

# 1990 BRIGHTSEAT ROAD PROPERTY

Conceptual Site Plan

TCP1-001-14-01

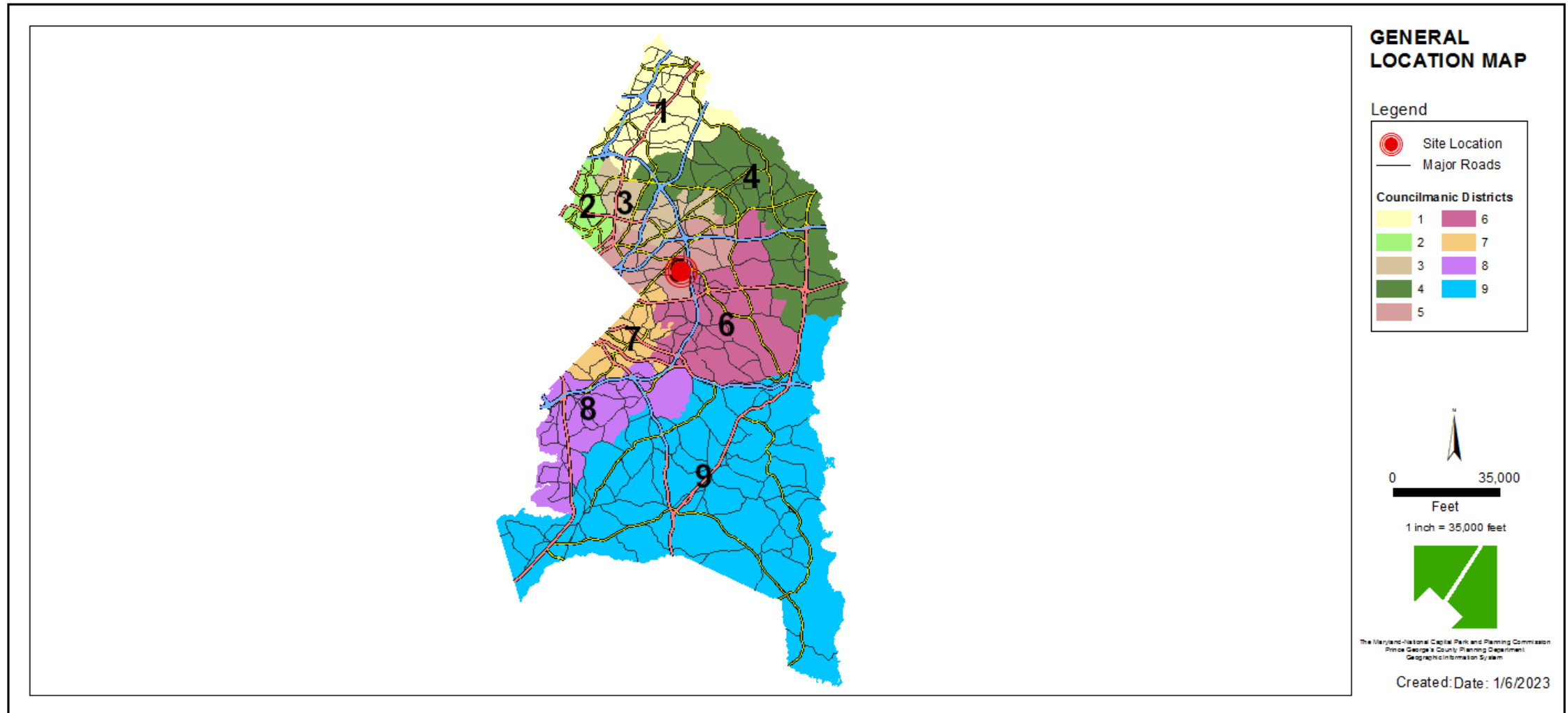
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

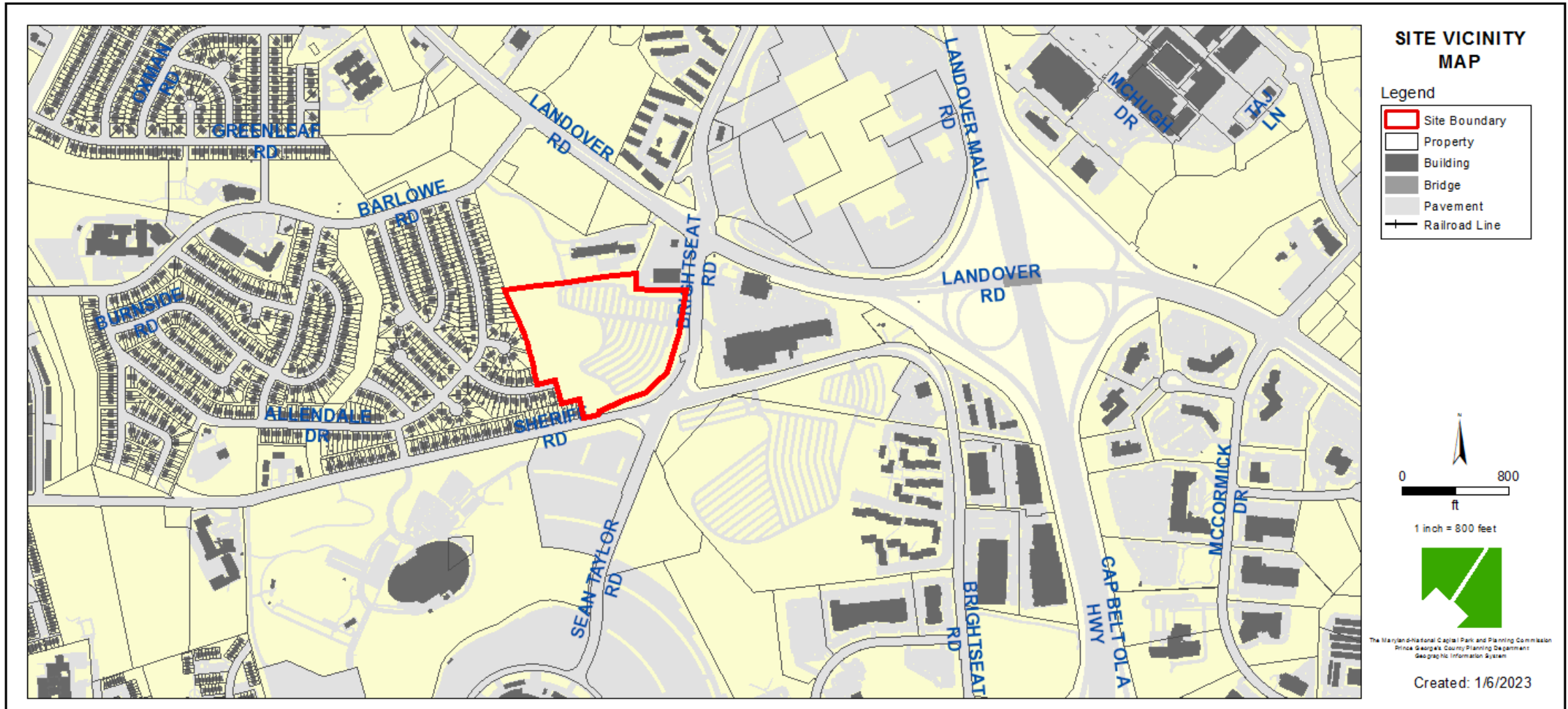
Council District: 05

Planning Area: 72





# SITE VICINITY MAP

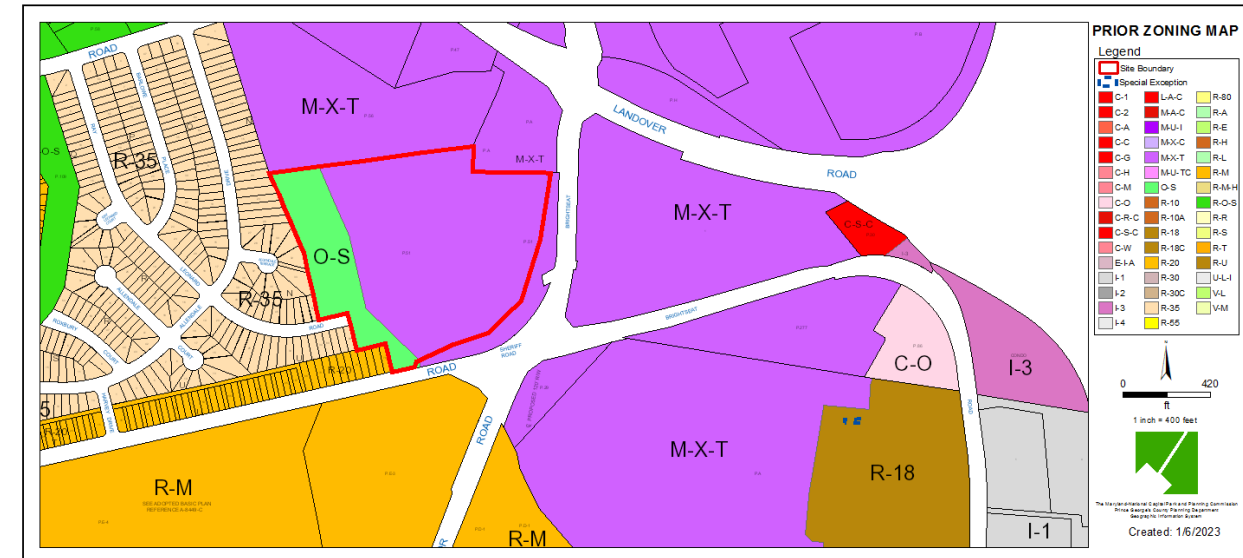
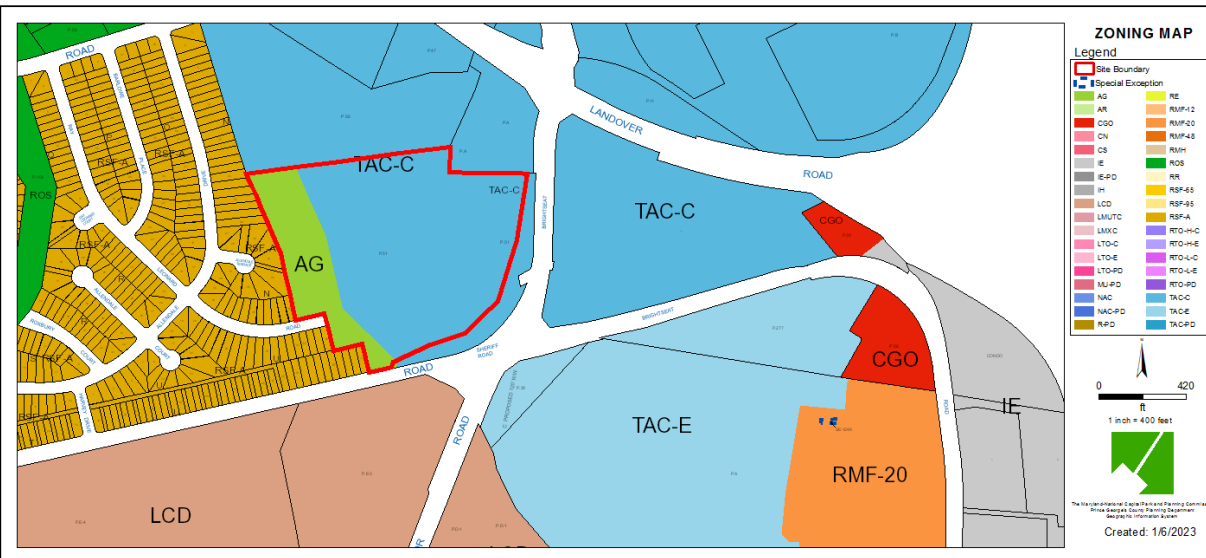


# ZONING MAP (CURRENT & PRIOR)

Property Zone: AG/TAC-c  
Prior Property Zone: O-S/M-X-T

CURRENT ZONING MAP

PRIOR ZONING MAP



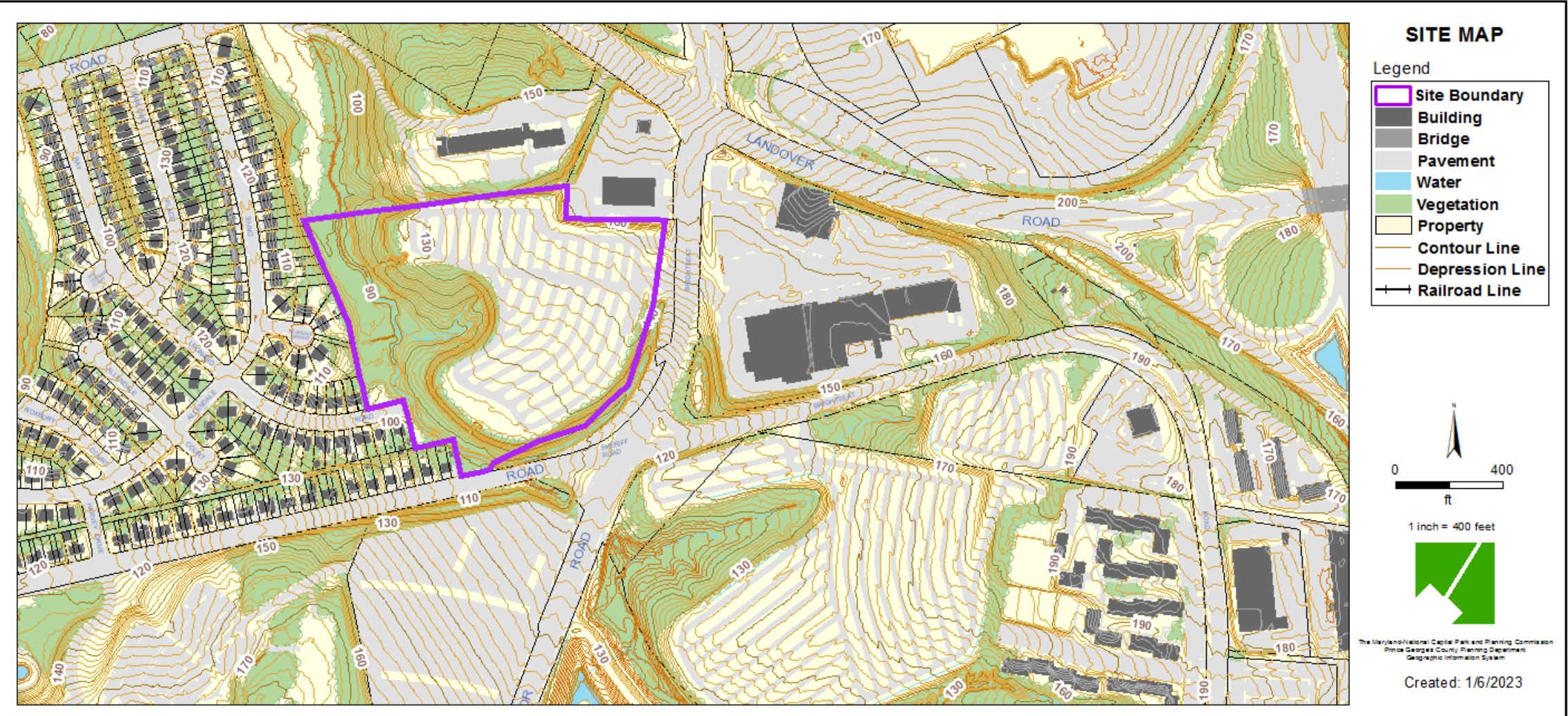


# AERIAL MAP





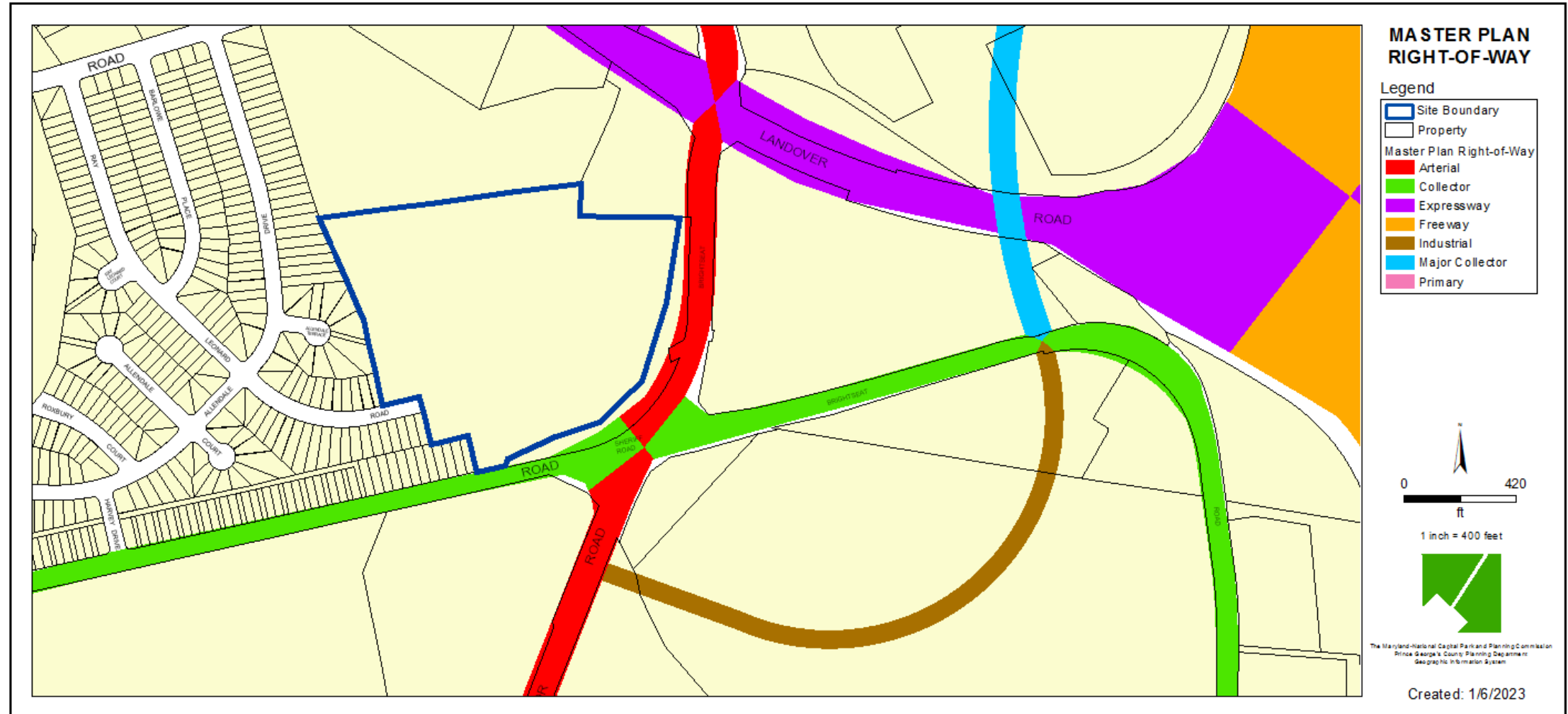
# SITE MAP



Item: 14

2/23/2023 (Continuance from 2-9-23 PB)

Slide 7 of 10



**NEIGHBORHOOD PARTNERS 100, LLC**  
8001 23013 PLACE, 407  
961,769 SQUARE FEET OF 23,013 AC

**O-S M-X-T**

**SHERIFF ROAD**  
PLSD 6/18 PLAT #890  
(COLLECTOR C-412)

**BRIGHTSEAT ROAD**  
PLAT #143

**LEGEND**

- ★ COMMUNITY AMENITY BUILDING AND POOL
- OPEN PLAIN AREAS (PLAT TOTAL)
- TOT LOT (ZONE TOTAL)
- SEATING AREA (ZONE TOTAL)
- TREE PRESERVATION / OPEN SPACE AREA
- APPROXIMATE DEVELOPMENT AREA
- STORMWATER MANAGEMENT AREA
- PROPOSED SINGLE FAMILY APPROVED UNITS (UP TO 173 UNITS)
- ➔ PRIMARY PRIVATE ROAD NETWORK AND SITE ACCESS
- ➔ POTENTIAL FUTURE INTERSAPCE CONNECTION
- ➔ ALLEYS FOR GARAGE ACCESS
- ➔ PEDESTRIAN CIRCULATION
- ➔ PROPOSED SHARED USE PATH
- ➔ MASTER PLAN TRAIL (SCALED PER PG143)
- ➔ MASTER PLAN ON ROAD FACILITIES (SCALED PER PG143)

**0-5 M-X-T**

**ZONING DESIGNATIONS**  
ZONING DESIGNATIONS ARE FROM THE ZONING ORDINANCE IN EFFECT FROM 2014 TO 2022. PURSUANT TO SEC. 27.006 AND SEC. 27.008, THIS APPLICATION MAY PROCEED UNDER THE PRIOR ZONING ORDINANCE. THE CURRENT ZONING DESIGNATIONS FOR THIS PROPERTY ARE TAC AND AG.

**VICINITY MAP**  
SCALE 1" = 1,000'

**1990 BRIGHTSEAT ROAD**  
PLAT #143  
LUTHERAN CHURCH  
PERIODIC GEOTECHNICAL  
MONITORING  
WATER MAIN CORROSION  
TEST REPORT #18  
100' WIDE RIGHT OF WAY

**CSP-13006-01**

**CONCEPT LAND USE AND CIRCULATION PLAN**

**THIS PLAN IS CONCEPTUAL AND DEPICTS THE GENERAL LAYOUT AND USES PROPOSED**





# STAFF RECOMMENDATION

- **APPROVAL** with conditions
  - **APPROVAL** with conditions
- 01**

**Conceptual Site Plan CSP-13006-01**  
**Type 1 Tree Conservation Plan TCP1-001-14-**

## **[Major/Minor] Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 10/21/2021
- Acceptance Mailing: 11/10/2022