

CAROZZA PROPERTY

Conceptual Site Plan

TCP1-016-2022

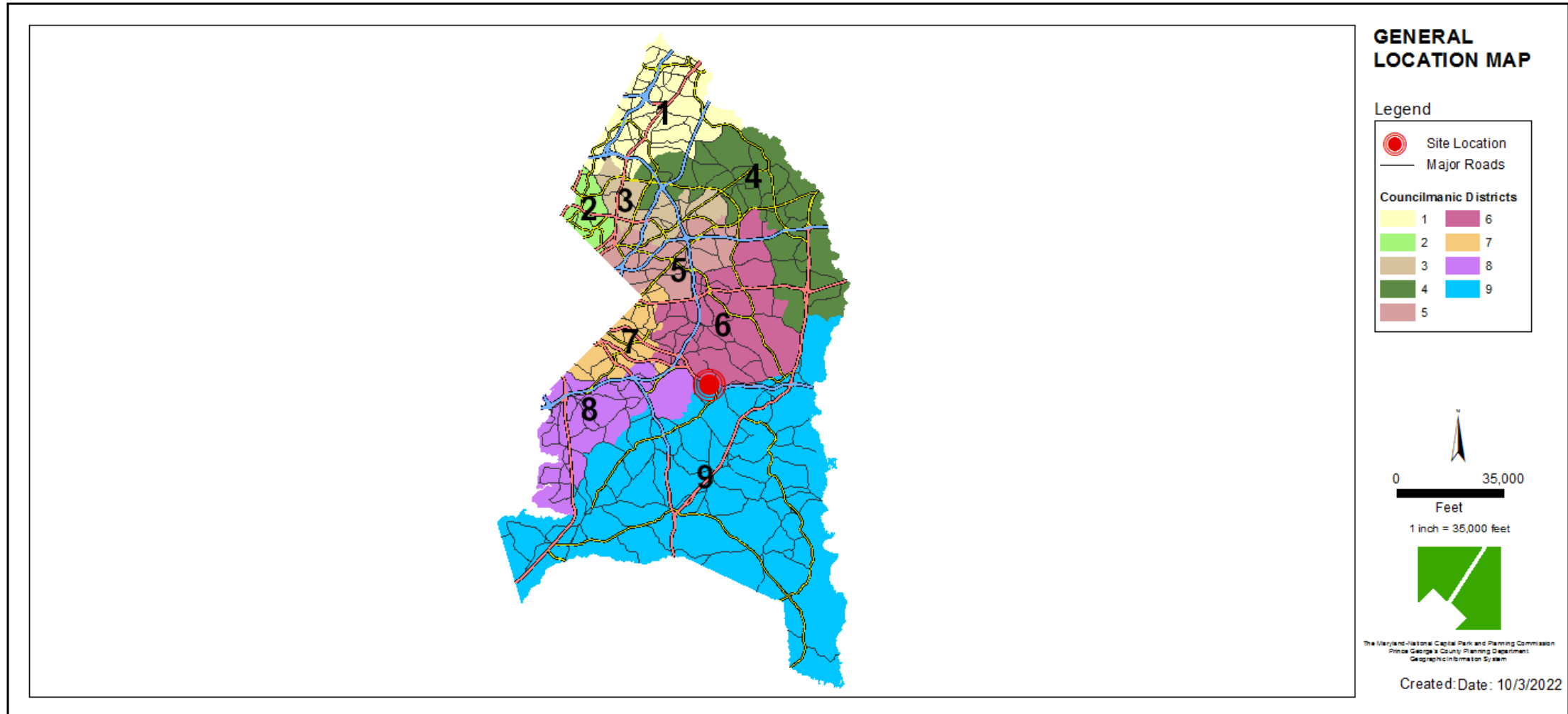
Staff Recommendation: APPROVAL with conditions



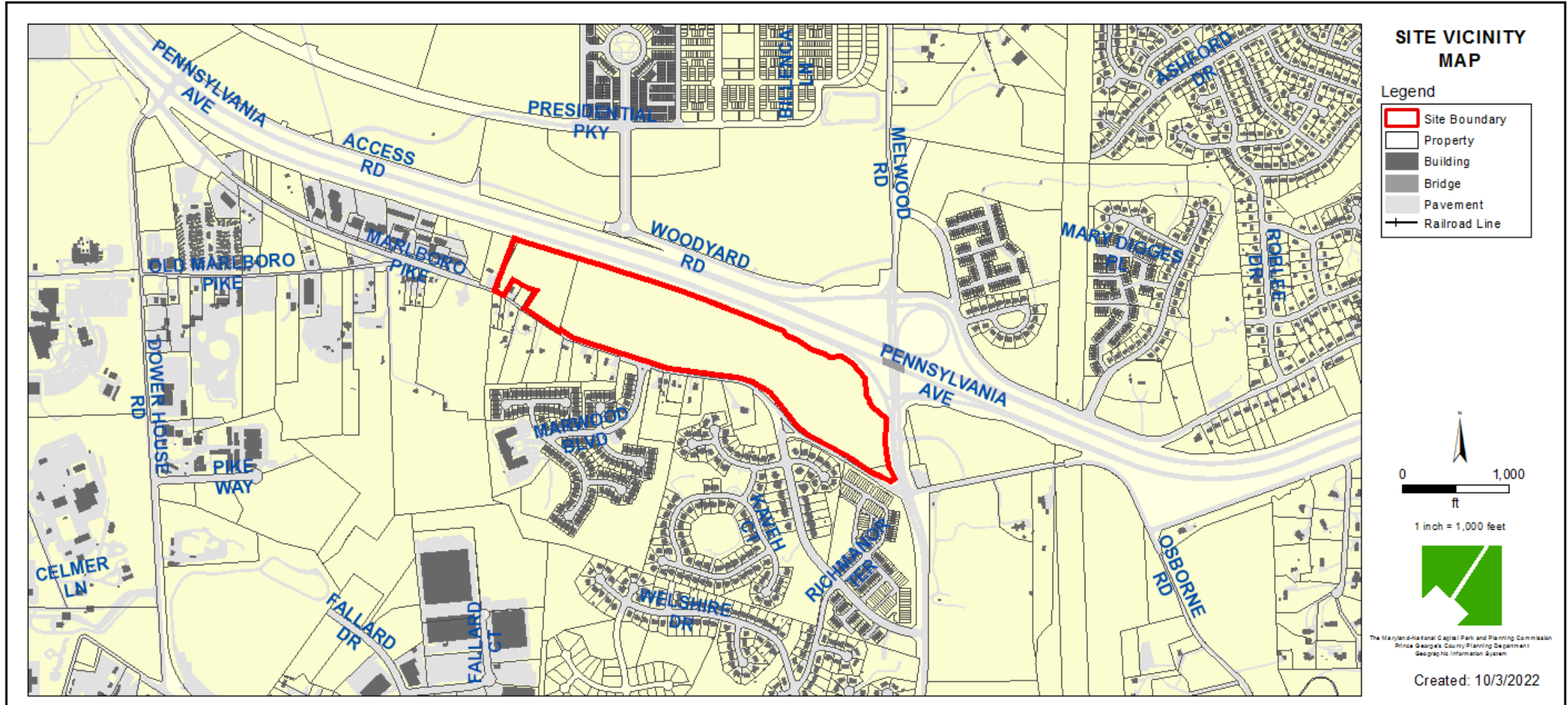
GENERAL LOCATION MAP

Council District: 09

Planning Area: 77



SITE VICINITY MAP

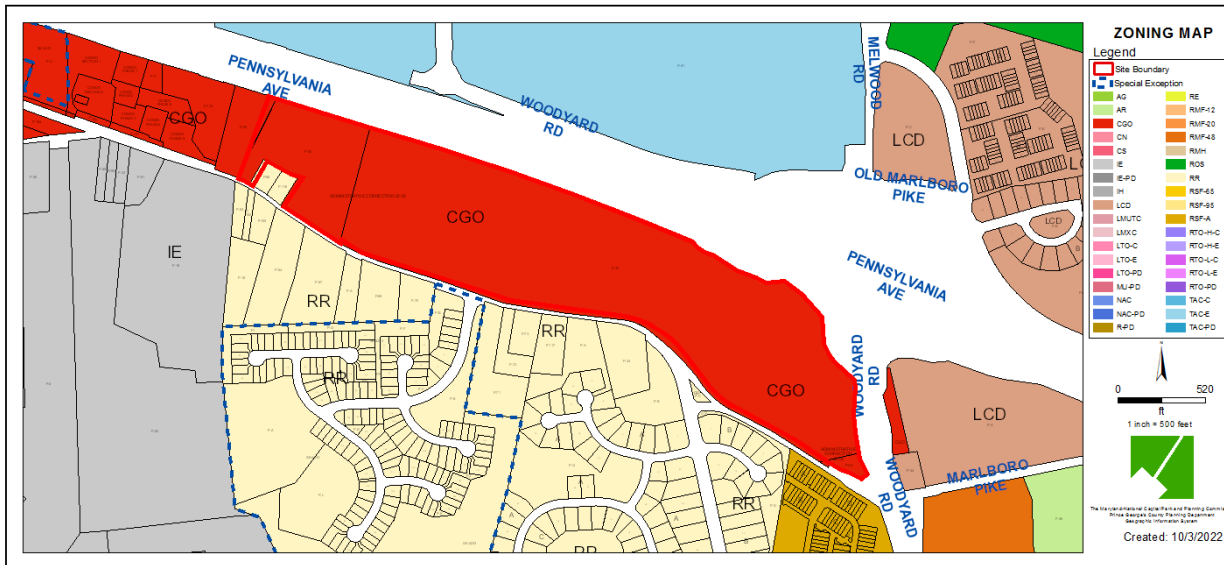


ZONING MAP (CURRENT & PRIOR)

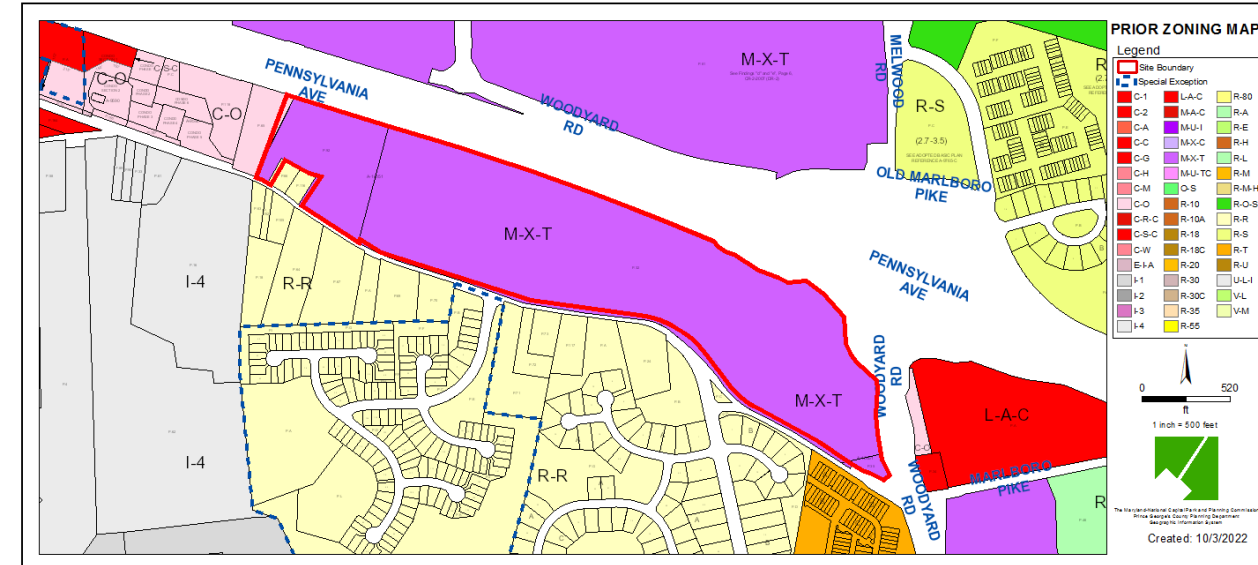
Property Zone: CGO/MIO
Prior Property Zone: M-X-T/M-I-O

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CURRENT ZONING MAP



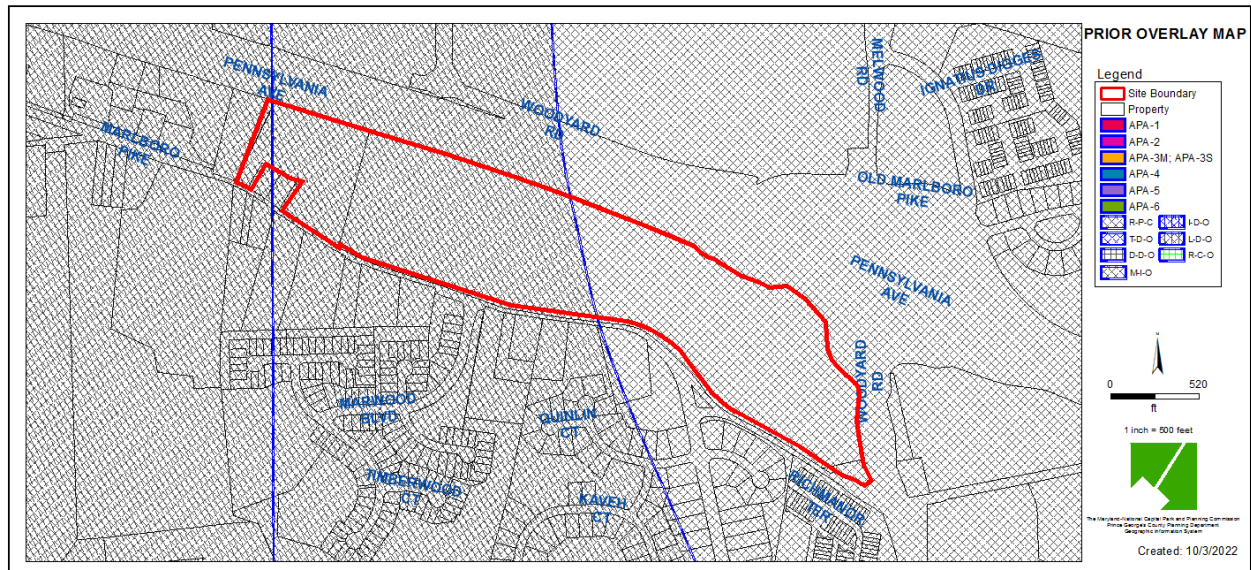
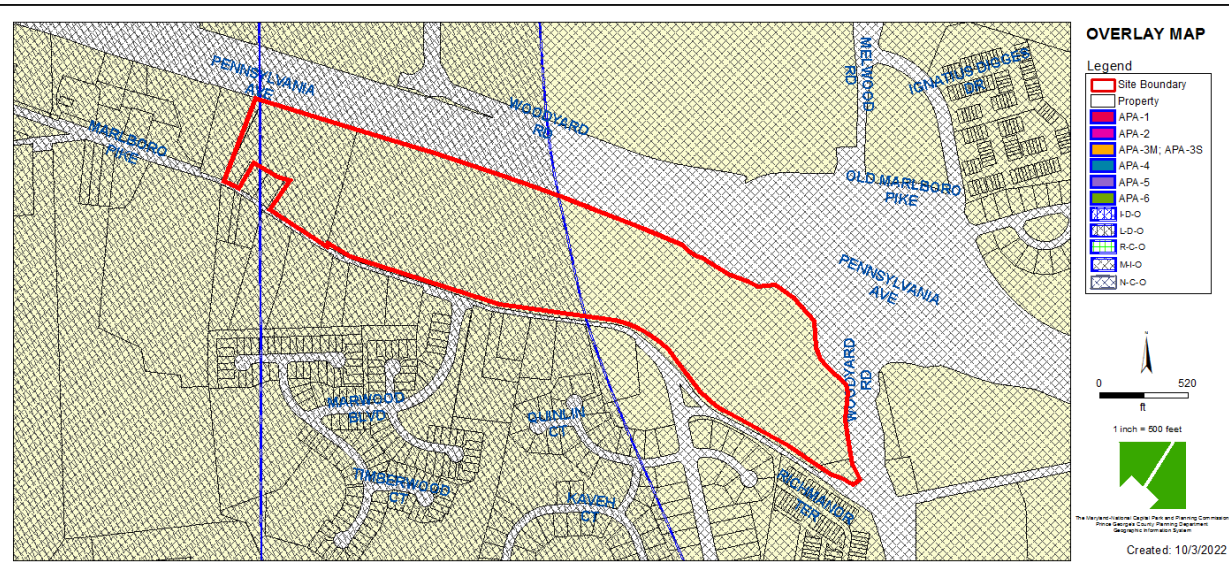
PRIOR ZONING MAP



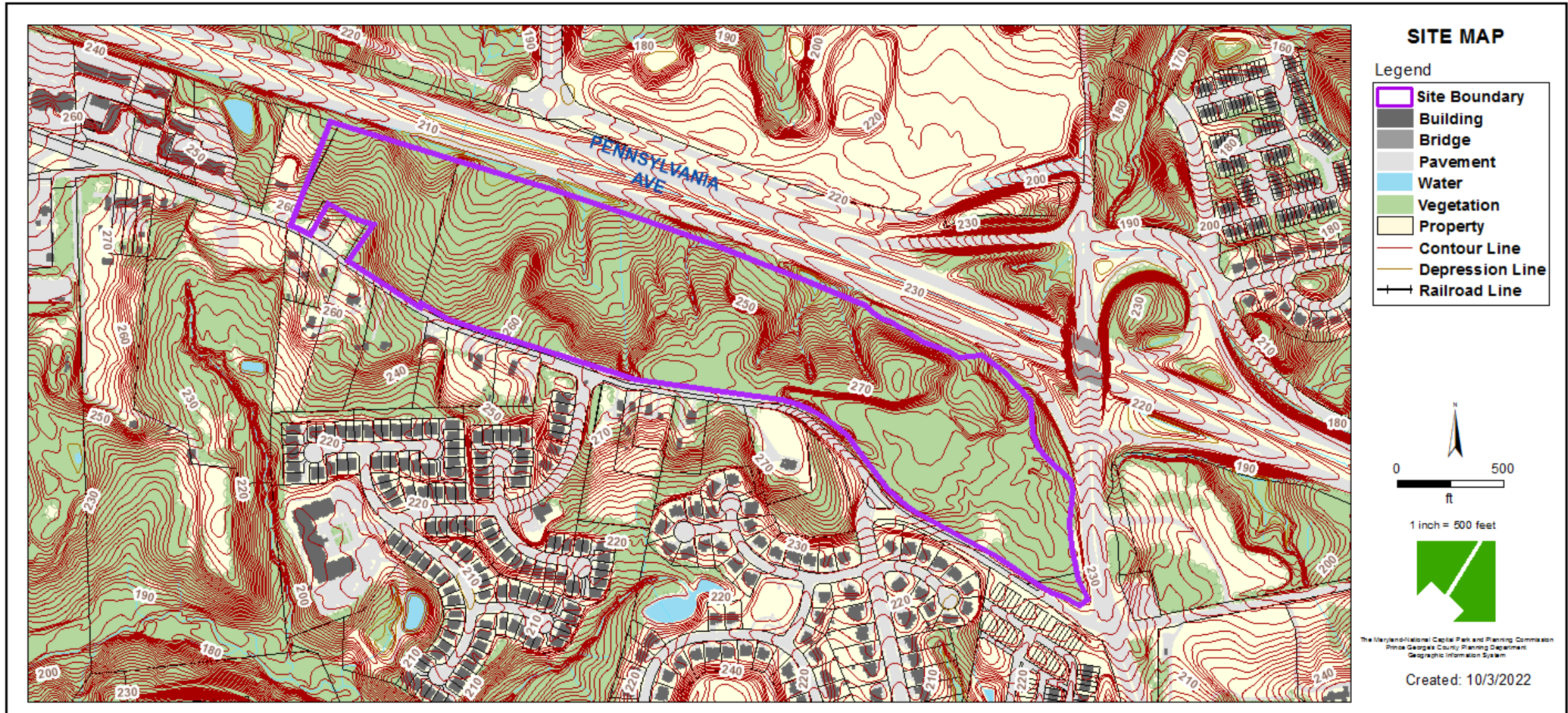
OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

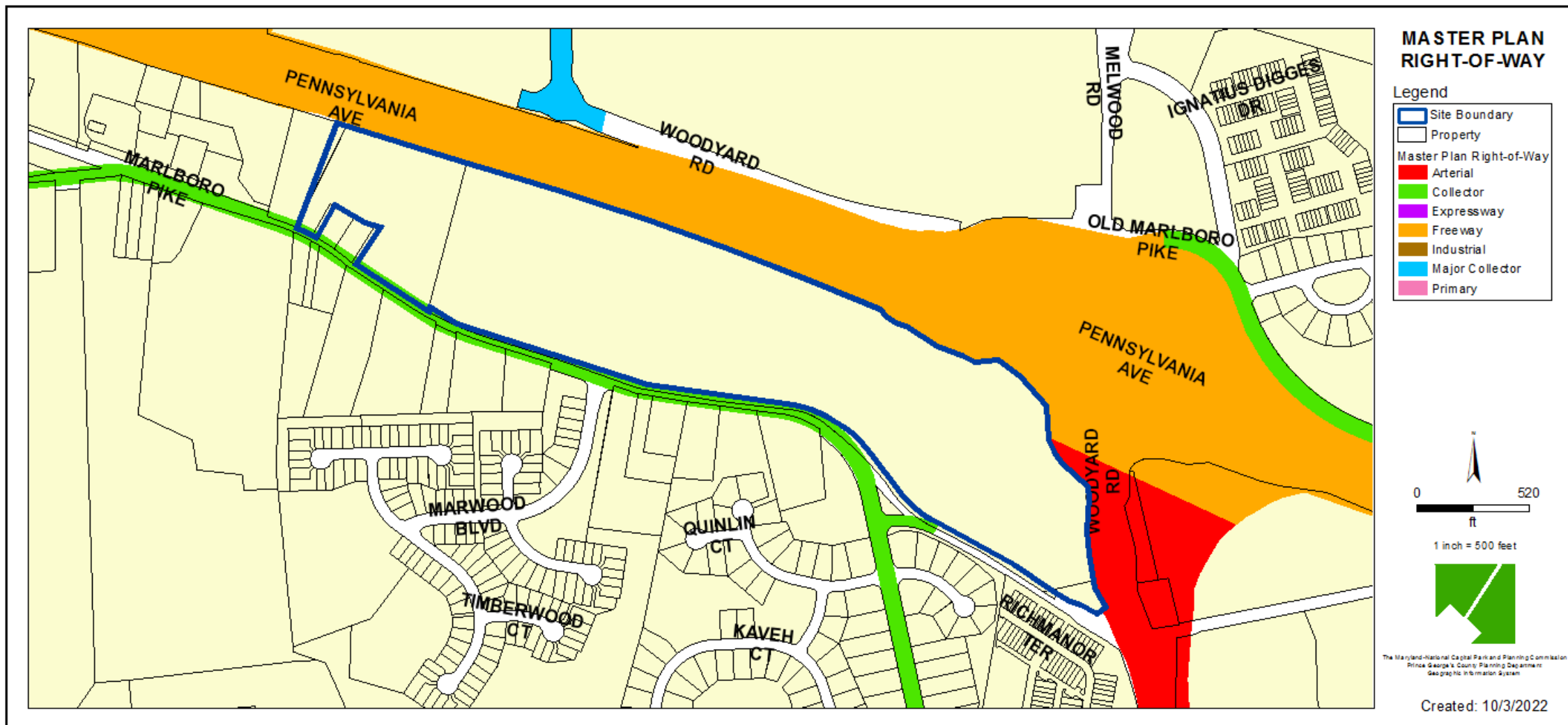
PRIOR OVERLAY MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONCEPTUAL SITE PLAN



LANDSCAPE & CIRCULATION PLAN





IMPACTS TO PMA/NON-ISOLATED WETLANDS

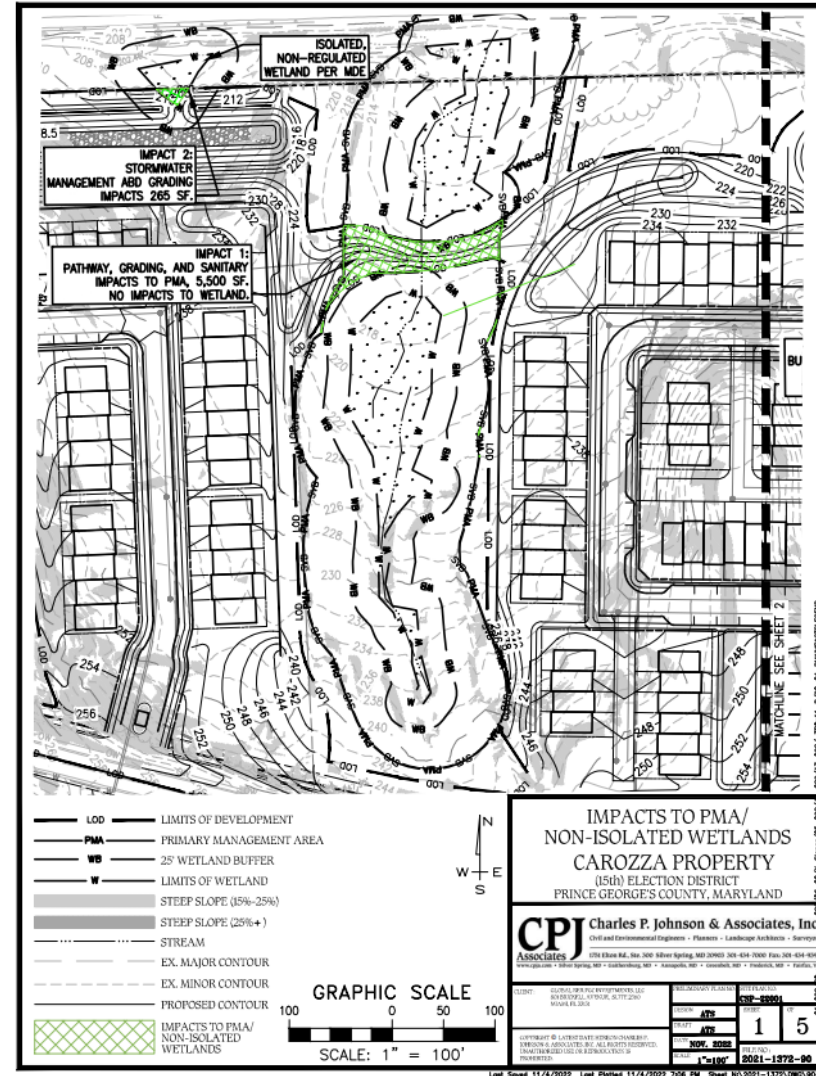


ILLUSTRATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions
APPROVAL with Conditions
2022

Conceptual Site Plan CSP-22001
Type 1 Tree Conservation Plan TCP1-016-

[Major/Minor] Issues:
N/A

Applicant Required Mailings:

- Information Mailing: 3/17/2022
- Acceptance Mailing: 7/14/2022