

# CAROZZA PROPERTY

Conceptual Site Plan

TCP1-016-2022

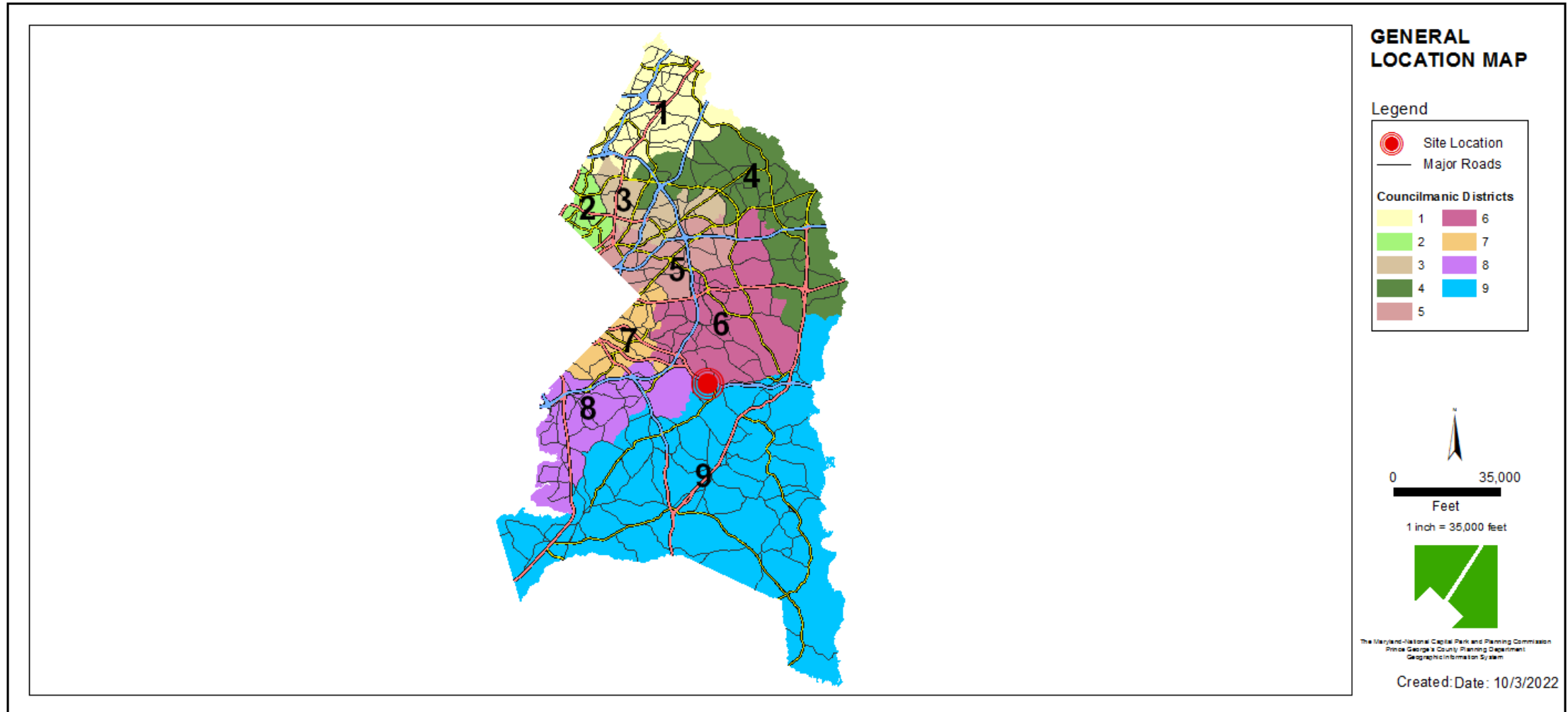
Staff Recommendation: APPROVAL with conditions



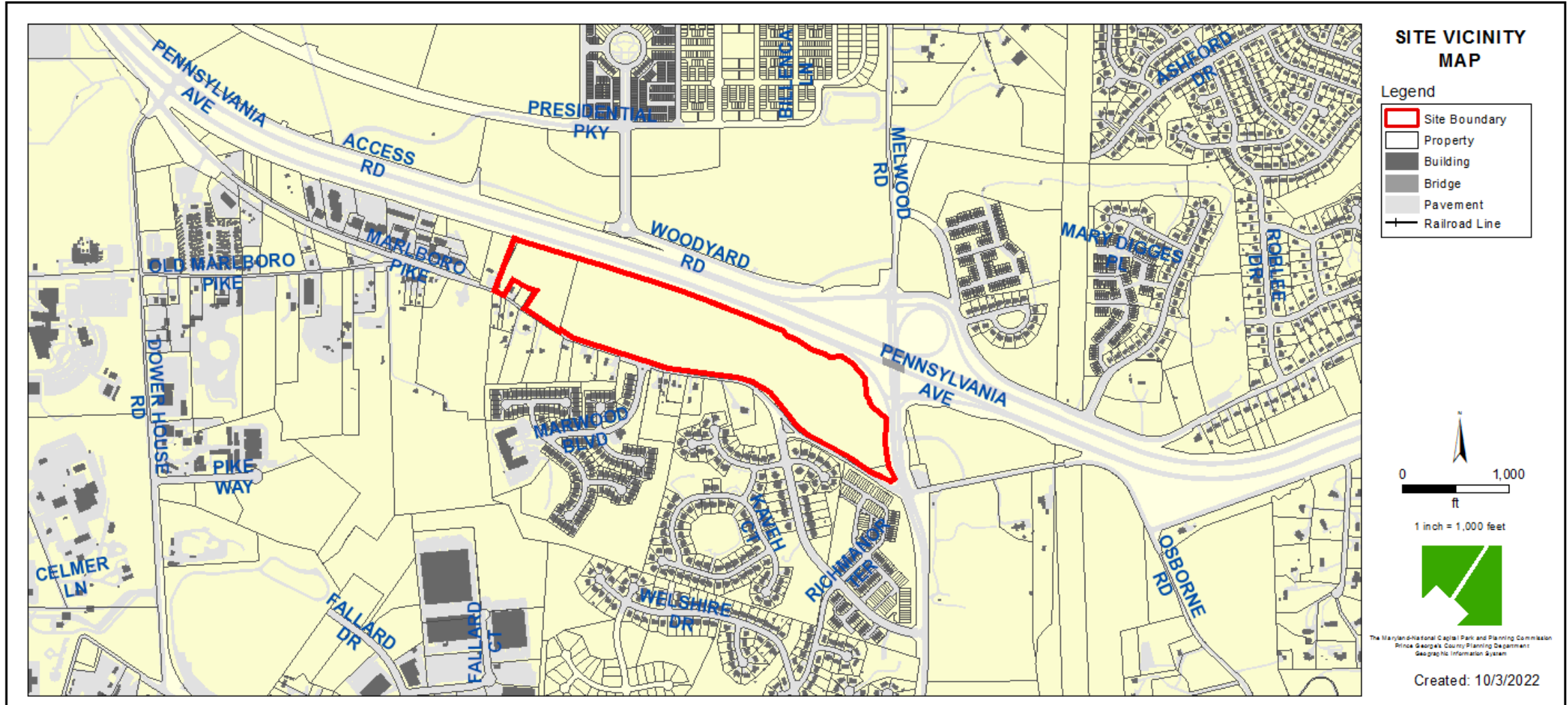
# GENERAL LOCATION MAP

Council District: 09

Planning Area: 77



# SITE VICINITY MAP



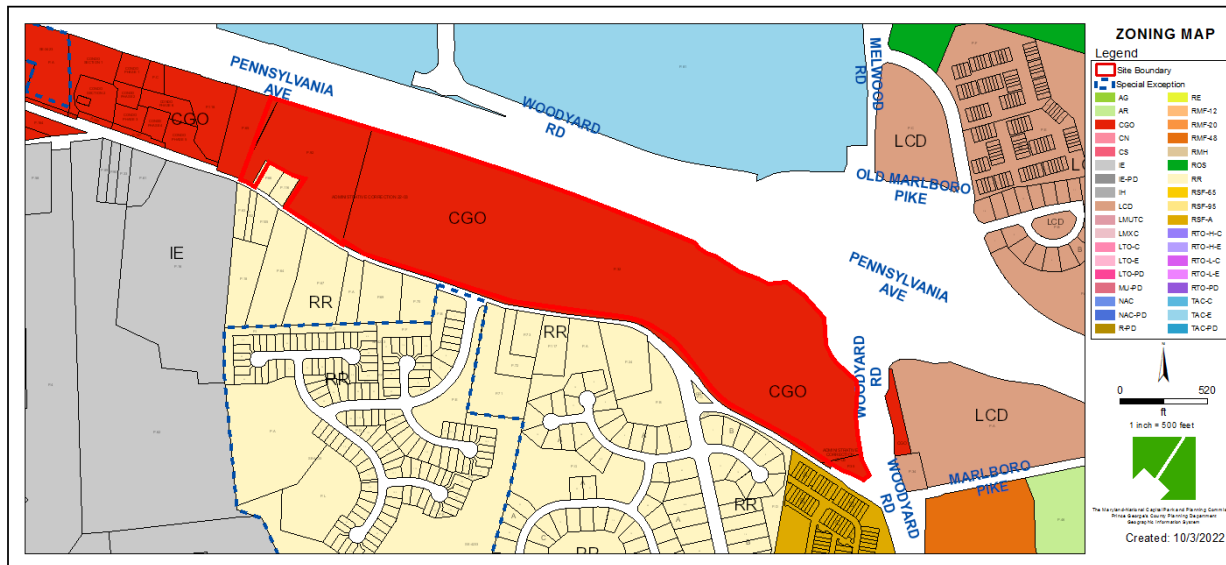
# ZONING MAP (CURRENT & PRIOR)

Property Zone: CGO/MIO

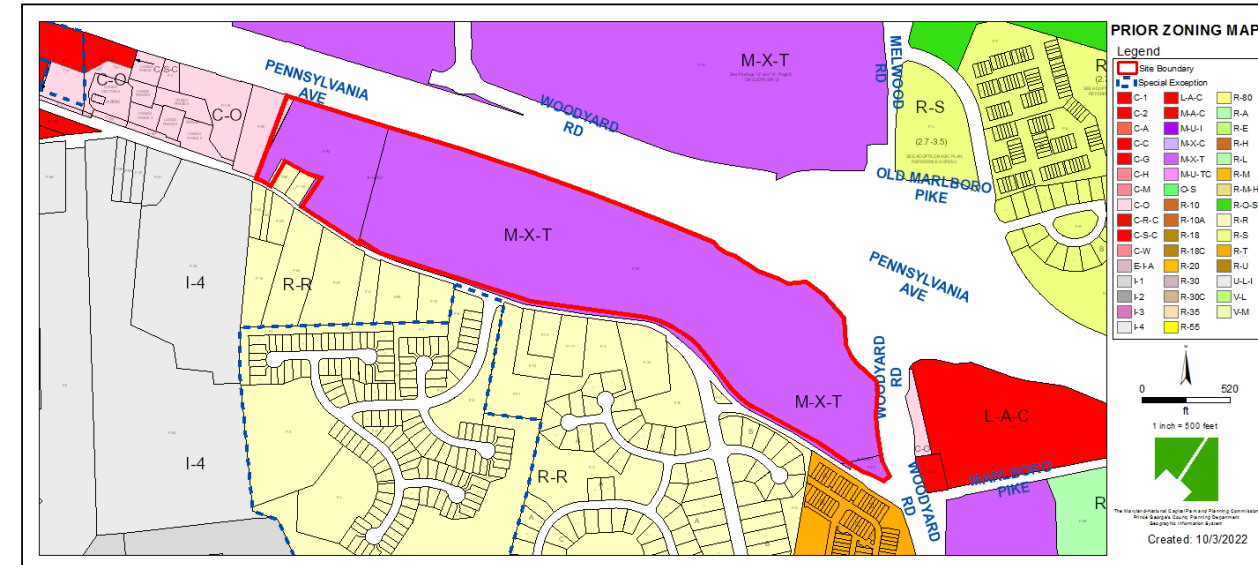
Prior Property Zone: M-X-T/M-I-

O

CURRENT ZONING MAP



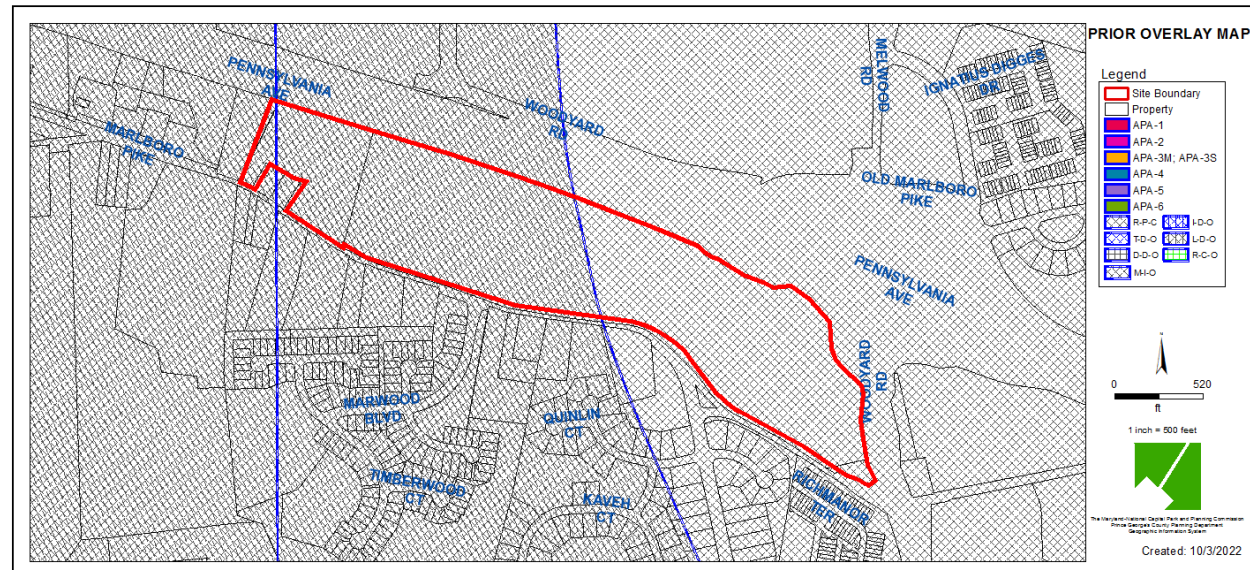
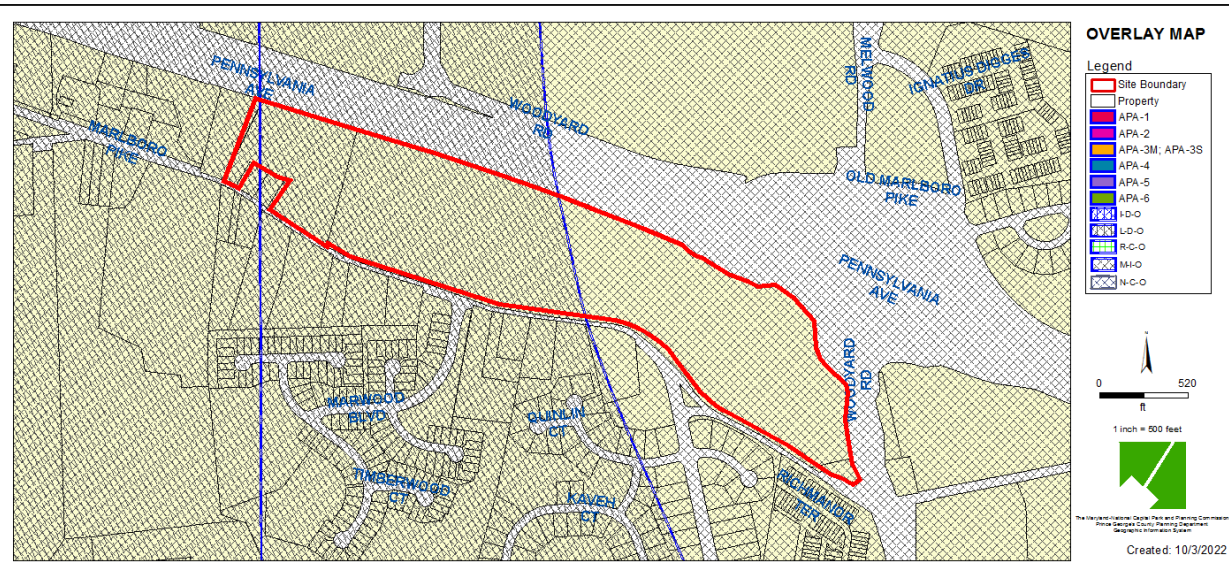
PRIOR ZONING MAP



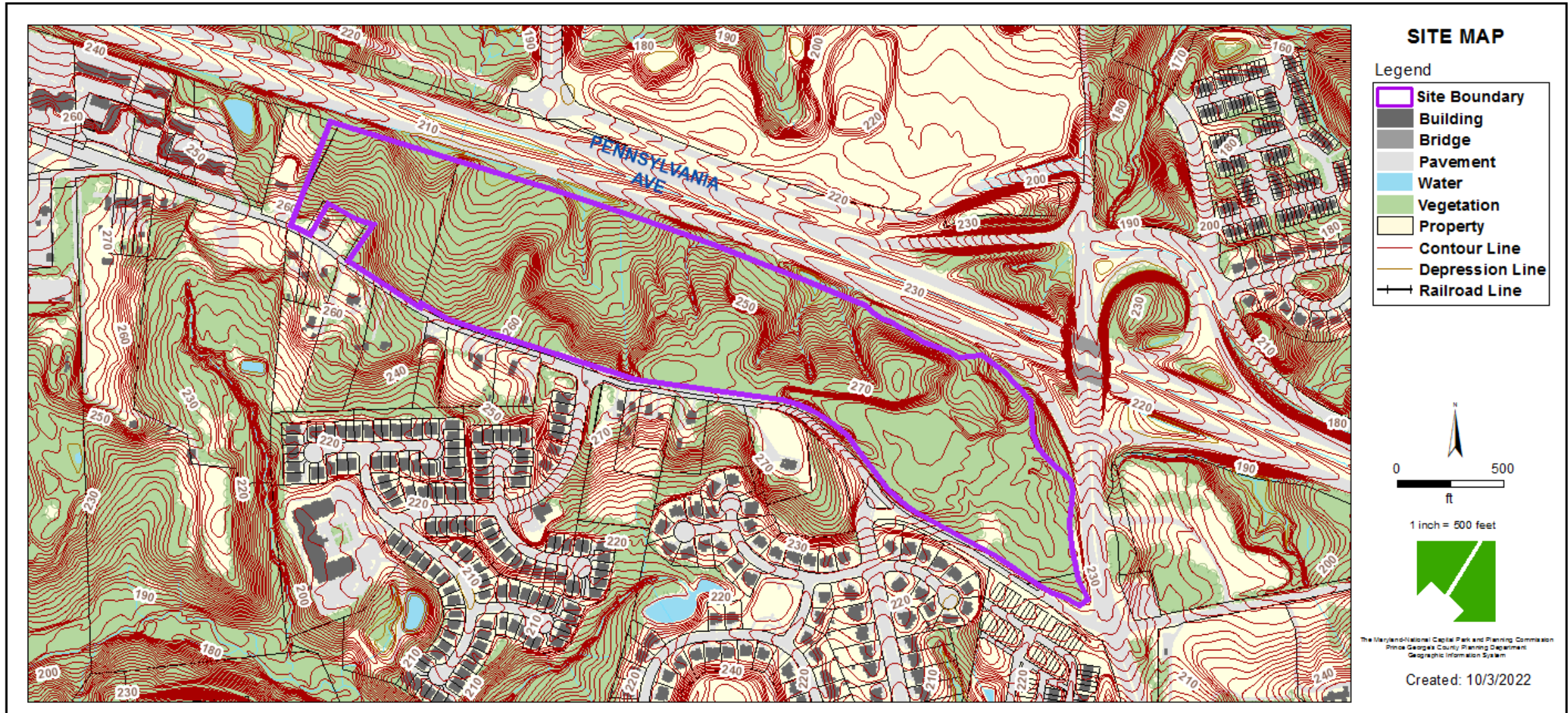
# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

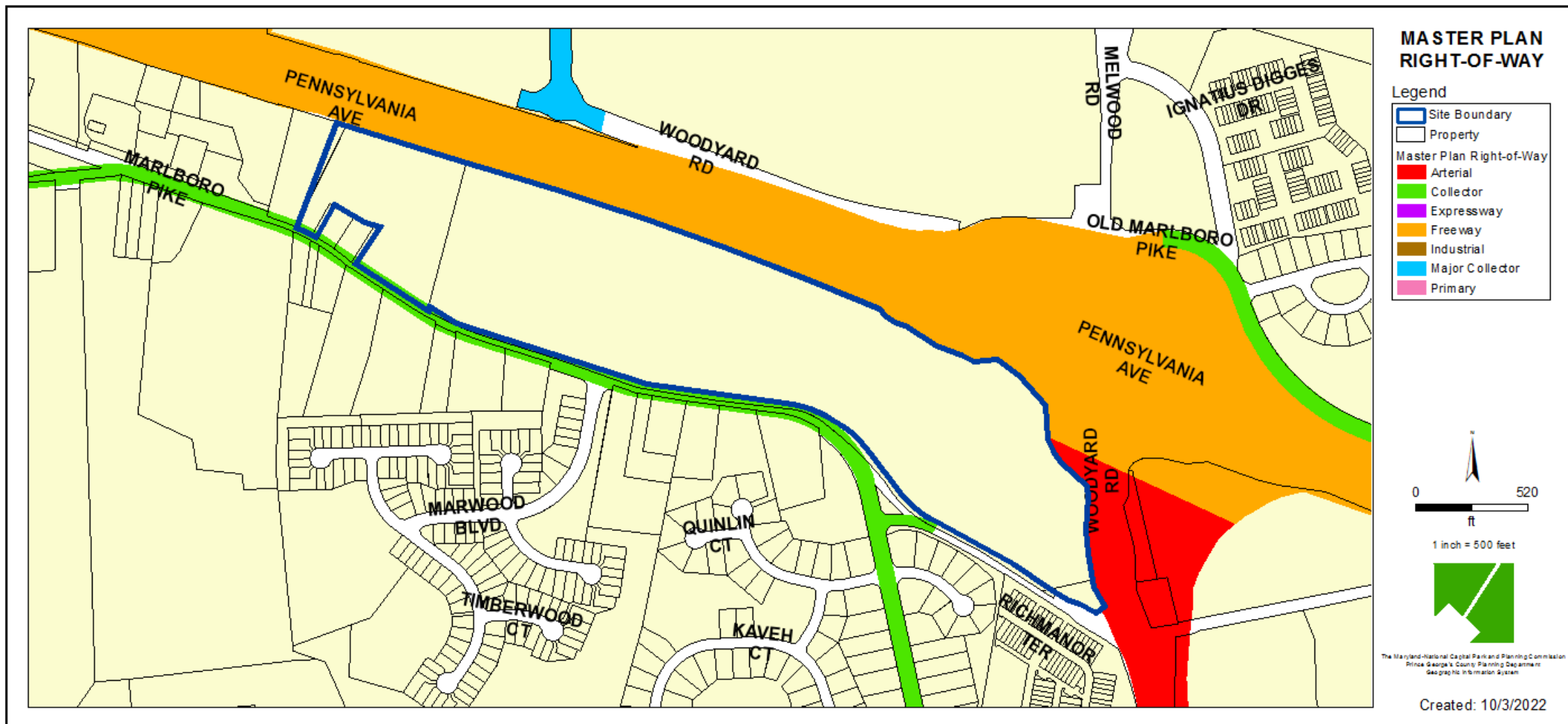
PRIOR OVERLAY MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



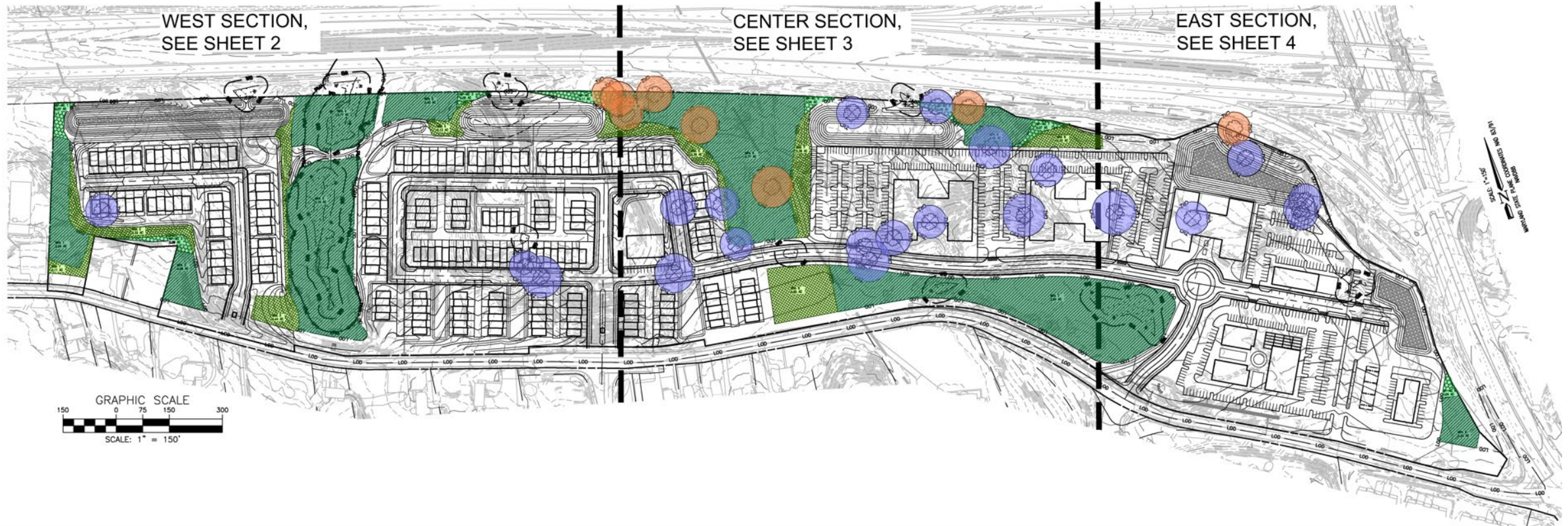
# CONCEPTUAL SITE PLAN



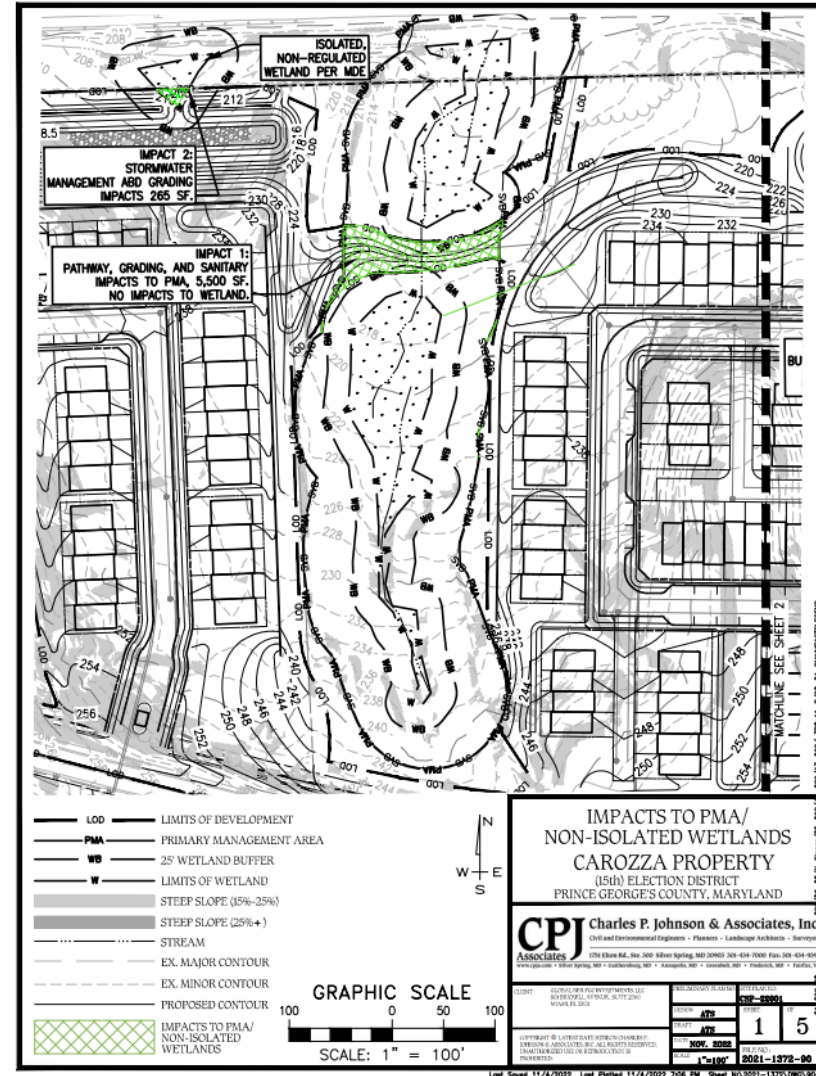
# LANDSCAPE & CIRCULATION PLAN



# TYPE I TREE CONSERVATION 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