NATIONAL CAPITAL BUSINESS PARK

CDP under prior Zoning Ordinance

Case: CDP-0505-02

Staff Recommendation: [APPROVAL with conditions]

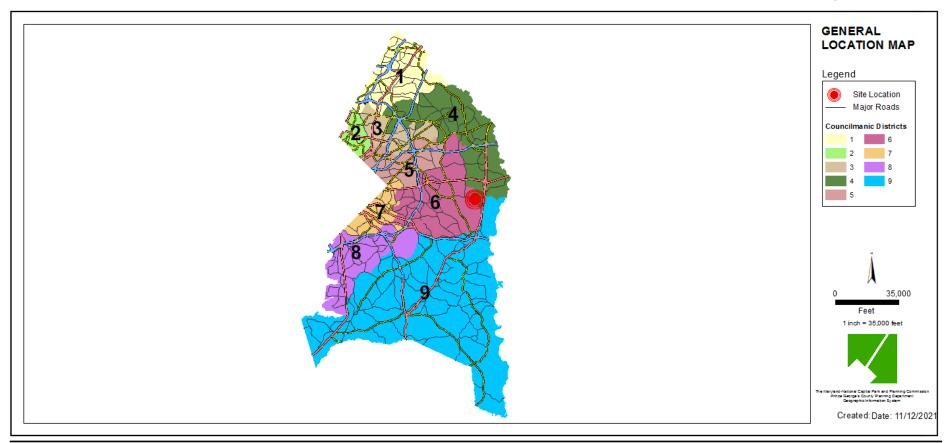


GENERAL LOCATION MAP

Council District: 04

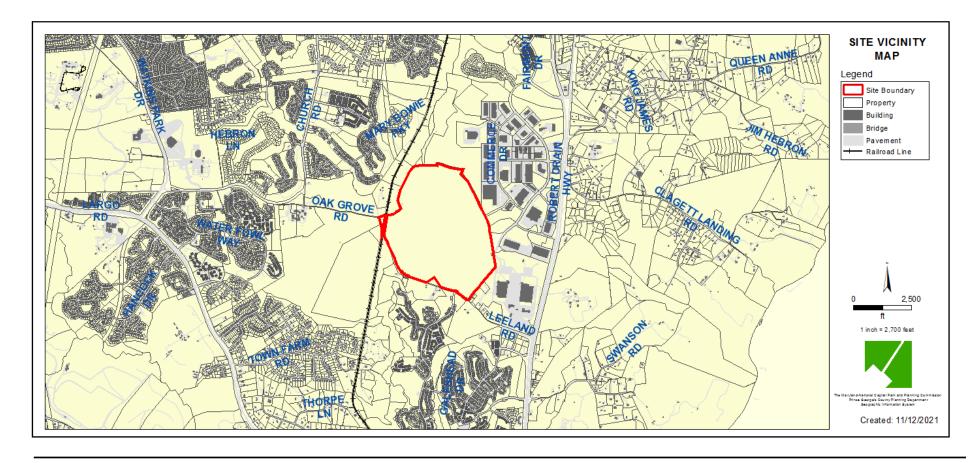
Case: CDP-0505-02

Planning Area: 74A



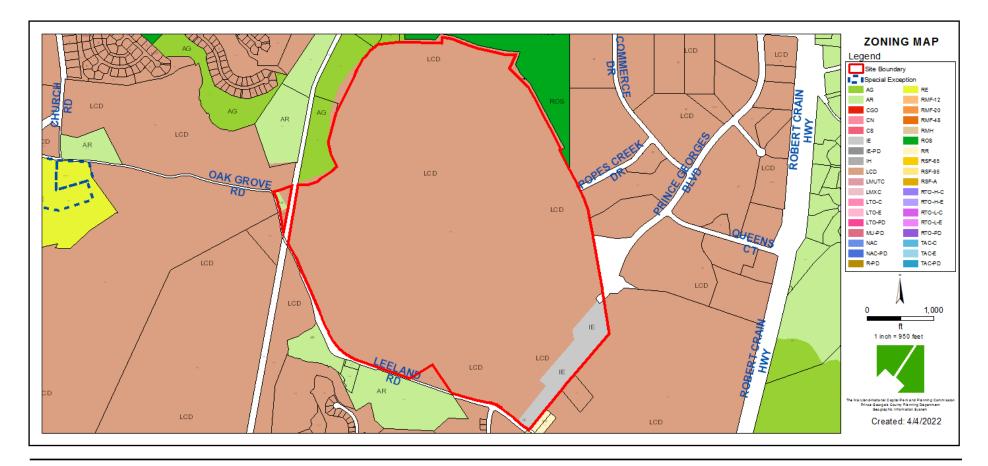
Item: 5 05/05/2022 Slide 2 of 15

SITE VICINITY MAP



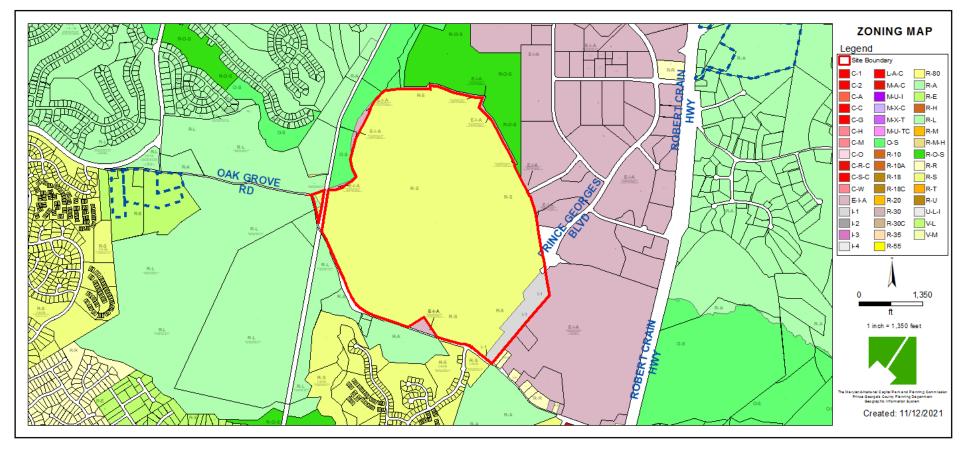
NEW ZONING MAP

Property Zone: LCD & IE



PRIOR ZONING MAP

Property Zone: R-S/I-1



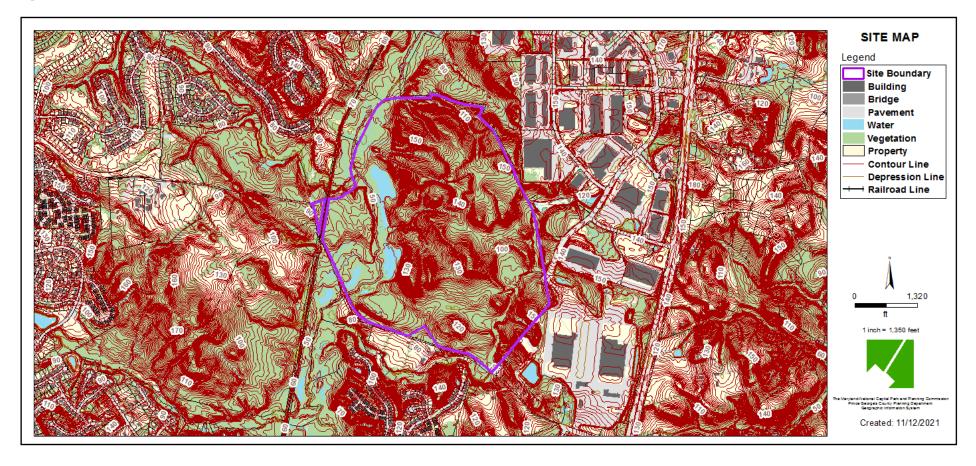
OVERLAY MAP



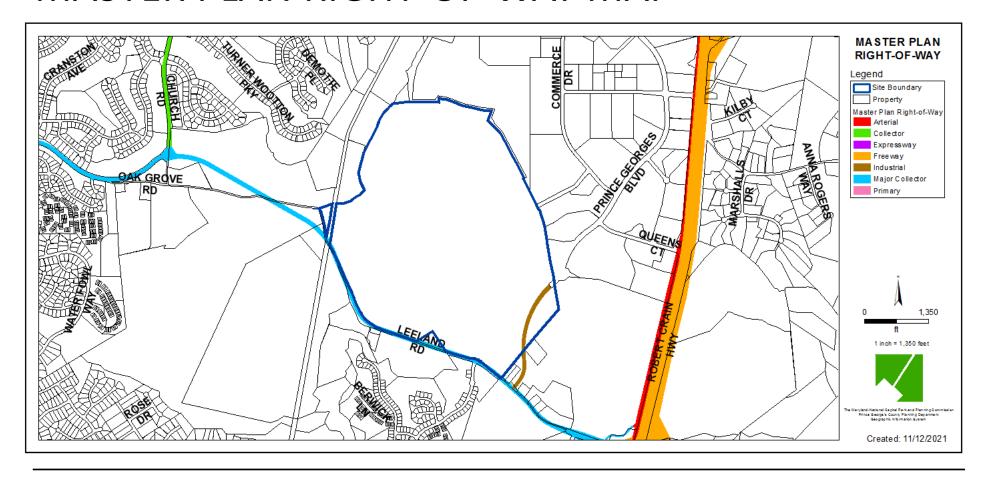
AERIAL MAP



SITE MAP



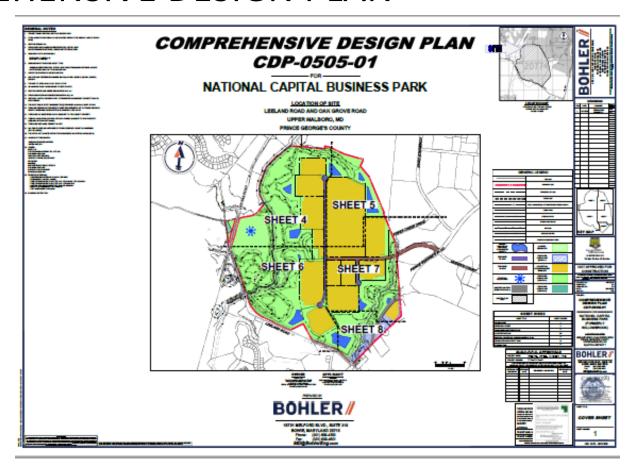
MASTER PLAN RIGHT-OF-WAY MAP



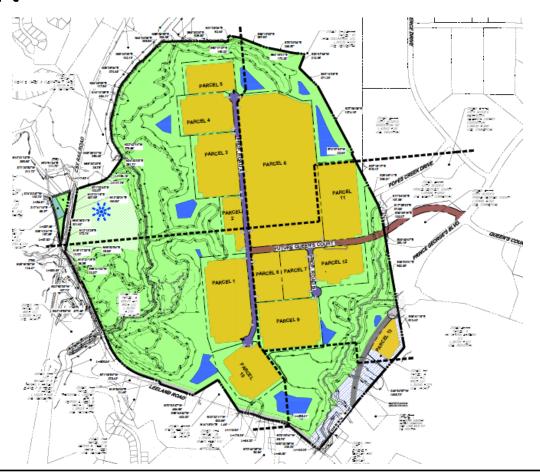
Case: CDP-0505-02

Item: 5 05/05/2022 Slide 9 of 15

COMPREHENSIVE DESIGN PLAN



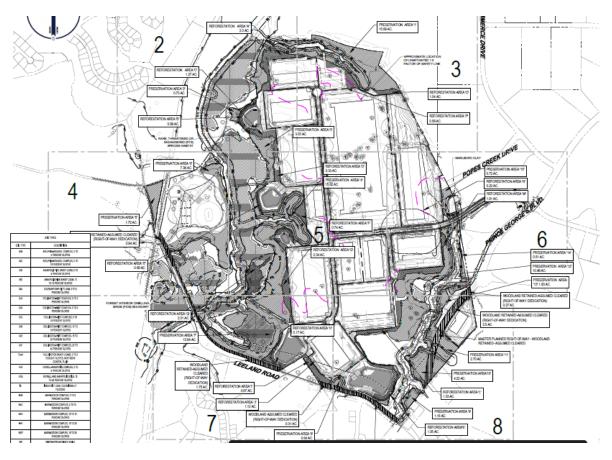
SITE PLAN



Case: CDP-0505-02

Item: 5 05/05/2022 Slide 11 of 15

TYPE I/TYPE II TREE CONSERVATION PLAN



ILLUSTRATIVE FACADES AND EXTERIOR ELEVATIONS





Case: CDP-0505-02

Item: 5 05/05/2022 Slide 13 of 15

Case: CDP-0505-02

ILLUSTRATIVE BUILDING EXAMPLES







Item: 5 05/05/2022 Slide 14 of 15

STAFF RECOMMENDATION

[APPROVAL with 7 conditions]

[Major] Issues:

No

Applicant Community Engagement:

Case: CDP-0505-02

• Site Posted on April 5th, 2022

Item: 5 05/05/2022 Slide 15 of 15