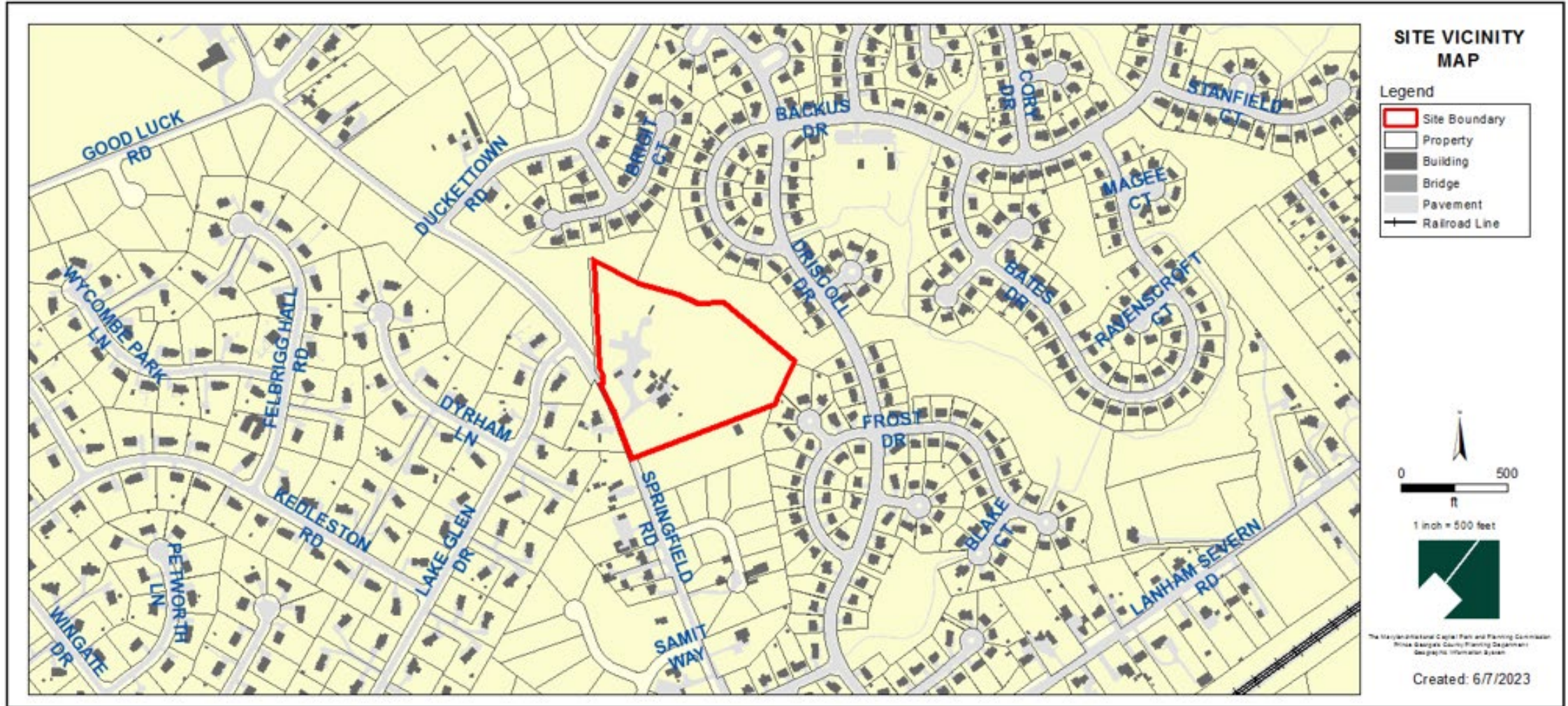
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A



SITE VICINITY MAP

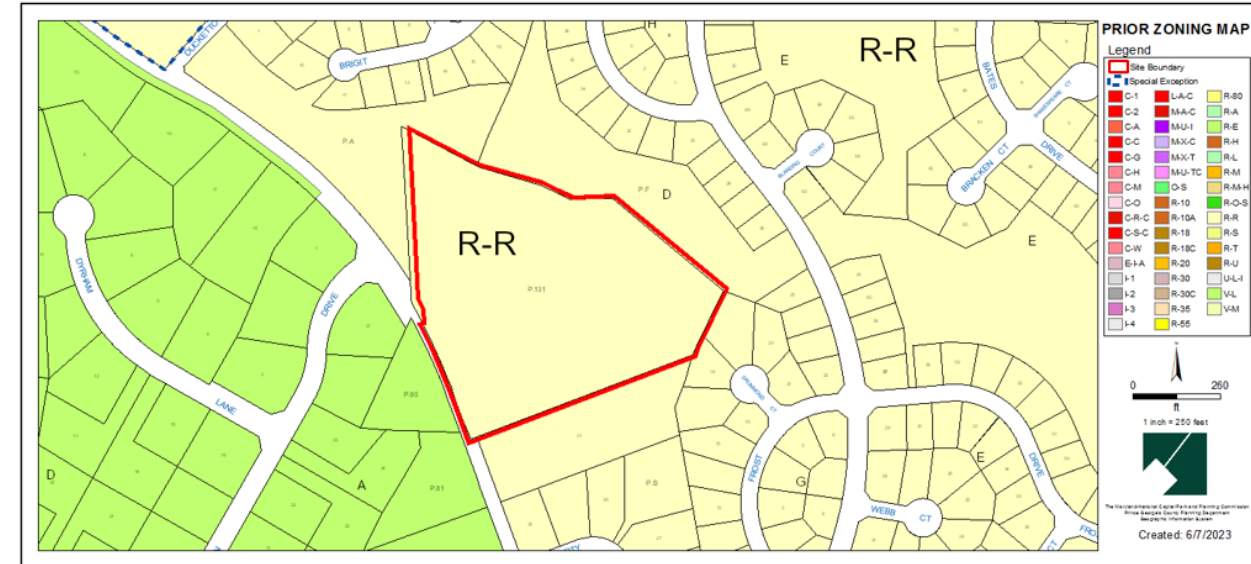
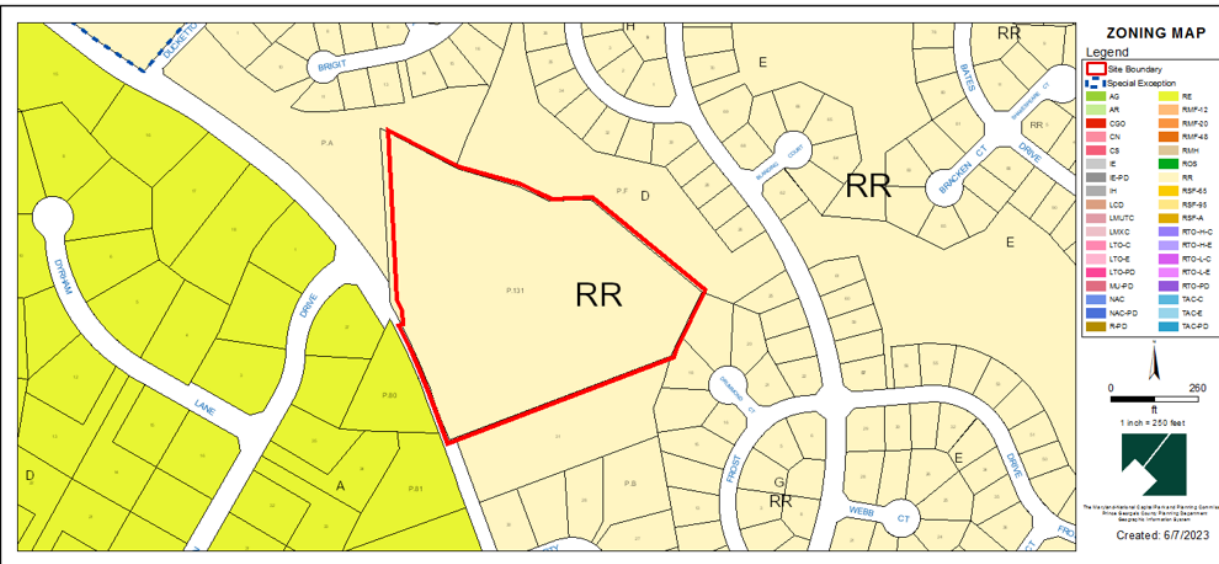


ZONING MAP (CURRENT & PRIOR)

Property Zone: RR (Prior R-R)

CURRENT ZONING MAP

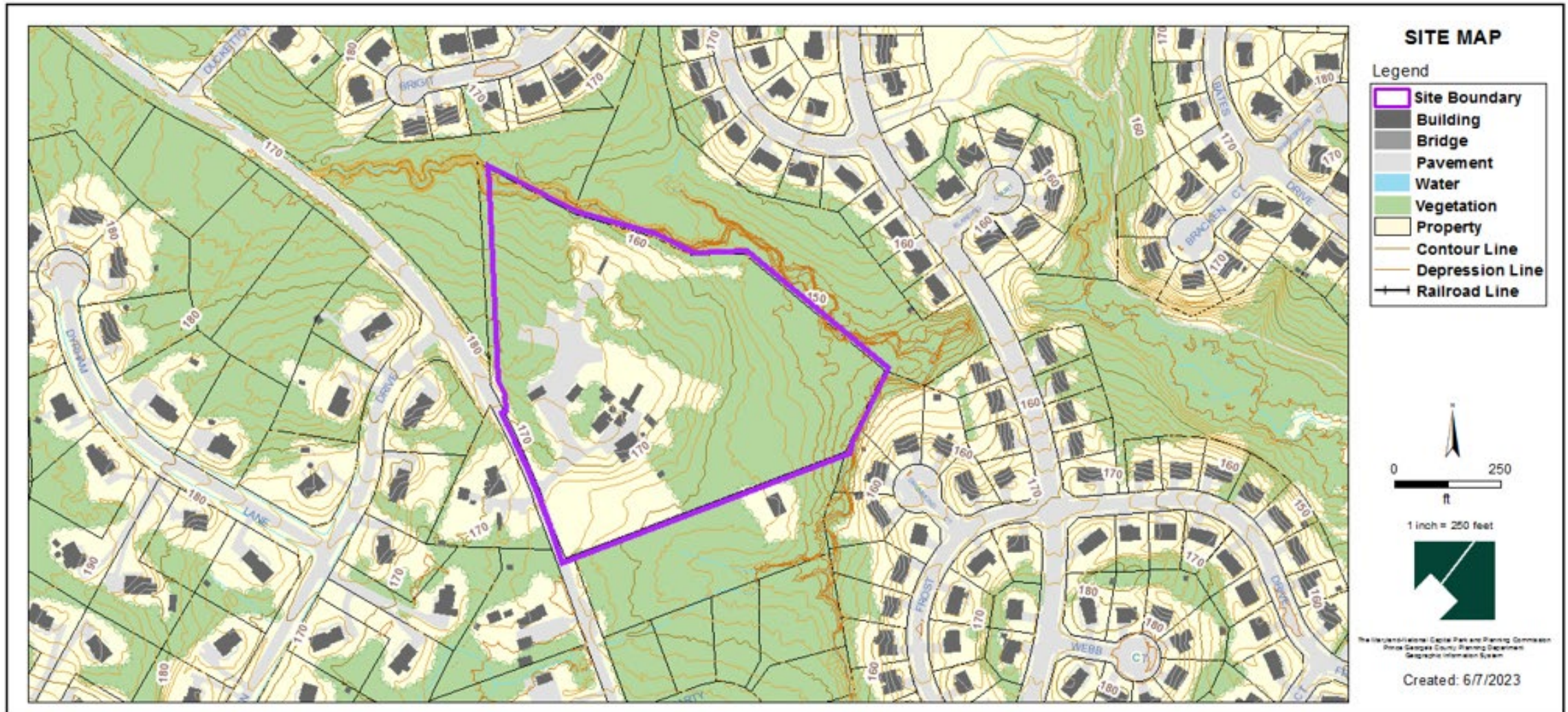
PRIOR ZONING MAP



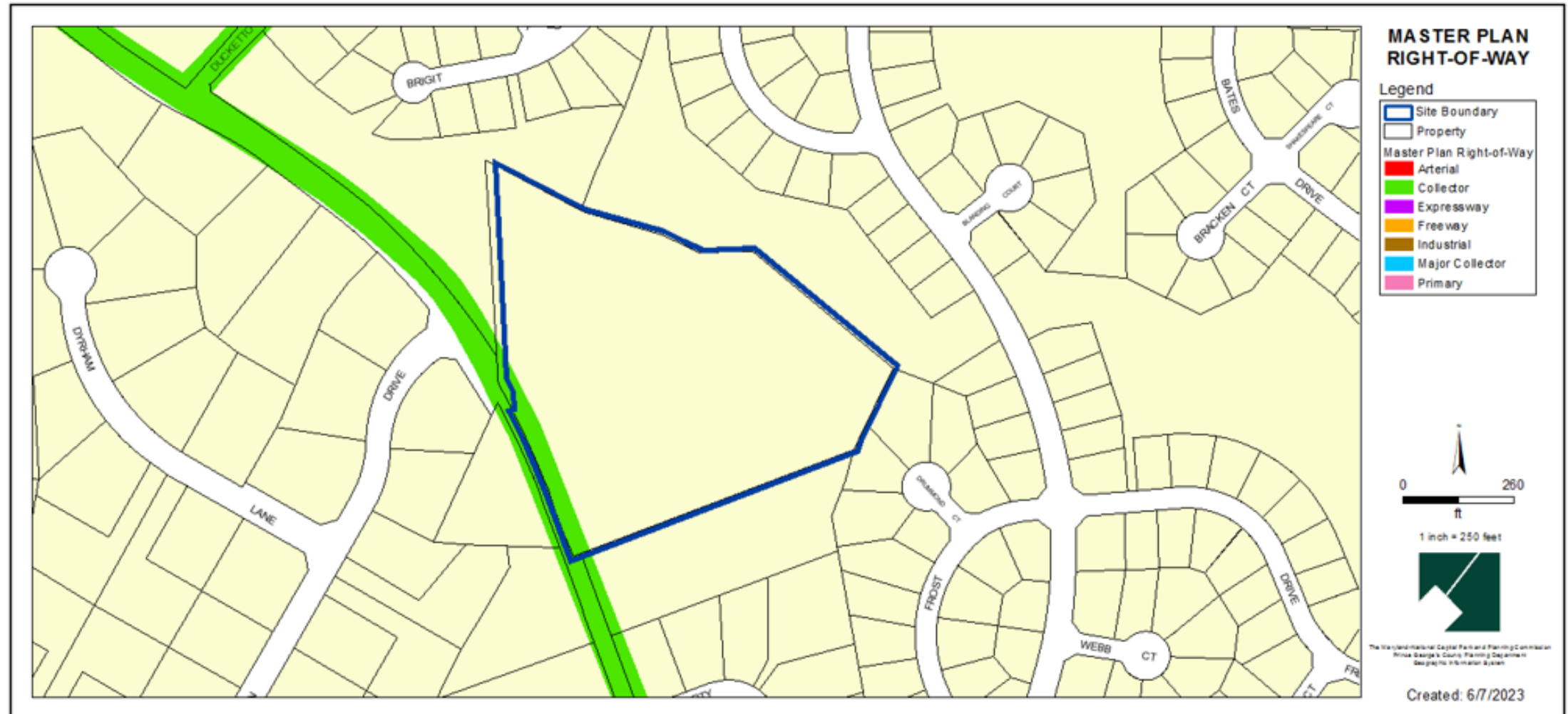
AERIAL MAP

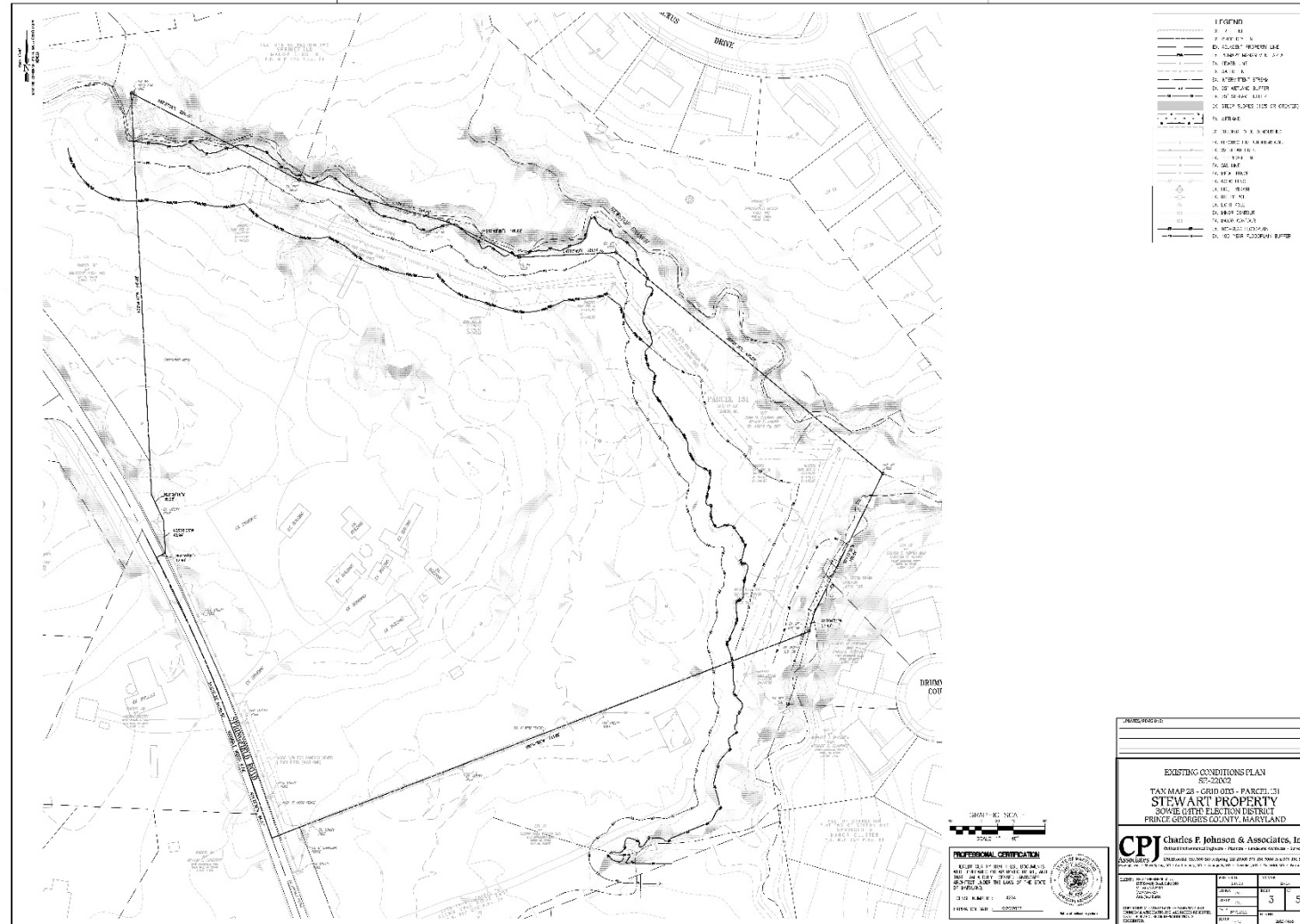


SITE MAP

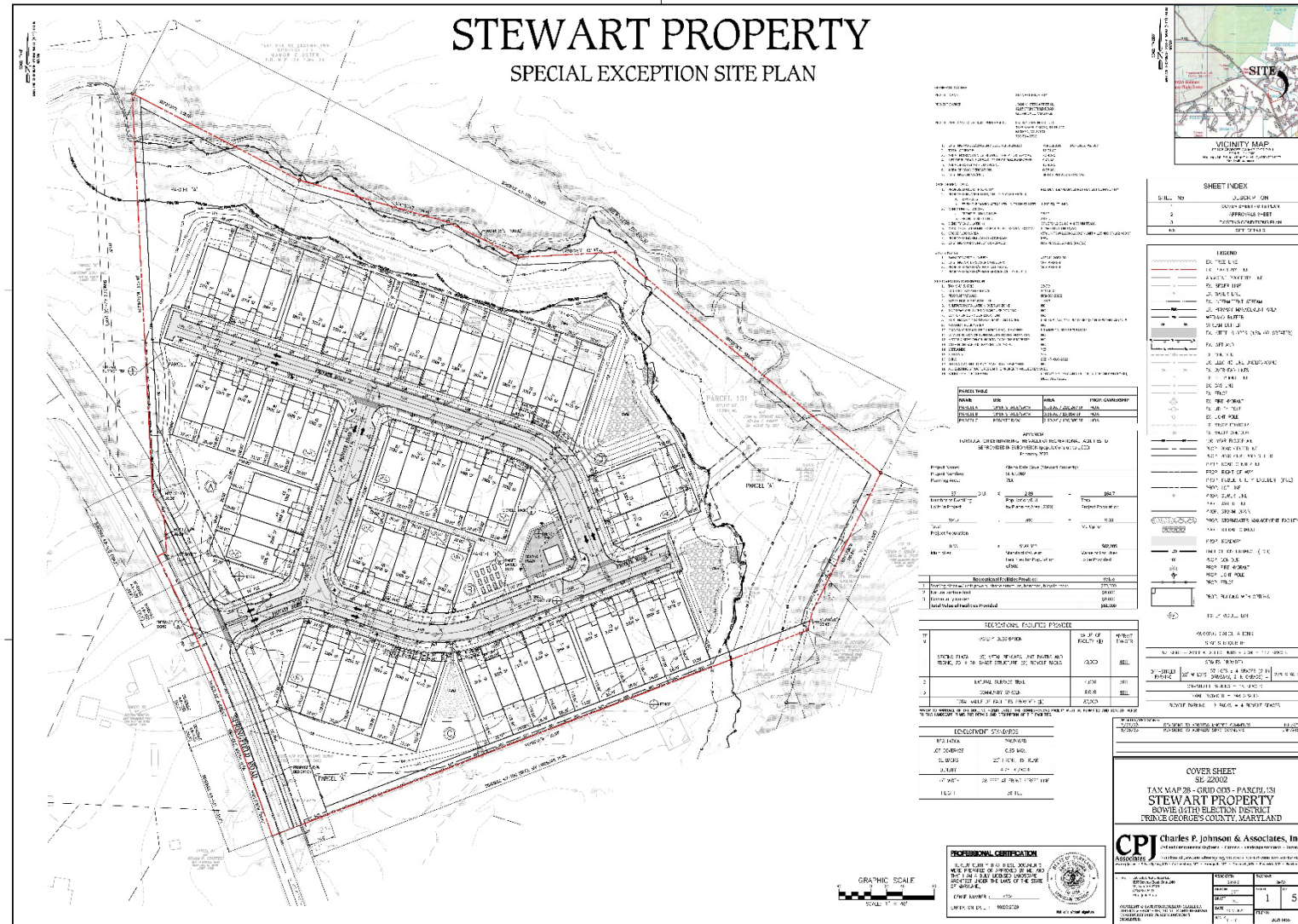


MASTER PLAN RIGHT-OF-WAY MAP

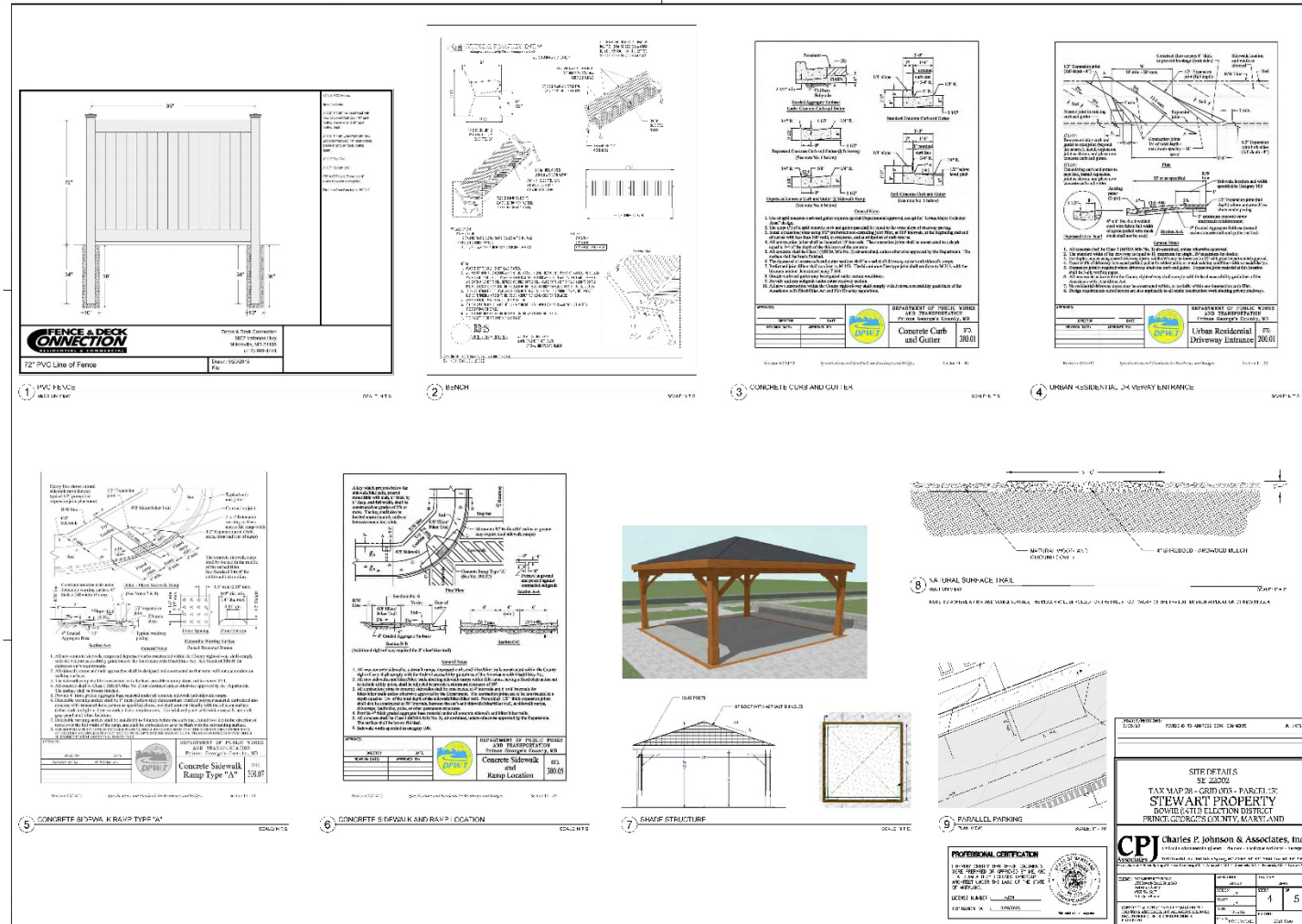




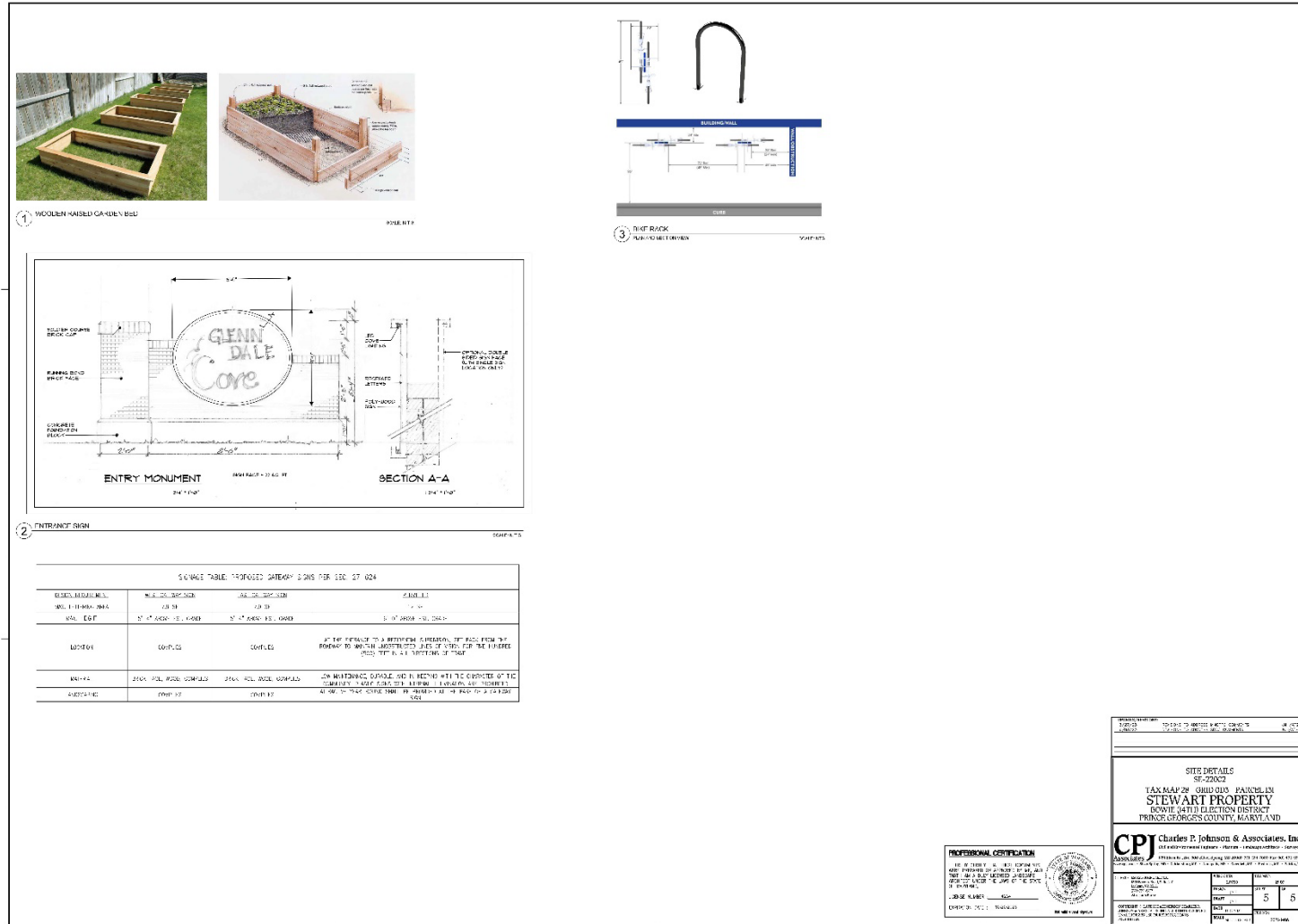
SPECIAL EXCEPTION SITE PLAN



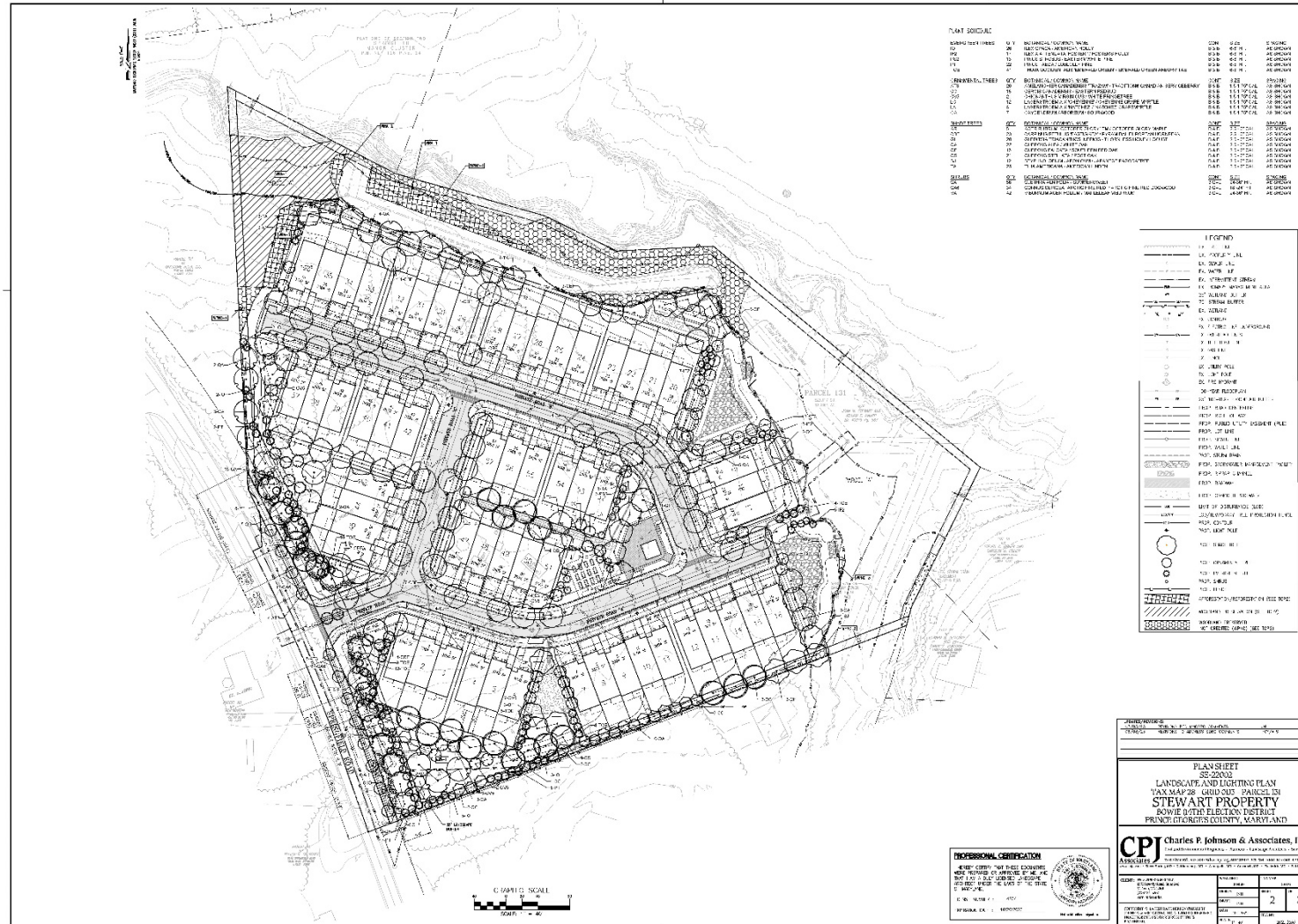
SITE DETAILS



SITE DETAILS CONTINUED



LANDSCAPE PLAN



ALTERNATIVE COMPLIANCE

REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	389 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	47
Shrubs (20 per 100 linear feet)	78

PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	389 feet
Minimum width of buffer	35 feet (for 325 linear feet) 22 feet (for 33 linear feet) 20 feet (for 31 linear feet)
Shade Trees	19
Evergreen Trees	48
Shrubs	88

Section 4.10, Street Trees Along Private Streets

REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	51(total)
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PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	29 (total)
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REPRESENTATIVE FRONT ARCHITECTURAL ELEVATIONS



REPRESENTATIVE SIDE ARCHITECTURAL ELEVATIONS



REPRESENTATIVE SIDE ARCHITECTURAL ELEVATIONS CONTINUED



STAFF RECOMMENDATION

APPROVAL of SE-22002 with Conditions

APPROVAL of TCP2-017-2023 with Conditions

APPROVAL of AC-23008 with Conditions

APPROVAL of a variance to Section 25-122(b)(1)(G) with Conditions

Major Issues:

- Staff does not support the removal of Specimen Trees 5 through 8

Applicant Required Mailings:

- Informational Mailing – 12/07/2022
- Acceptance Mailing – 04/28/2023