

7011 CHESAPEAKE ROAD

Conceptual Site Plan

TCP1-020-2023

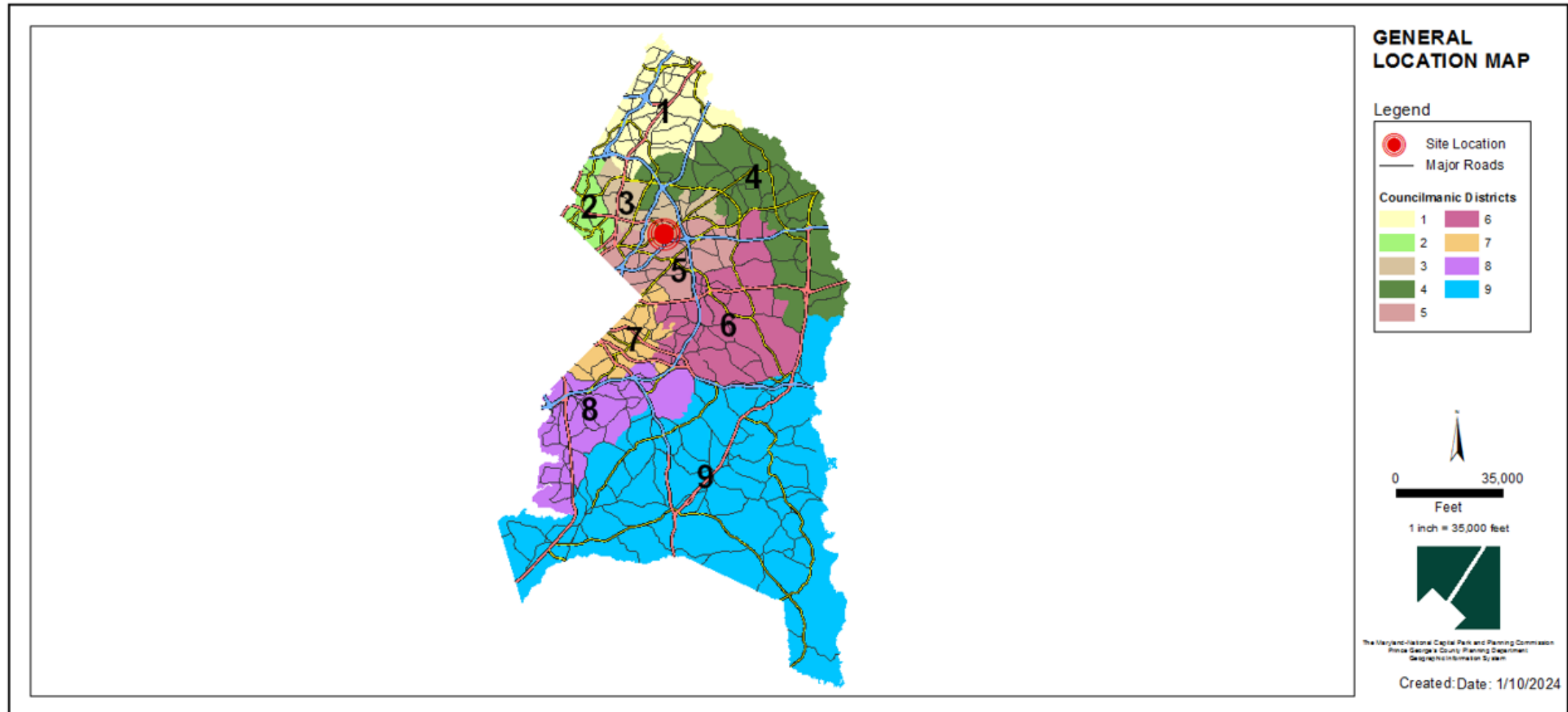
Staff Recommendation: APPROVAL with conditions



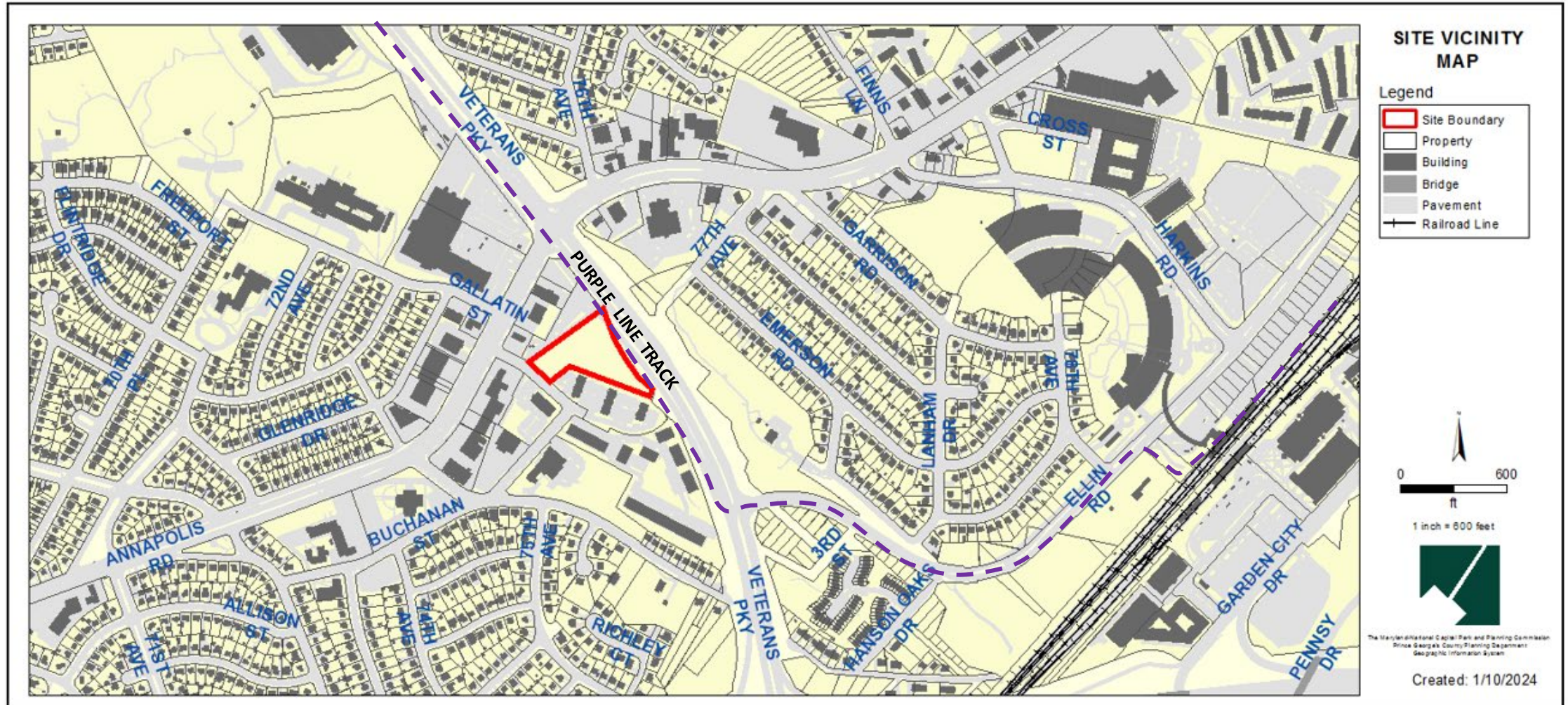
GENERAL LOCATION MAP

Council District: 03

Planning Area: 69



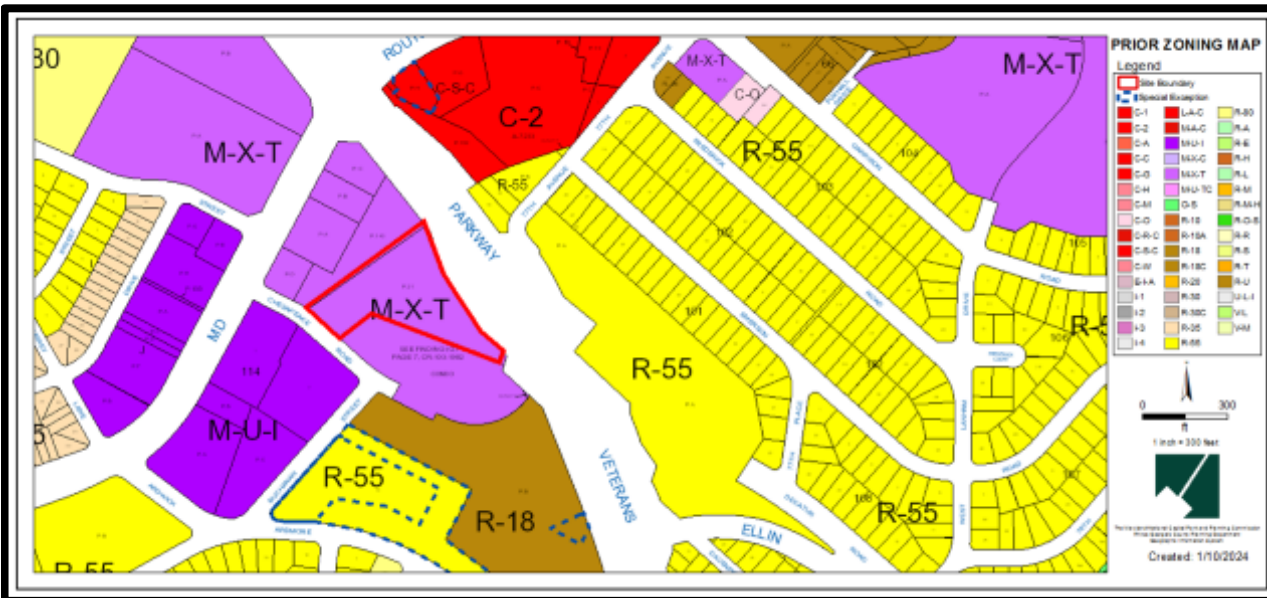
SITE VICINITY MAP



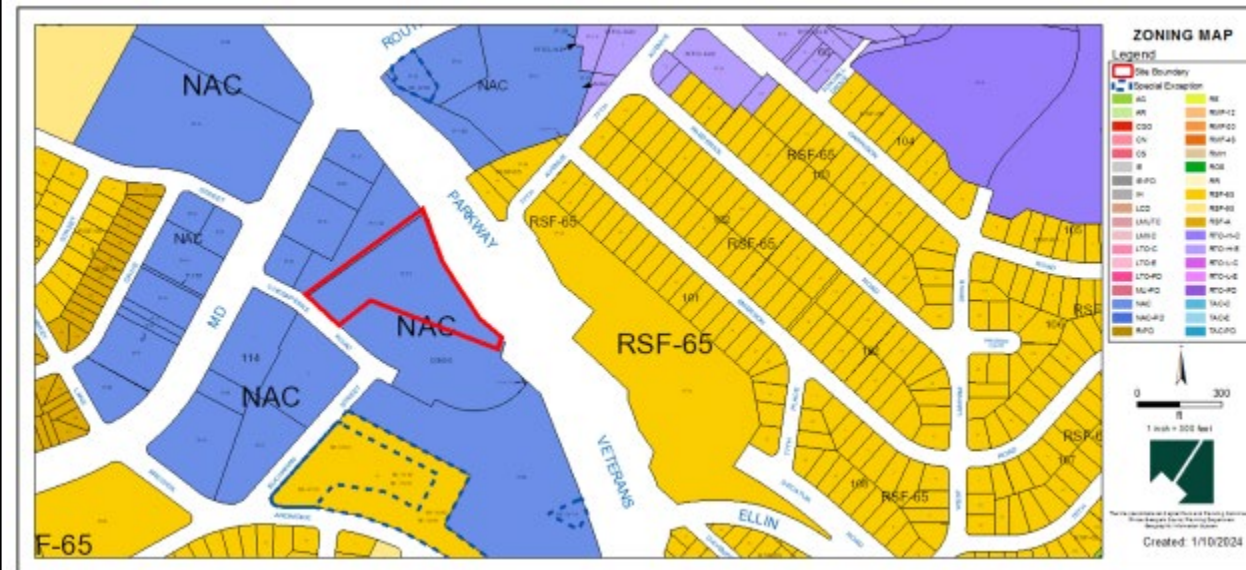
3D VICINITY MAP



ZONING MAP

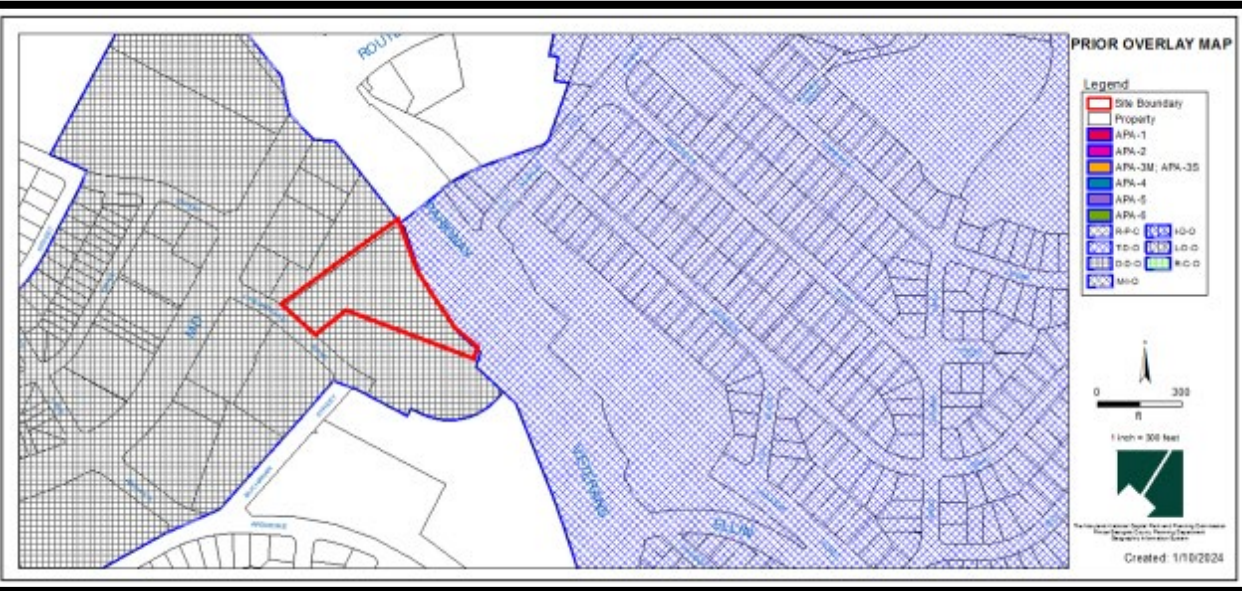


Prior Property Zone: M-X-T



Current Property Zone: NAC

OVERLAY MAP



Prior Property Zone: D-D-O



Current Property Zone: None

AERIAL MAP

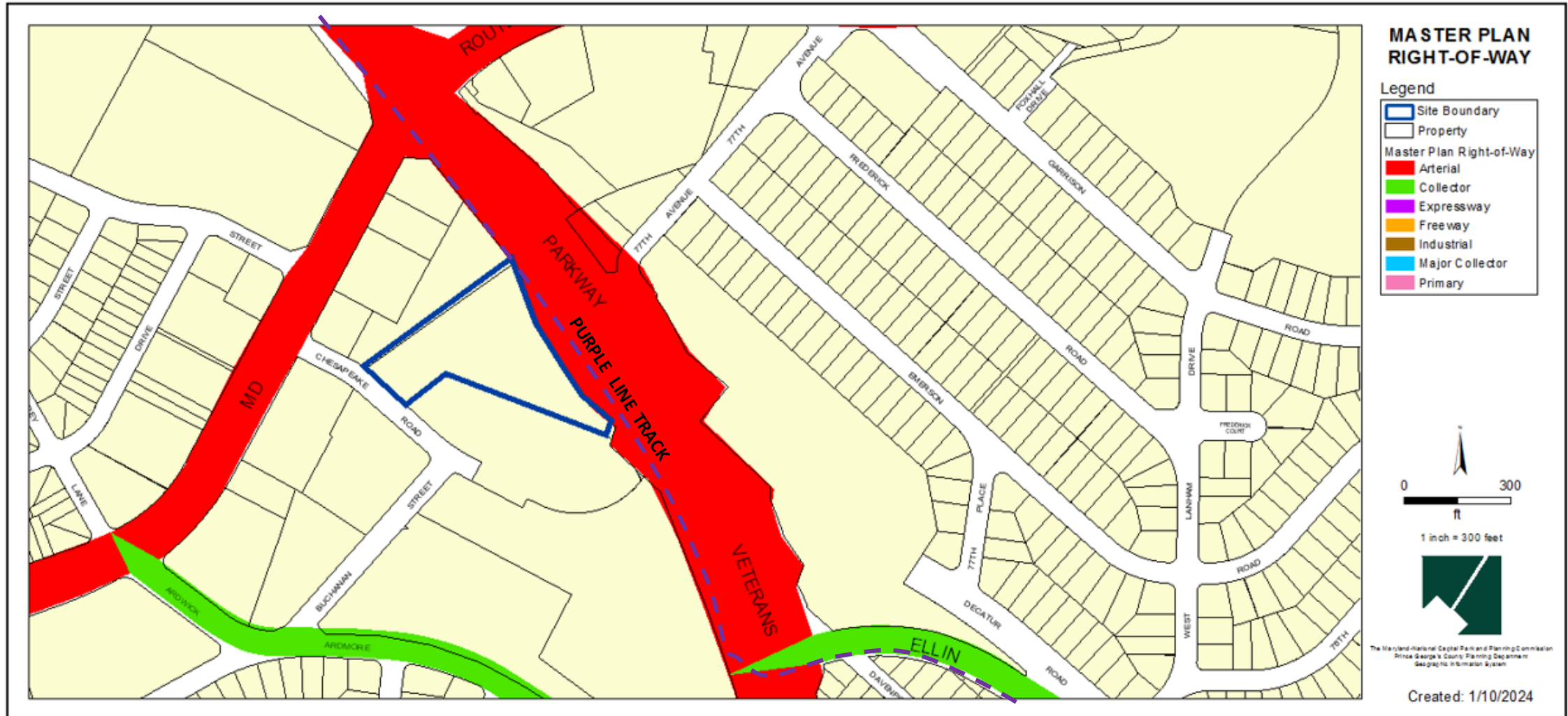


A PURPLE LINE STATION

SITE MAP



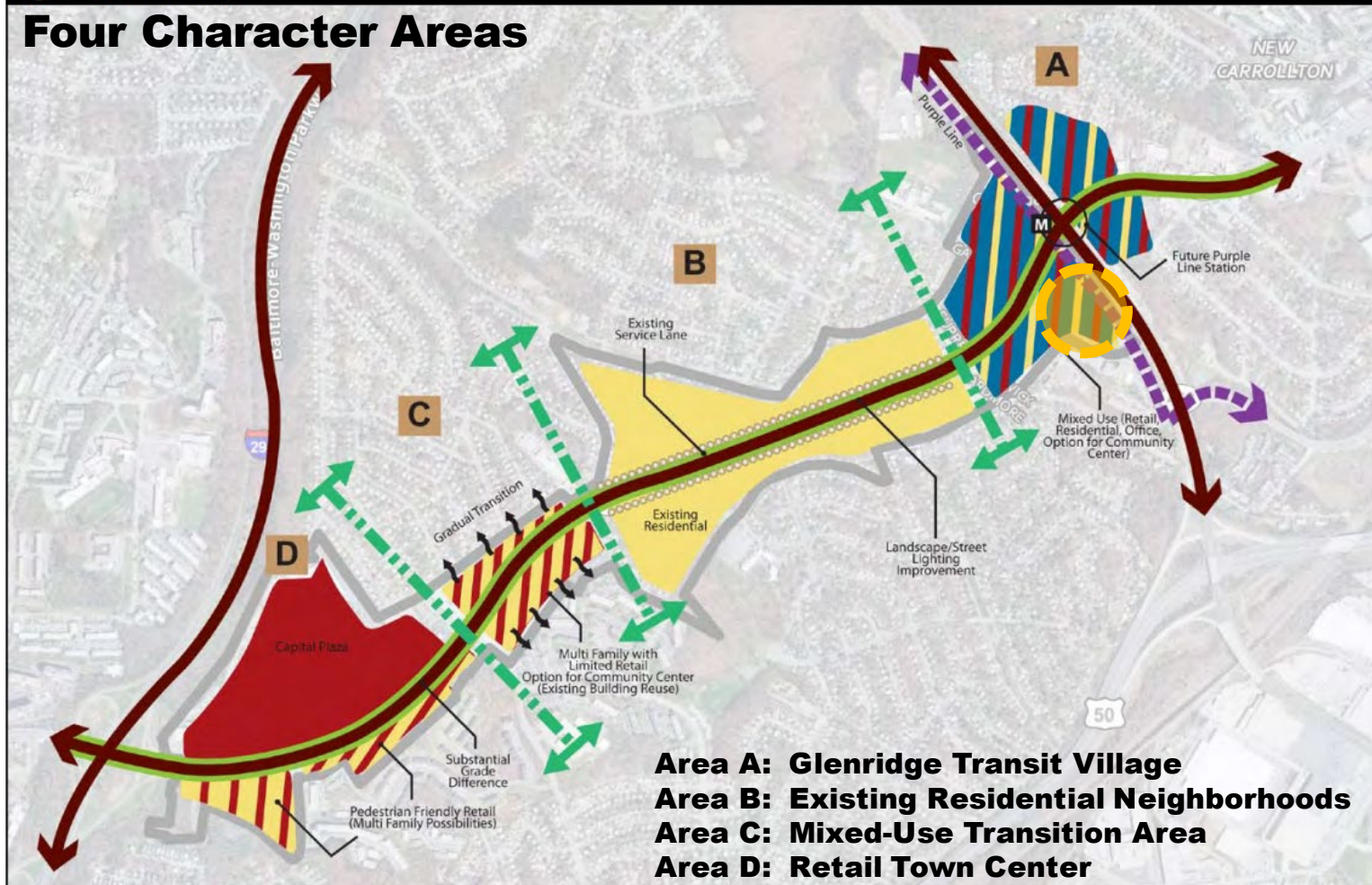
MASTER PLAN RIGHT-OF-WAY MAP



SECTOR PLAN VISION

Figure 5.2 Plan Concept

Four Character Areas



Active, pedestrian-oriented streets with a mix of uses help to create a safe, attractive, and desirable environment.

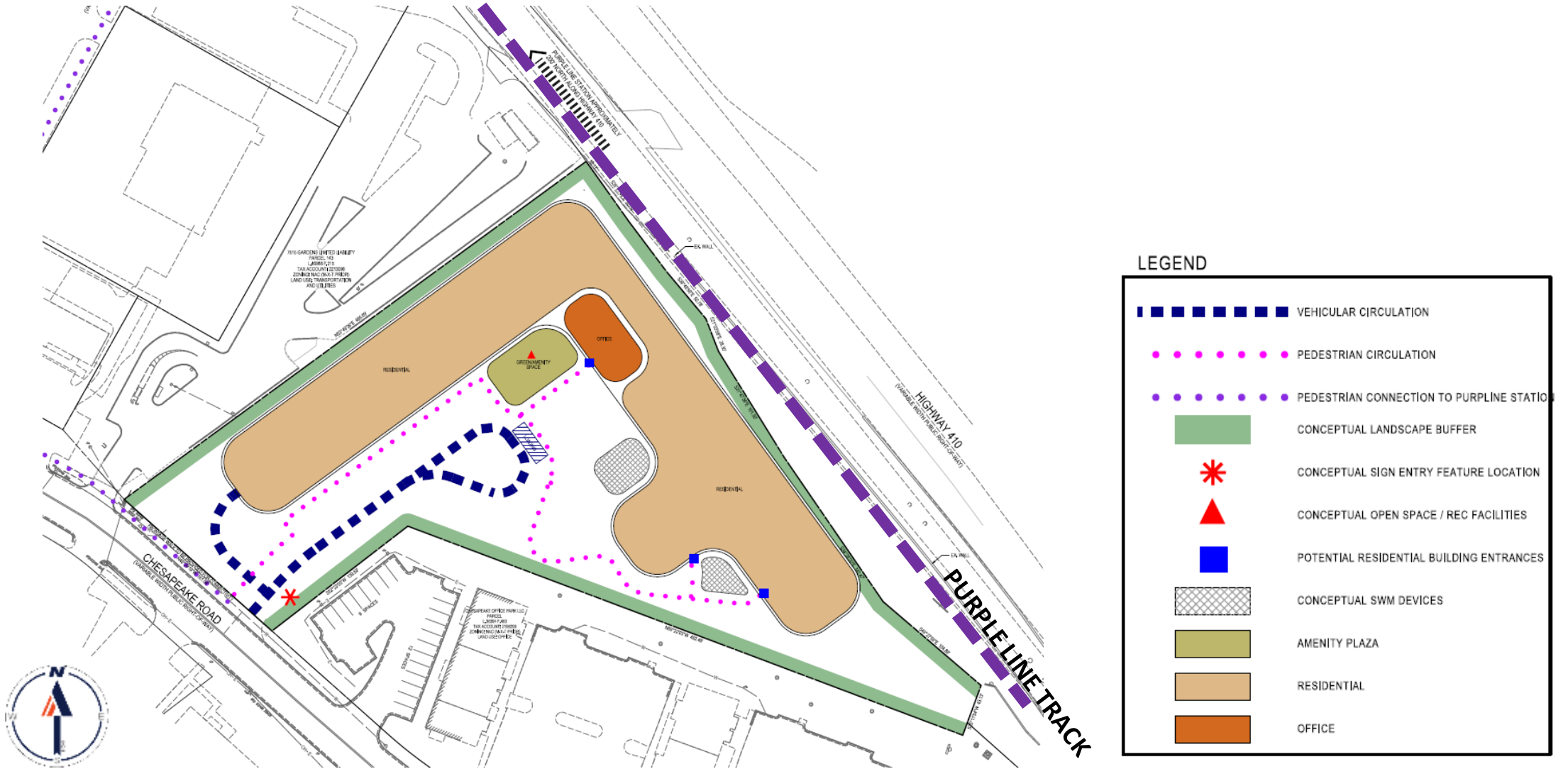


Transit-Oriented Development at MD 450 (Annapolis Road) and MD 410 (Veterans Parkway)

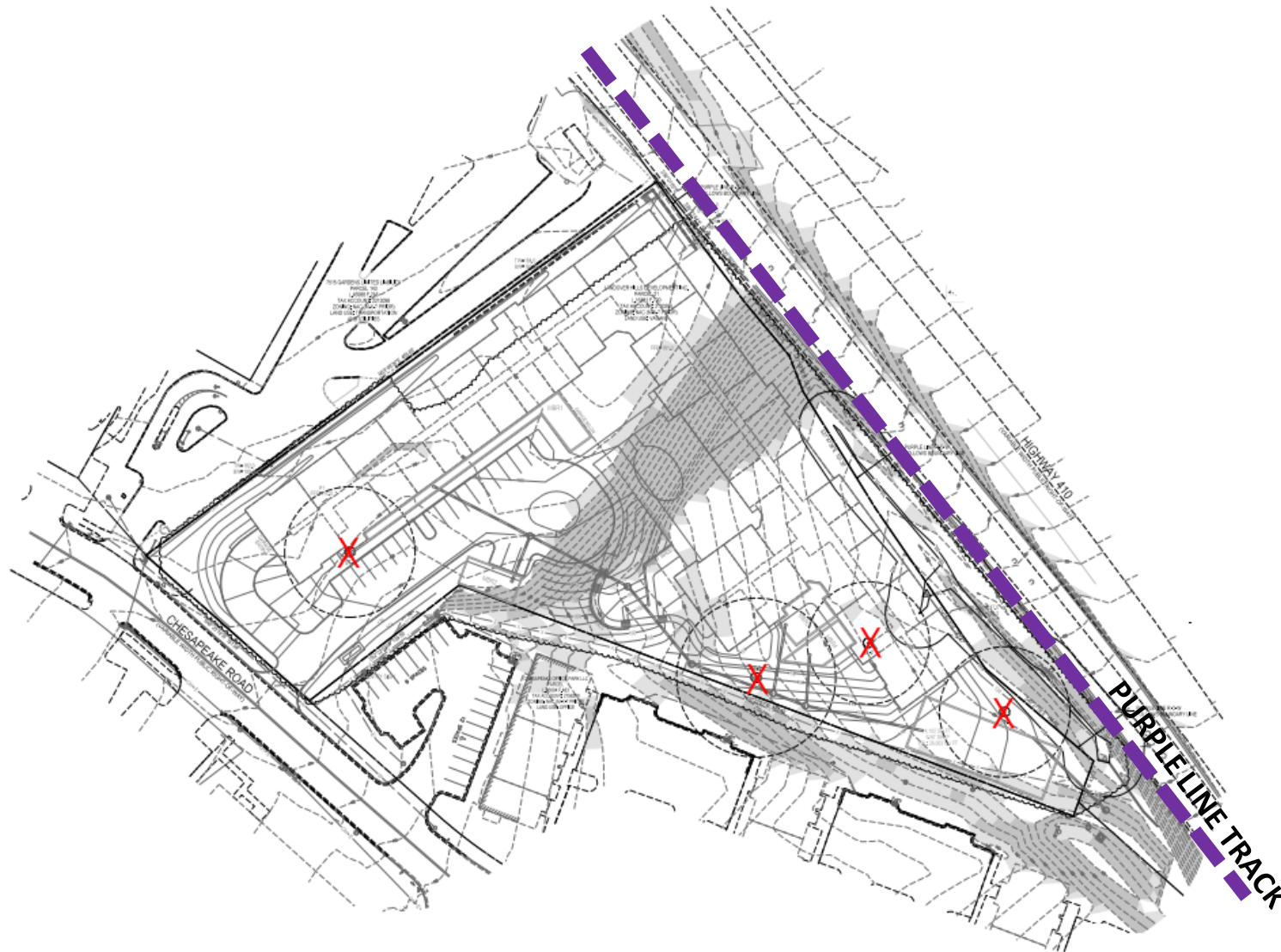
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONCEPTUAL SITE PLAN



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-23001
- TCP1-020-2023
- Variance from Section 25-119(d)

Minor Issues:

- During the PPS stage, explore vibrant, pedestrian-friendly mixed-use on the ground floor to implement transit village concept.

Applicant Required Mailings:

- Information Mailing: 04/18/2023
- Acceptance Mailing: 11/16/2023