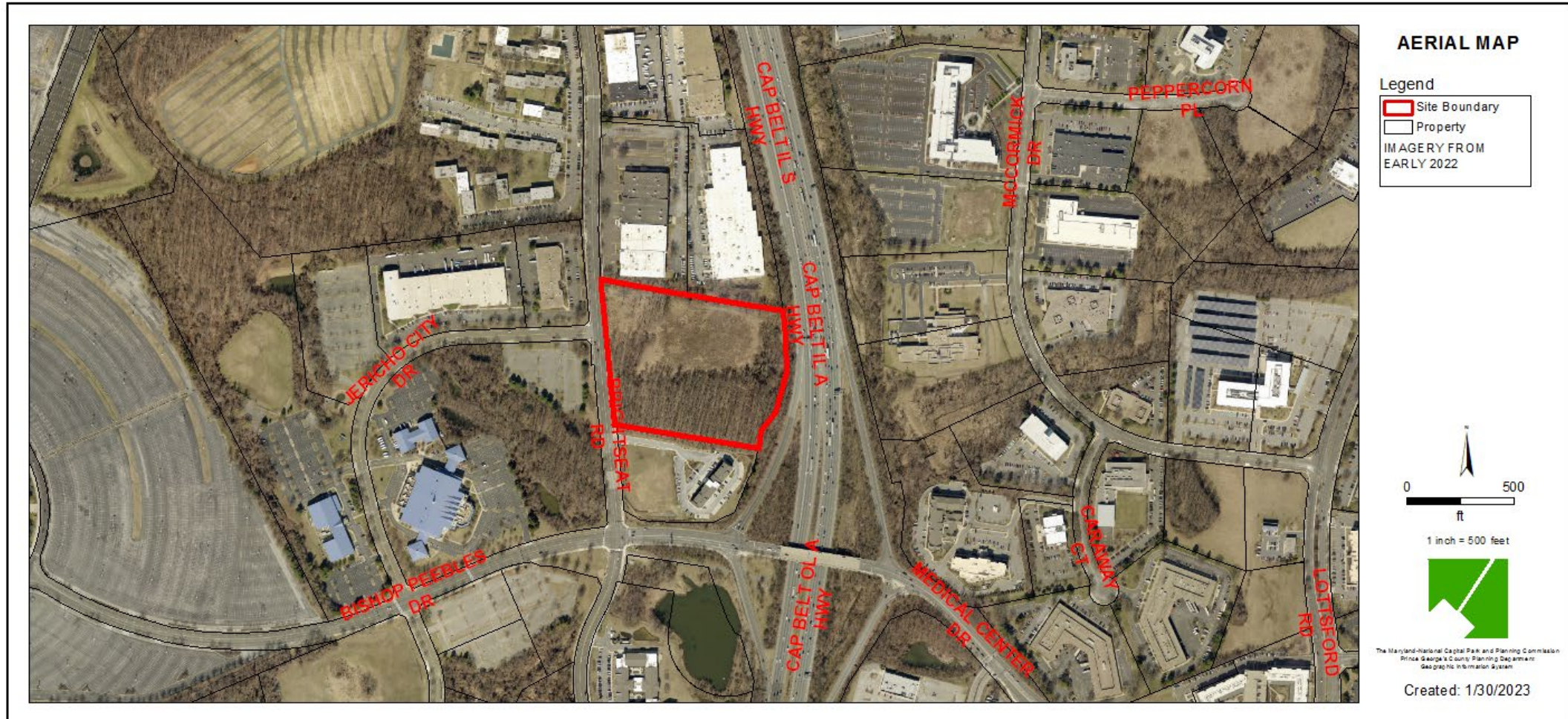


BRIGHTSEAT INDUSTRIAL

Conceptual Site Plan

TCP1-021-2022

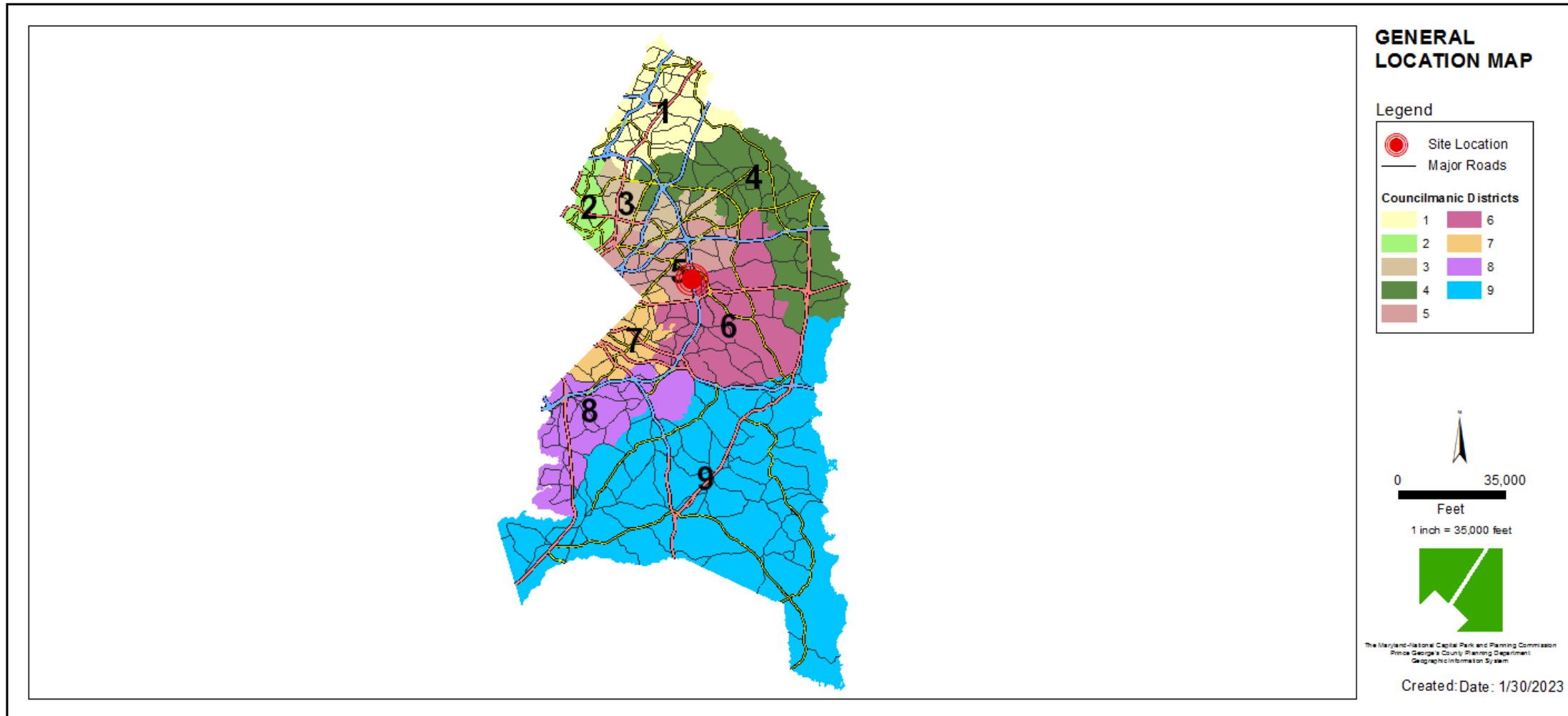
Staff Recommendation: Approval with Conditions



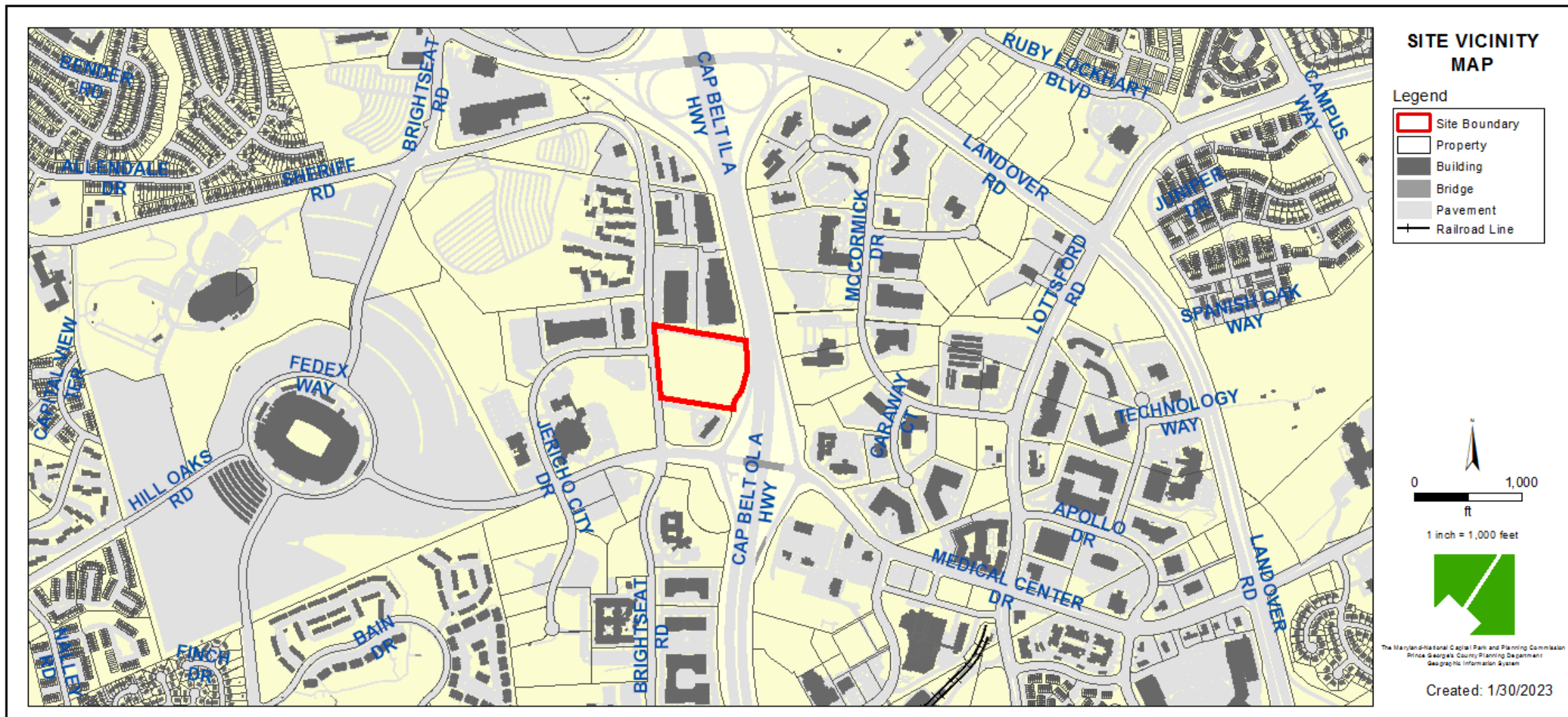
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



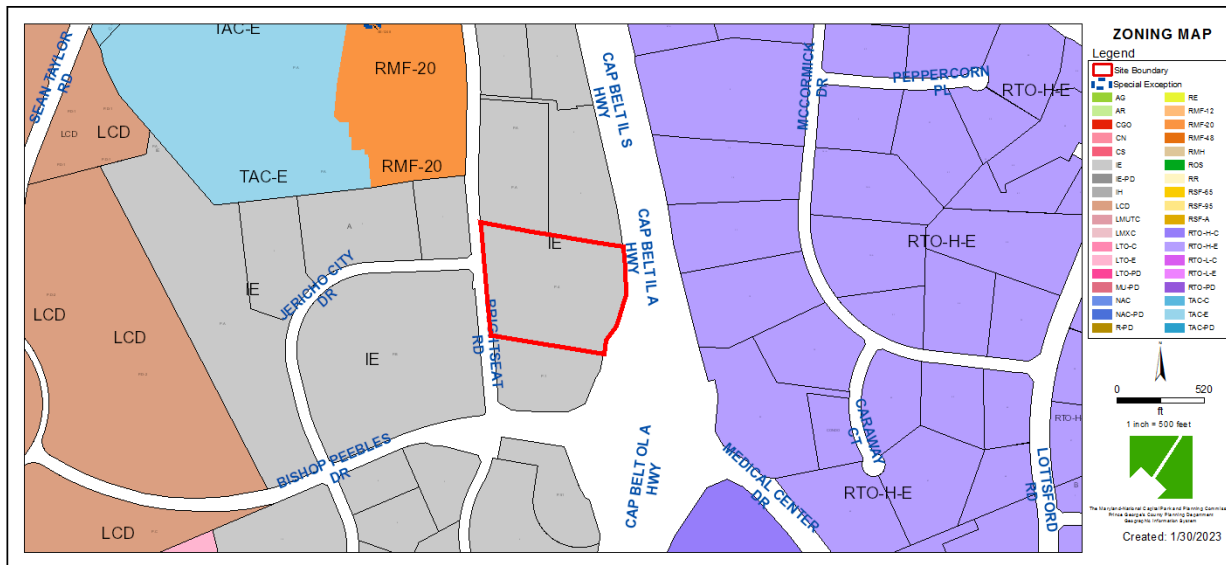
SITE VICINITY MAP



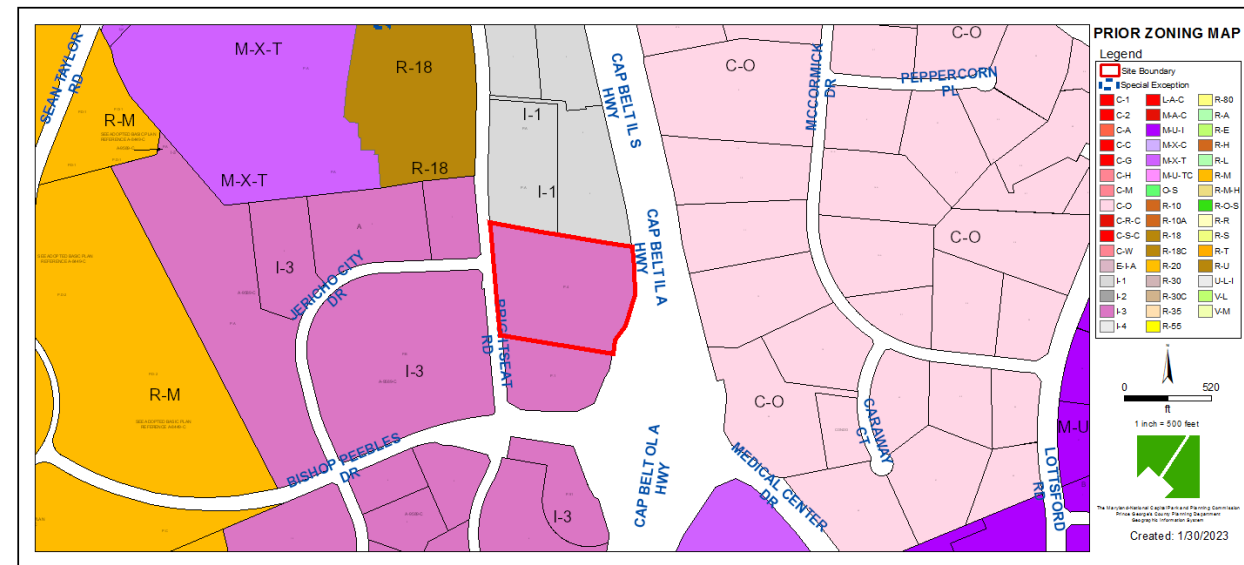
ZONING MAP (CURRENT & PRIOR)

Property Zone: IE (Prior I-3)

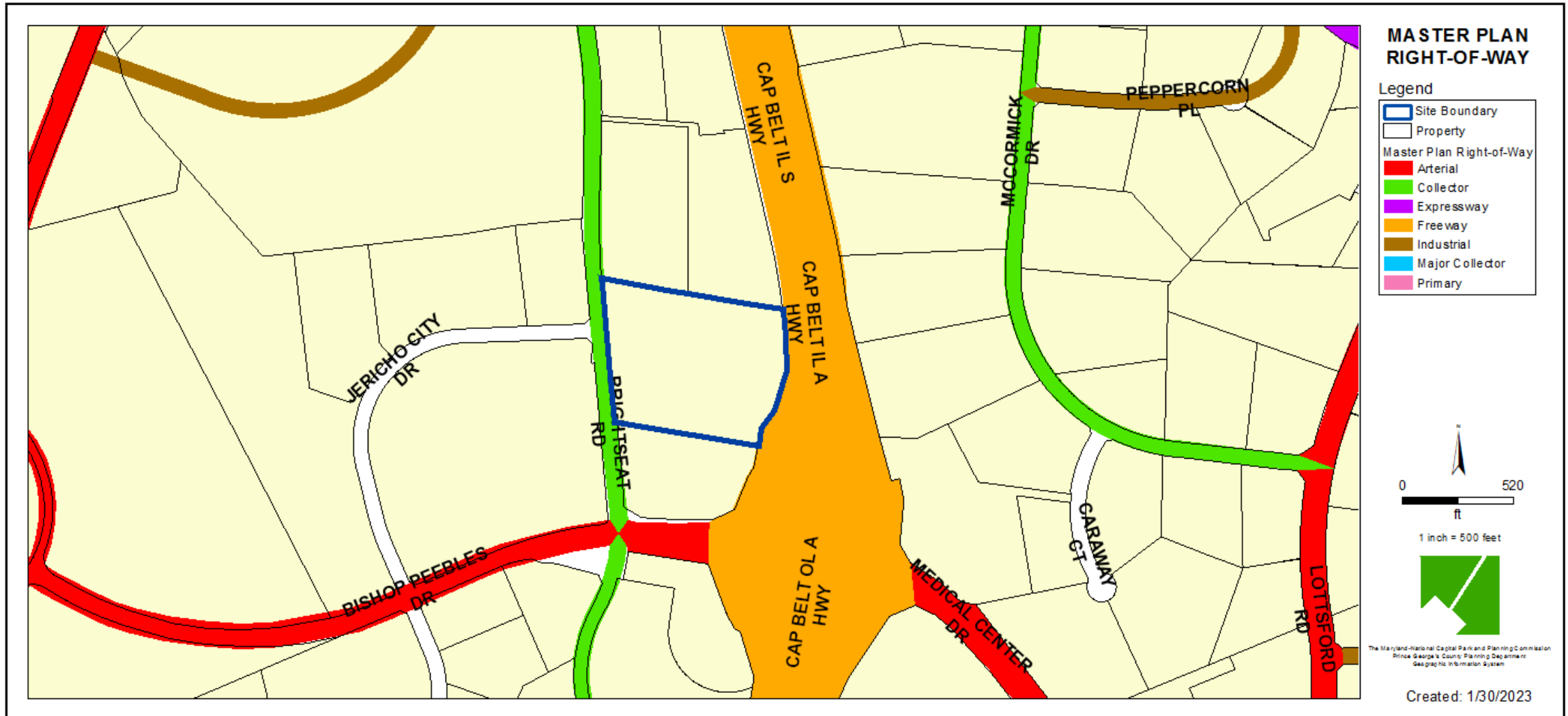
CURRENT ZONING MAP



PRIOR ZONING MAP



MASTER PLAN RIGHT-OF-WAY MAP



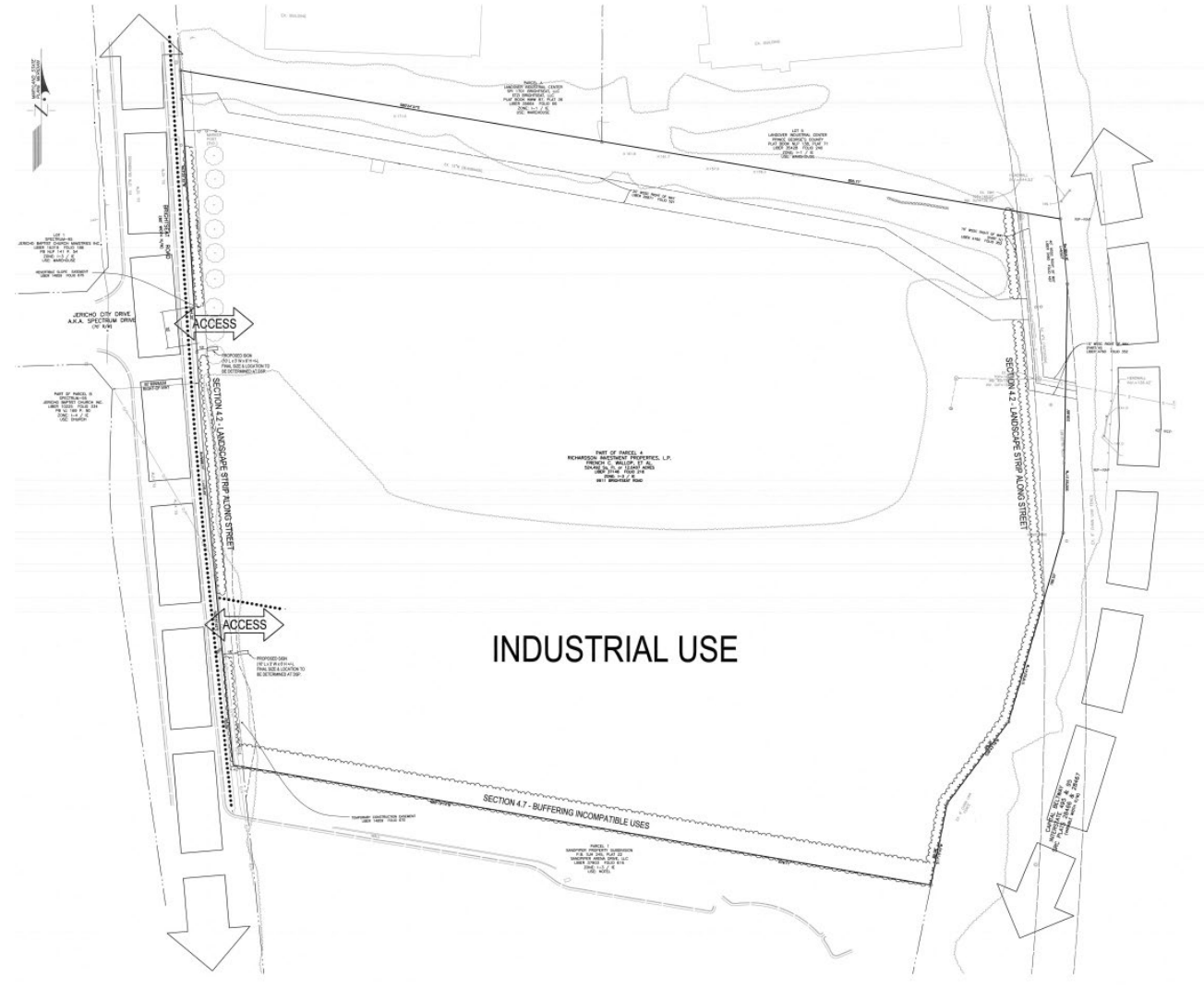
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



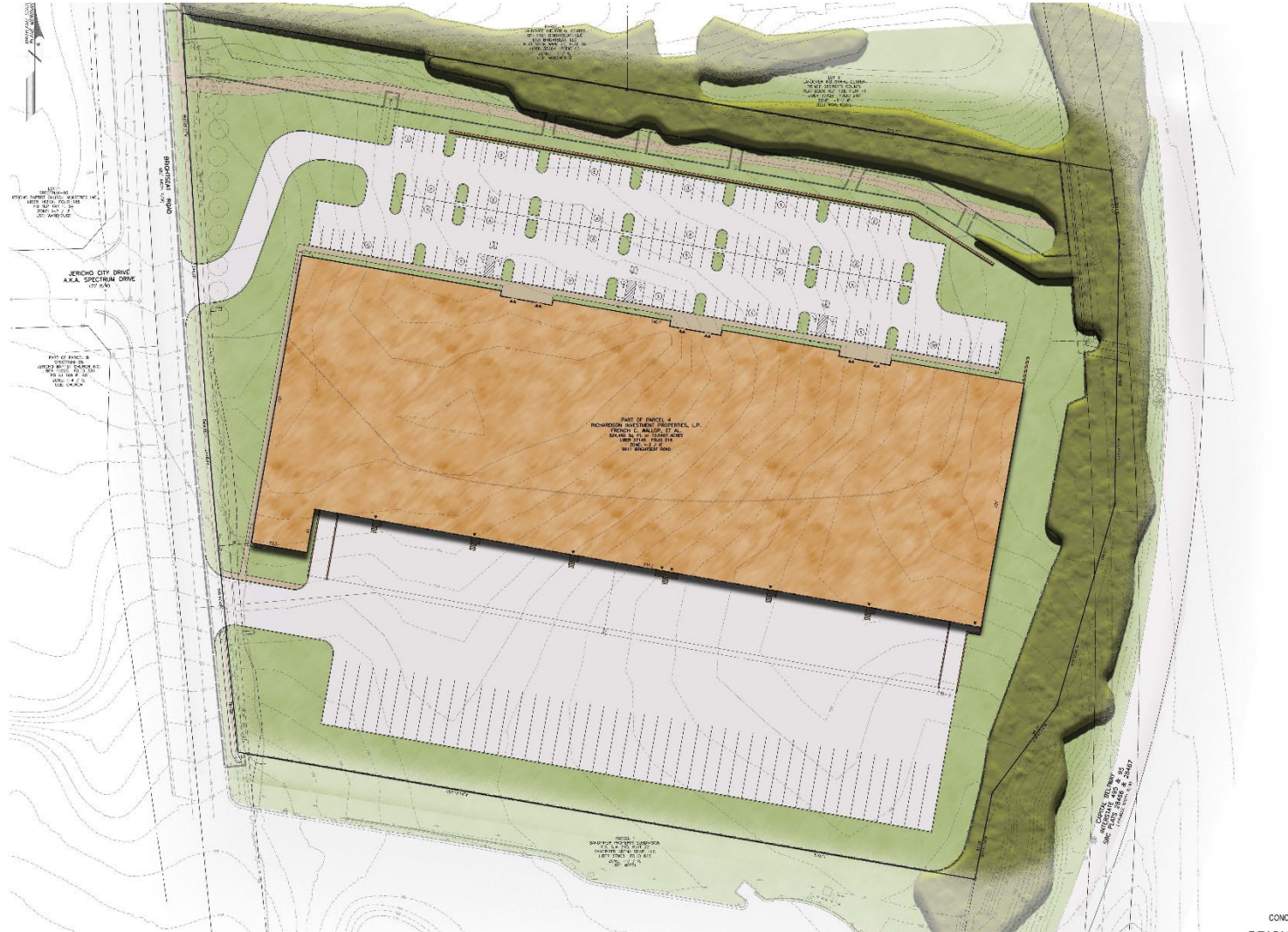
EXISTING CONDITIONS CONCEPTUAL SITE PLAN



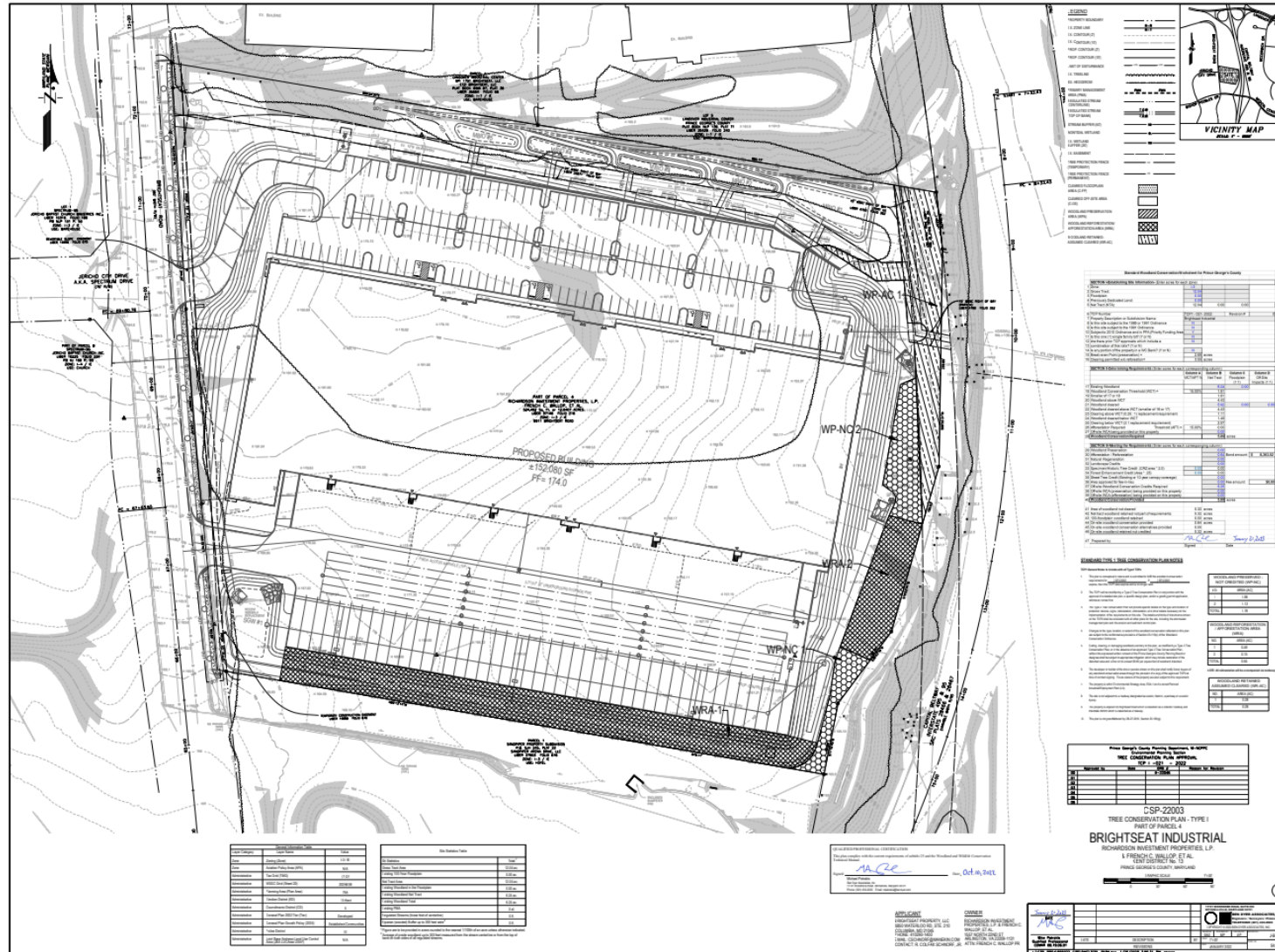
LAND USE & CIRCULATION CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

Approve CSP-22003 with conditions

Approve TCP1-021-2022 with conditions

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing 06/17/2022
- Acceptance Mailing 11/29/2022