

SANSBURY CROSSING

Conceptual Site Plan

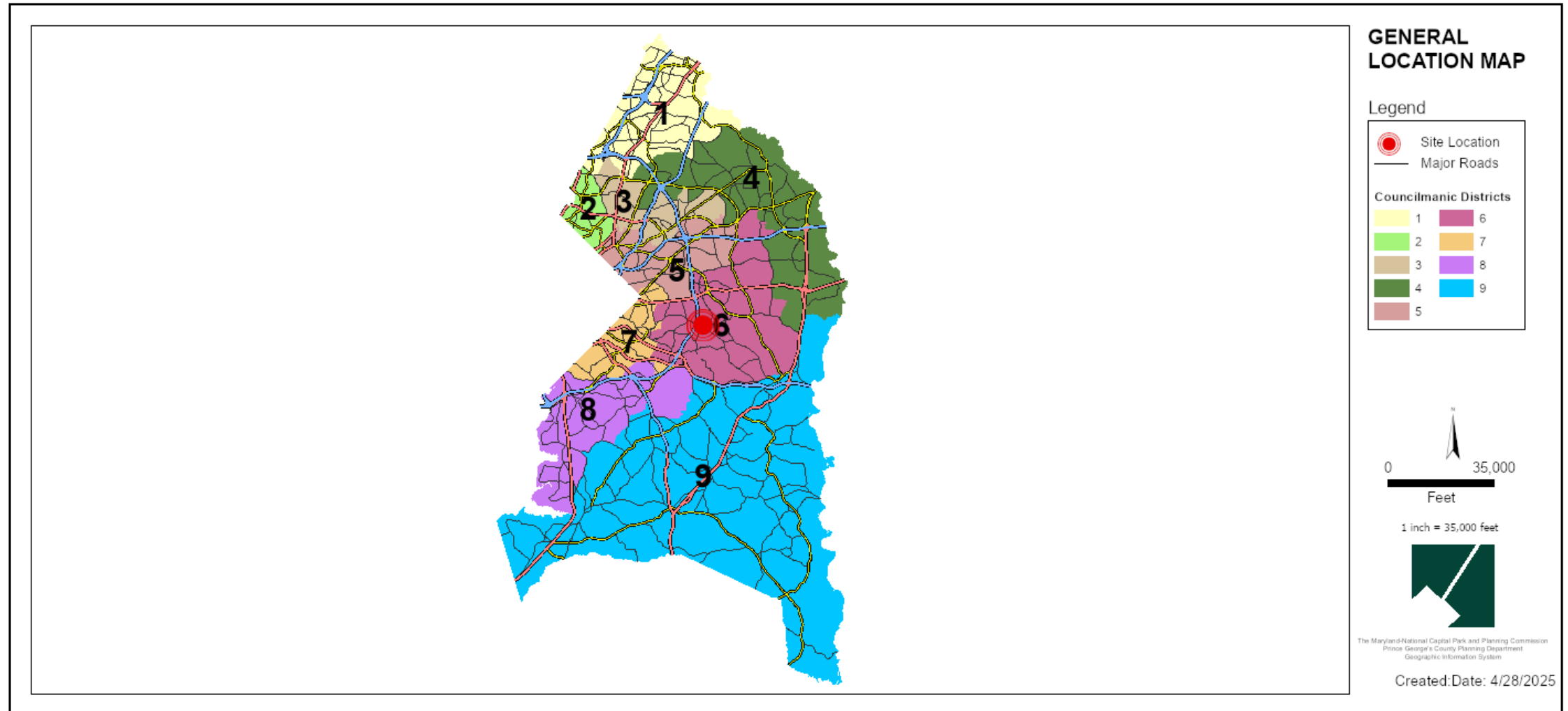
Staff Recommendation: APPROVAL with conditions



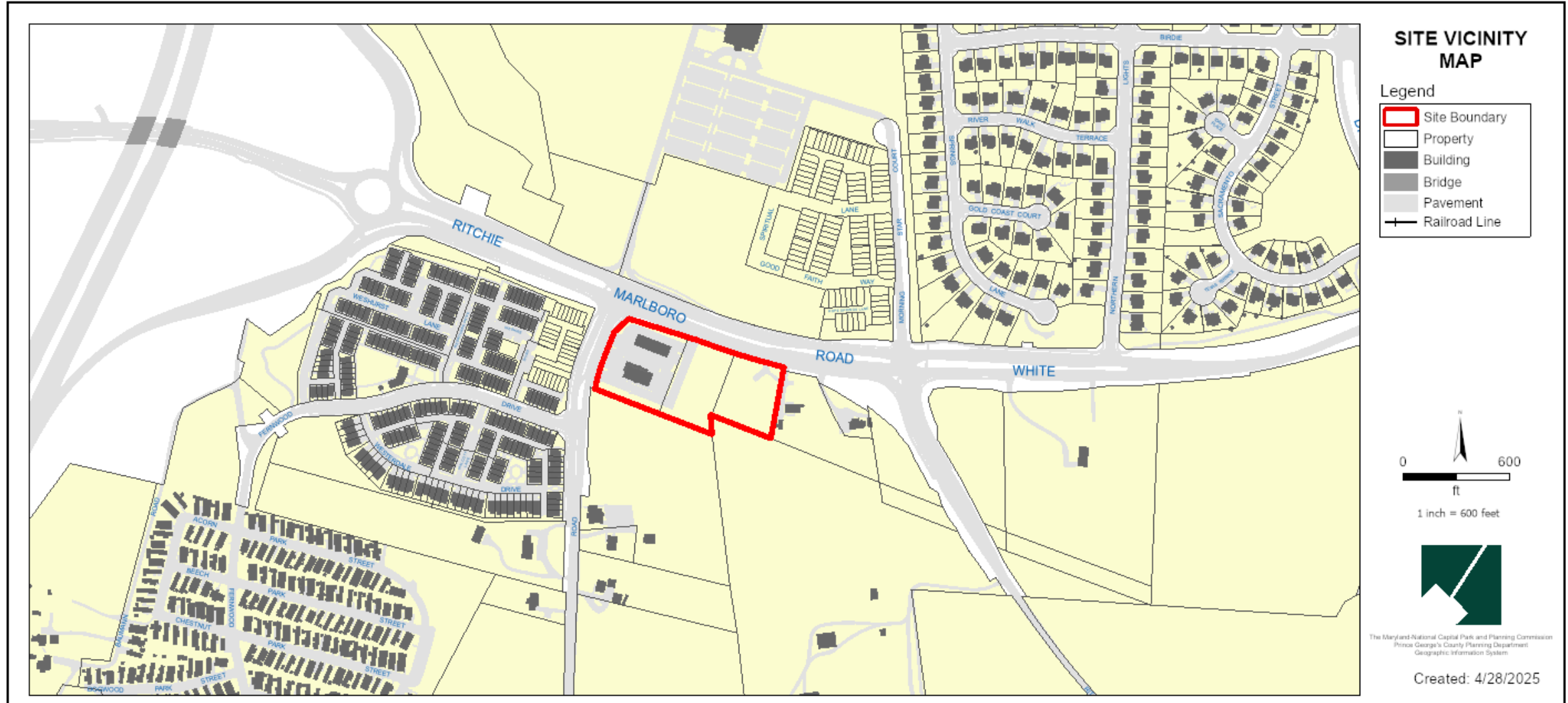
GENERAL LOCATION MAP

Council District: 06

Planning Area: 078

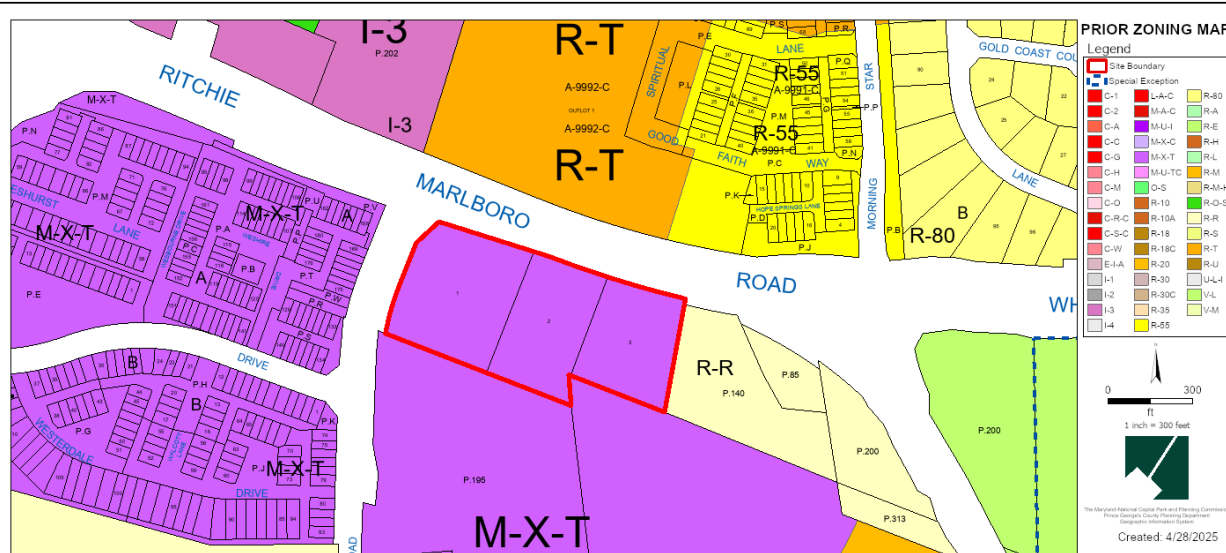


SITE VICINITY MAP

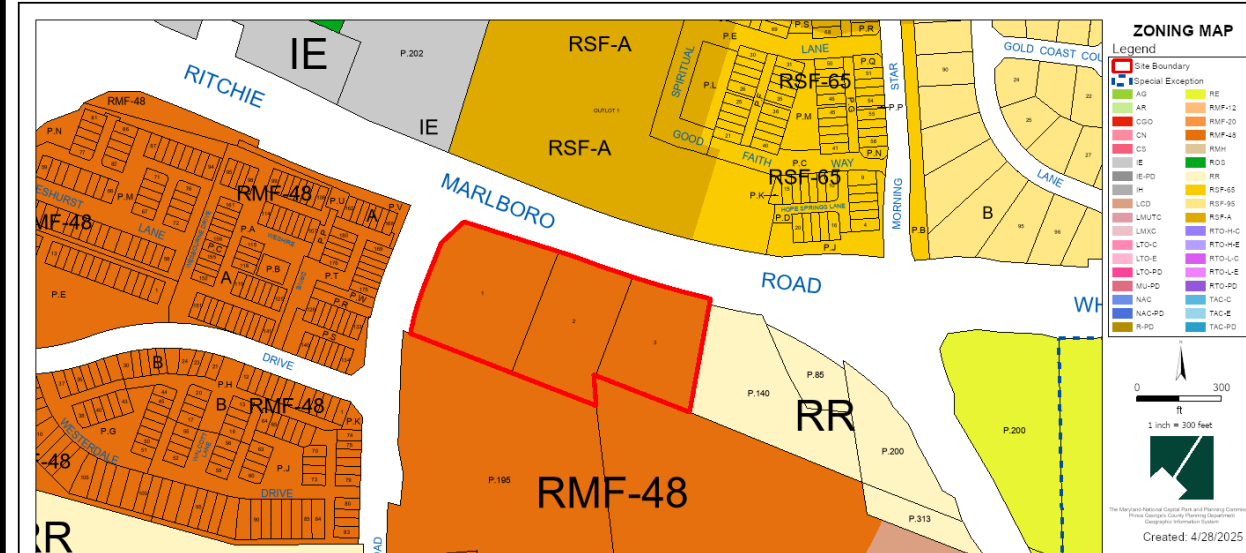


ZONING MAP (PRIOR AND CURRENT)

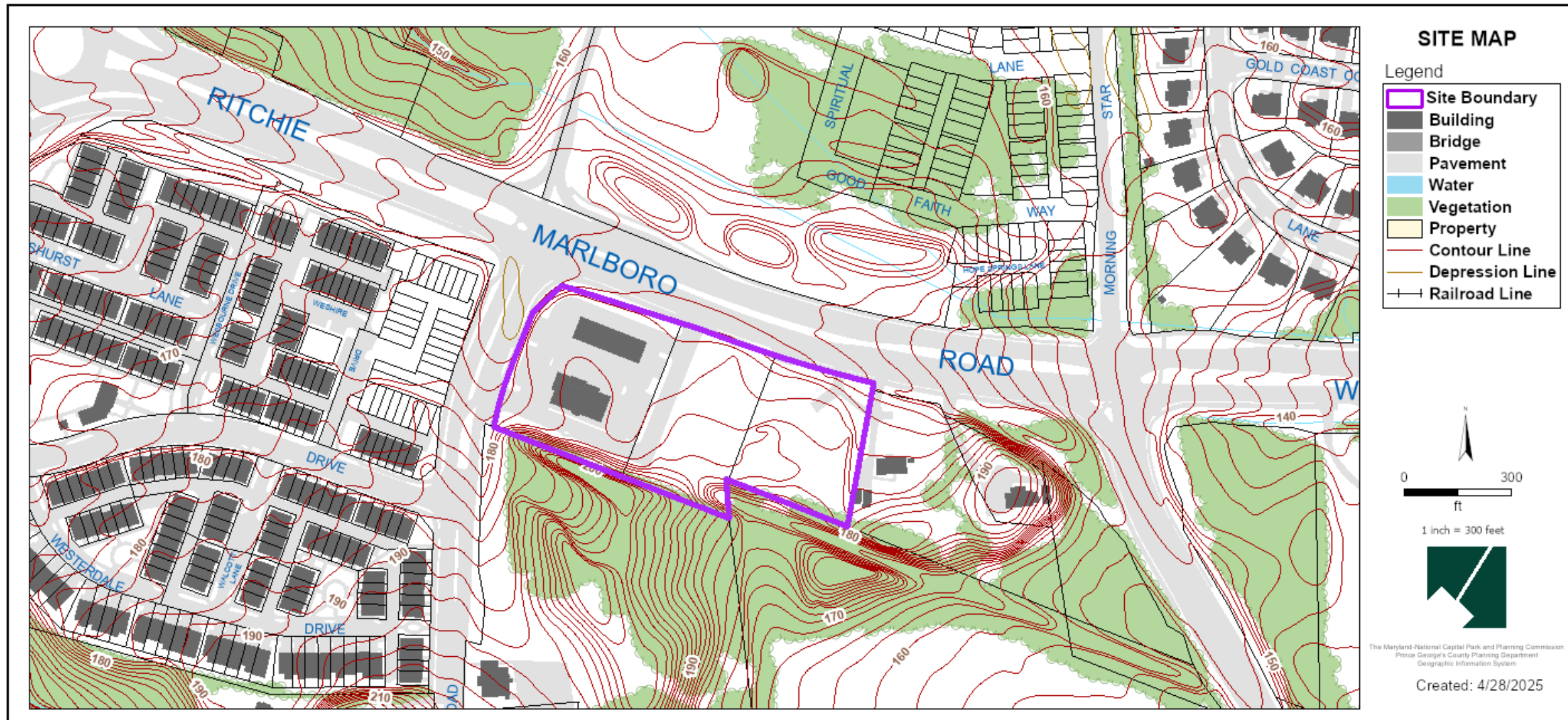
Prior Zoning Map: M-X-T



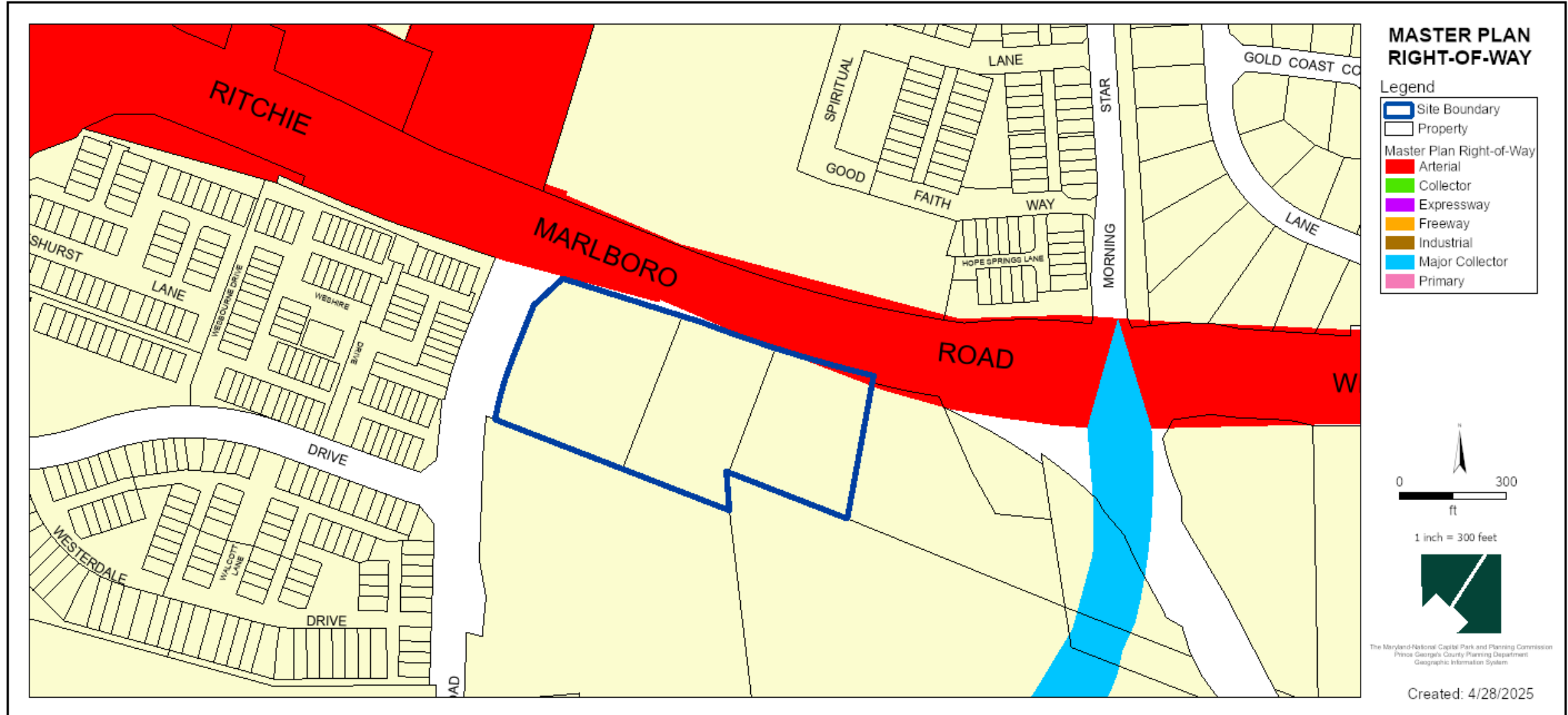
Current Zoning Map: RMF-48



SITE MAP



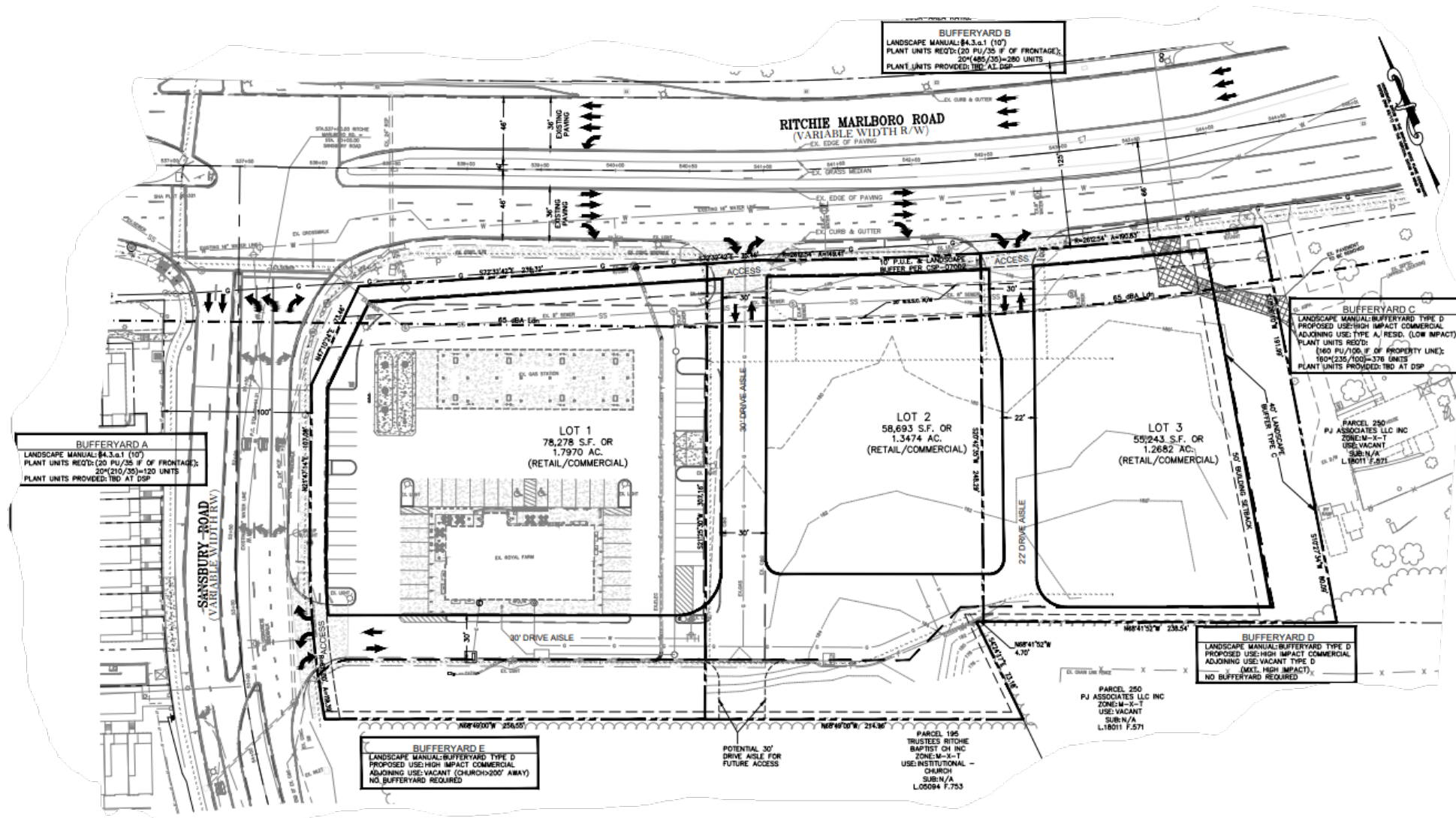
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



APPROVED CONCEPTUAL SITE PLAN



PROPOSED CONDITION REVISIONS

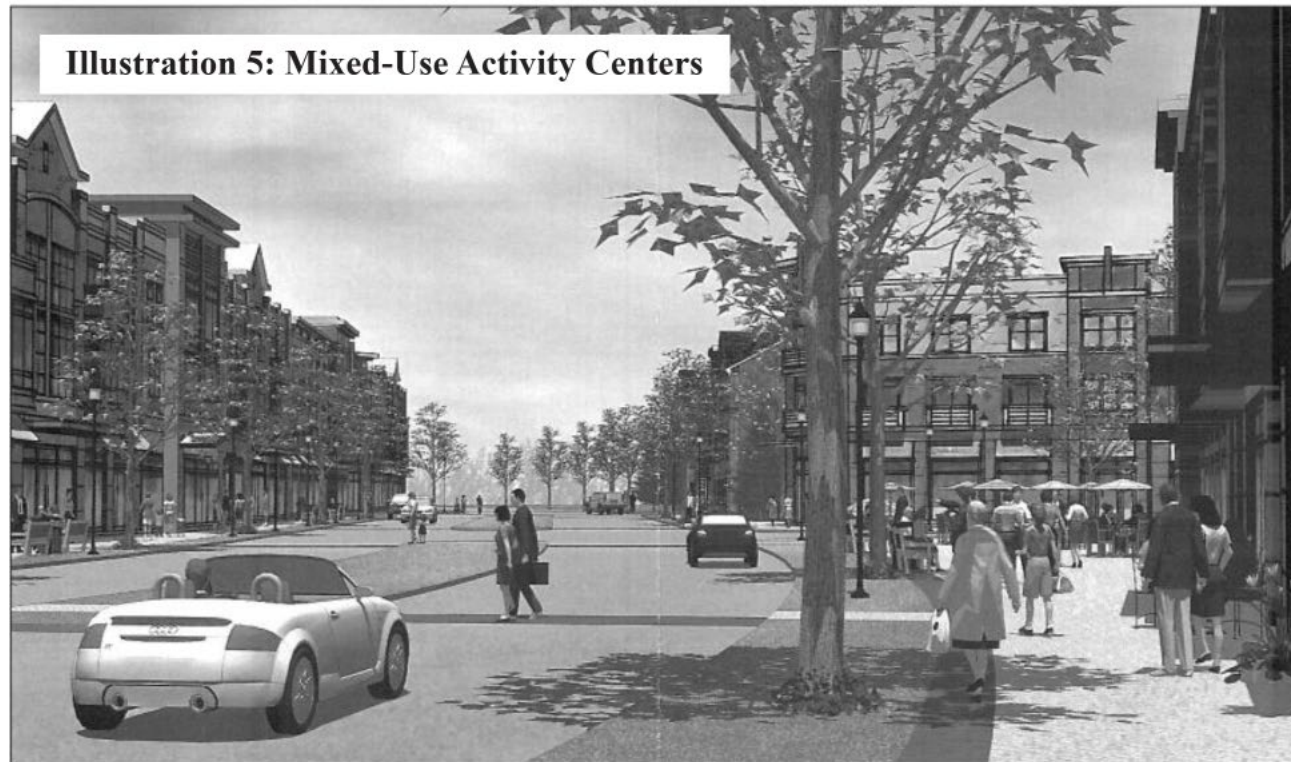
5. The following standards shall apply to and be reflected on all detailed site plans for commercial/retail buildings on the property. Said standards shall be interpreted to allow for either a single user of the entire site or up to three individual pad site users. At the time of detailed site plan review, the Planning Board may make modifications to the Development Standards without the need to amend the conceptual site plan if the Planning Board finds such modification is appropriate and consistent with the character and quality of the development envisioned by the conceptual site plan and the Westphalia Sector Plan.
 - (d). Any drive through kiosks, canopies, or windows shall be physically and visually integrated into the main building.

The revised language requested by the applicant is as follows:

- (d). Any drive-through canopies, or windows shall be physically and visually integrated into the main building. **Ordering kiosks, menu boards and other informational signage needed to safely direct drive-through customers may be permitted and will be further reviewed at the time of Detailed Site Plan.**
- ~~15. To avoid access problems and other circulation issues, no restaurant on the subject property shall have drive-through window or facility.~~

* Blue text is newly proposed revision by applicant

SECTOR PLAN VISION: MIXED-USE ACTIVITY CENTERS

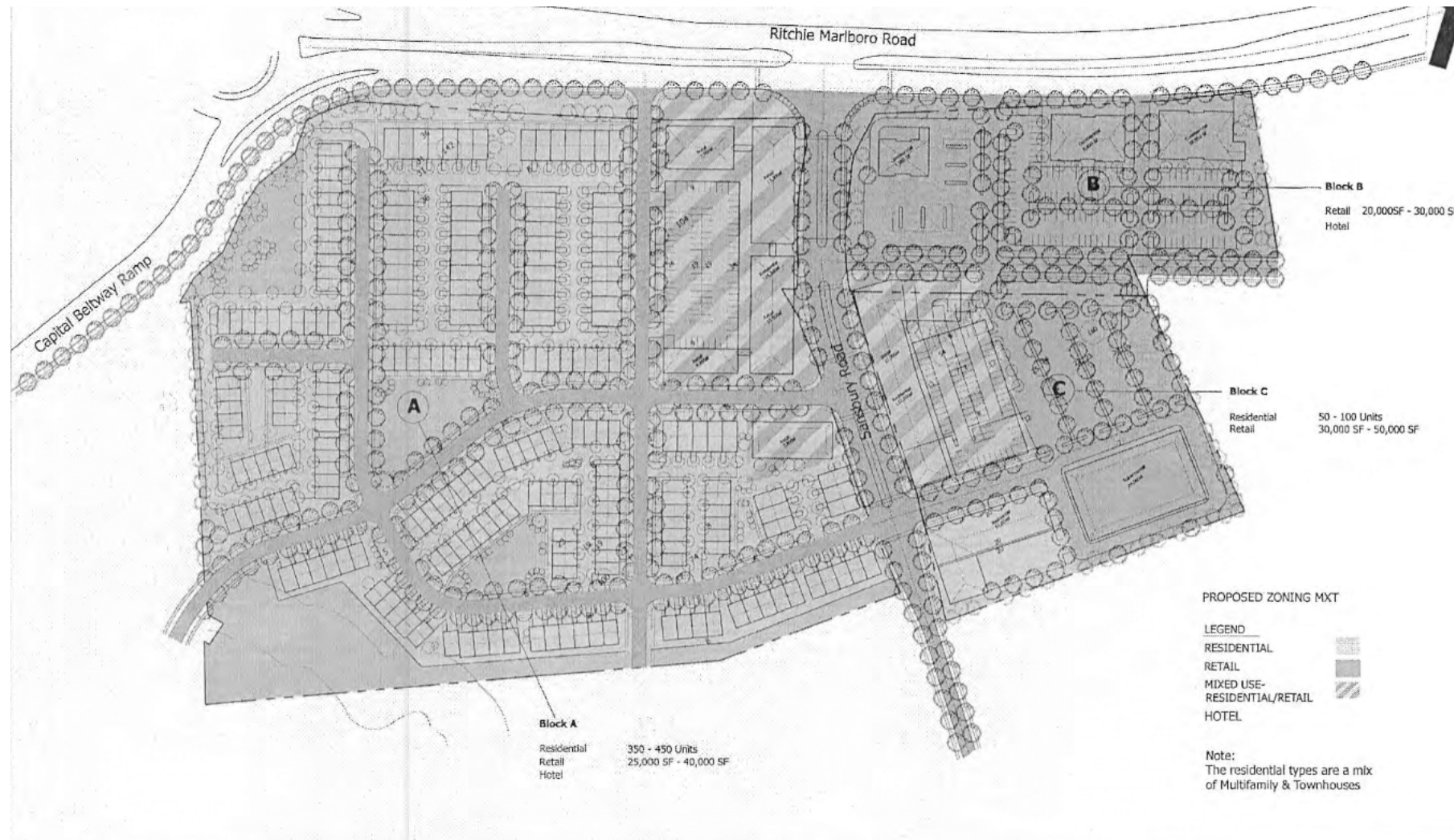


DESIGN PRINCIPLES:

- ▣ Develop distinct, high quality, walkable, mixed-use and “main street” commercial development areas with focal points and shared amenities:
- Restrict drive-in commercial services to rear areas behind main structures; do not allow on street fronts.

This illustration, prepared by the Lessard Group, Inc., as part of Public Record Exhibit 19, is representative of the main street development character that could result from implementation of recommended land use concepts for the Westphalia mixed-use activity centers. It is likely that variations will occur as development takes place that also conform to the planning principles and urban development concepts recommended for these areas.

WESTPHALIA SECTOR PLAN – MIXED USE ACTIVITY CENTER



CONDITIONS

2. At the time of the detailed site plan, for any restaurant use proposed with drive-through service, the following additional development standards shall apply:
 - a. Notwithstanding adequate queuing shall be provided, only one ordering/queuing lane shall be permitted per establishment with drive-through service.
 - b. Outdoor seating areas shall be protected from idling vehicles, such as through building shielding or strategic locations, to avoid exposure to potential greenhouse gas emissions.
 - c. The site shall be designed with emphasis on pedestrian accommodations, as provided on page 30 of the *2007 Approved Westphalia Sector Plan and Sectional Map Amendment*.

* Blue text is newly proposed revision by applicant

STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-07002-01

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/12/2024
- Acceptance Mailing: 03/26/2025