

8808 OLD BRANCH AVENUE

Conceptual Site Plan

TCP1-002-2025

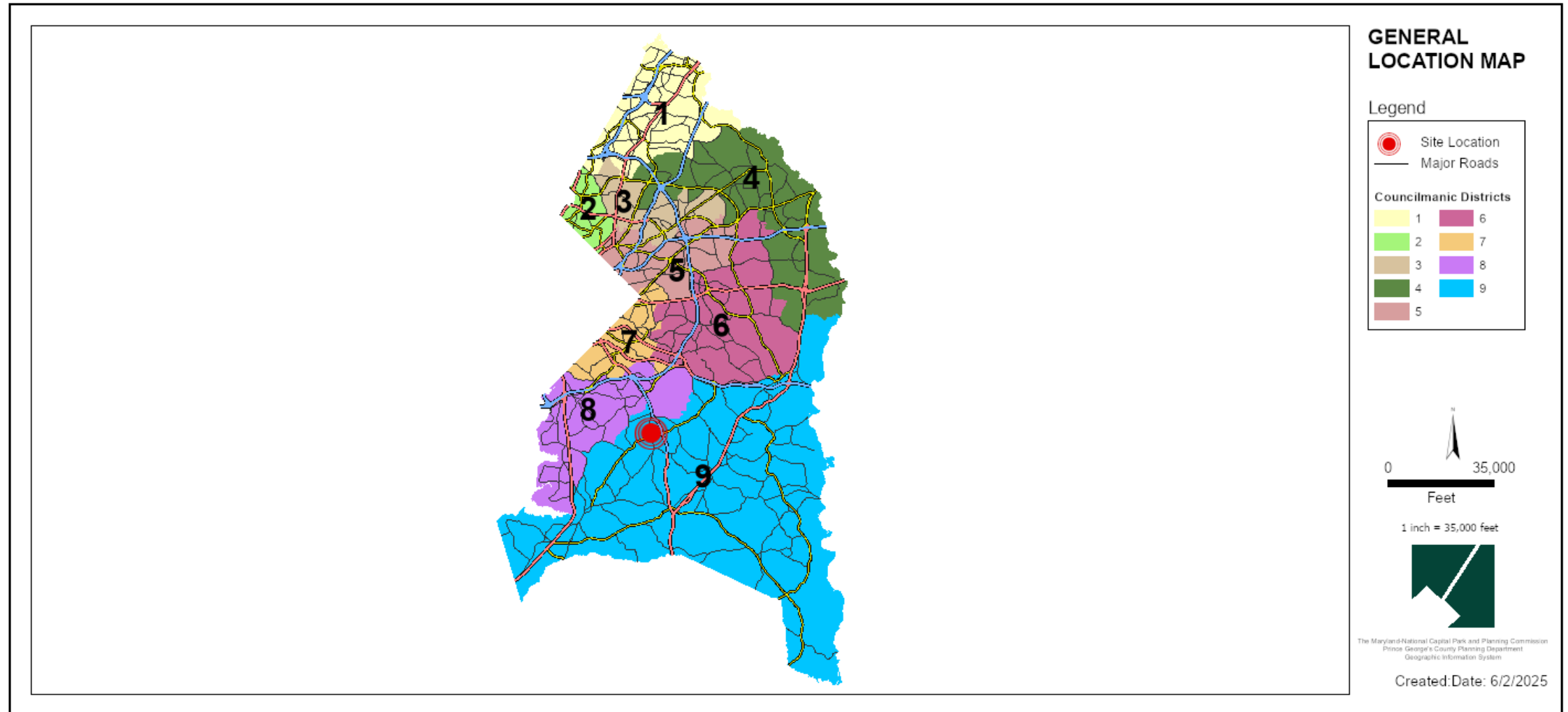
Staff Recommendation: APPROVAL with conditions



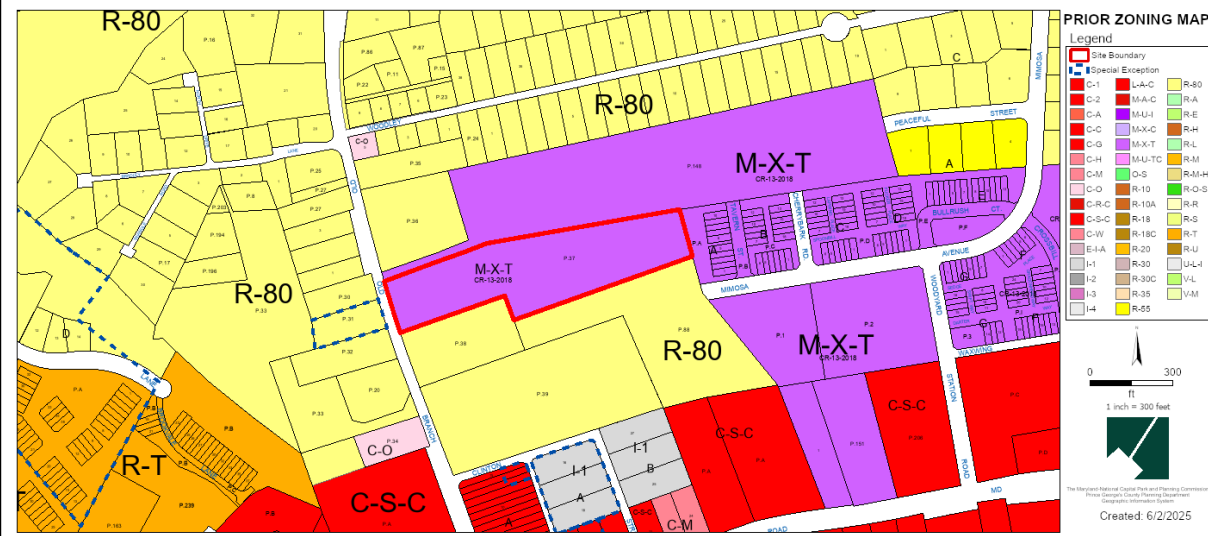
GENERAL LOCATION MAP

Council District: 09

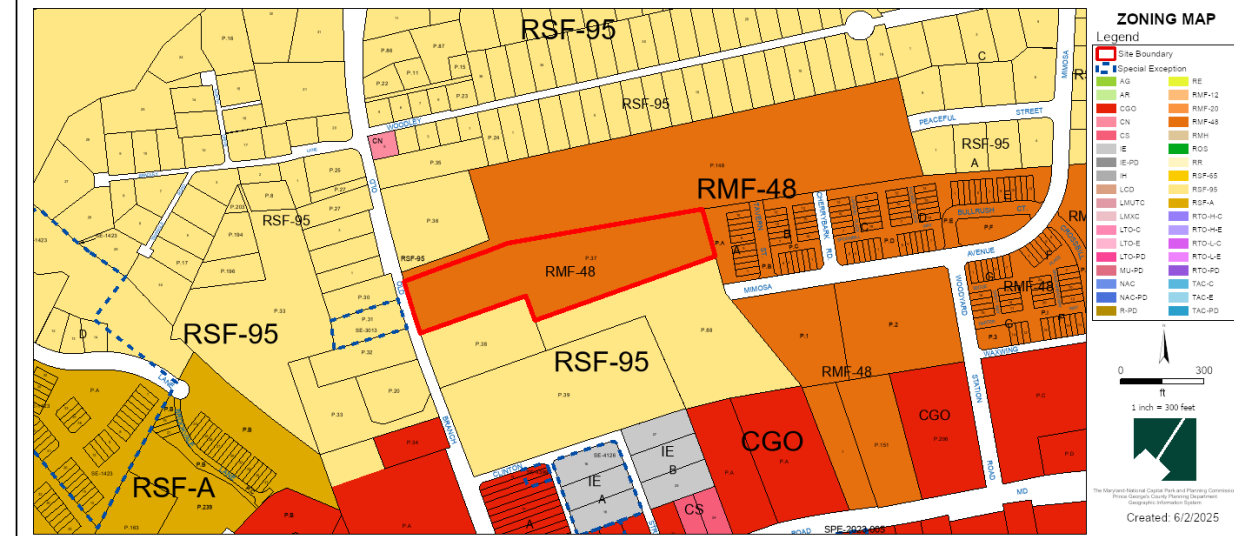
Planning Area: 81A



ZONING MAP

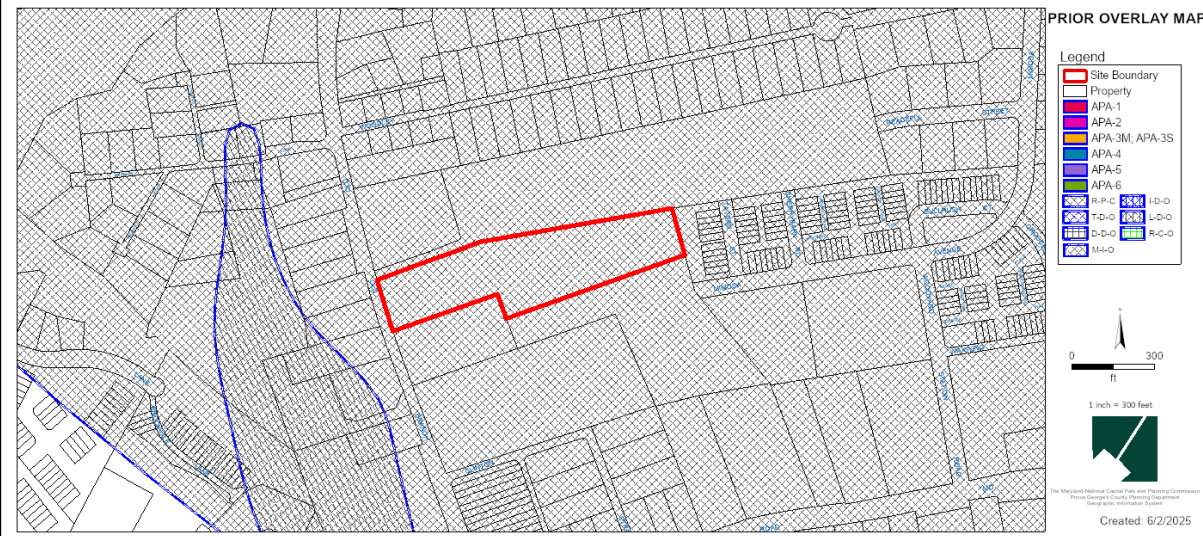


Prior Property Zone: M-X-T

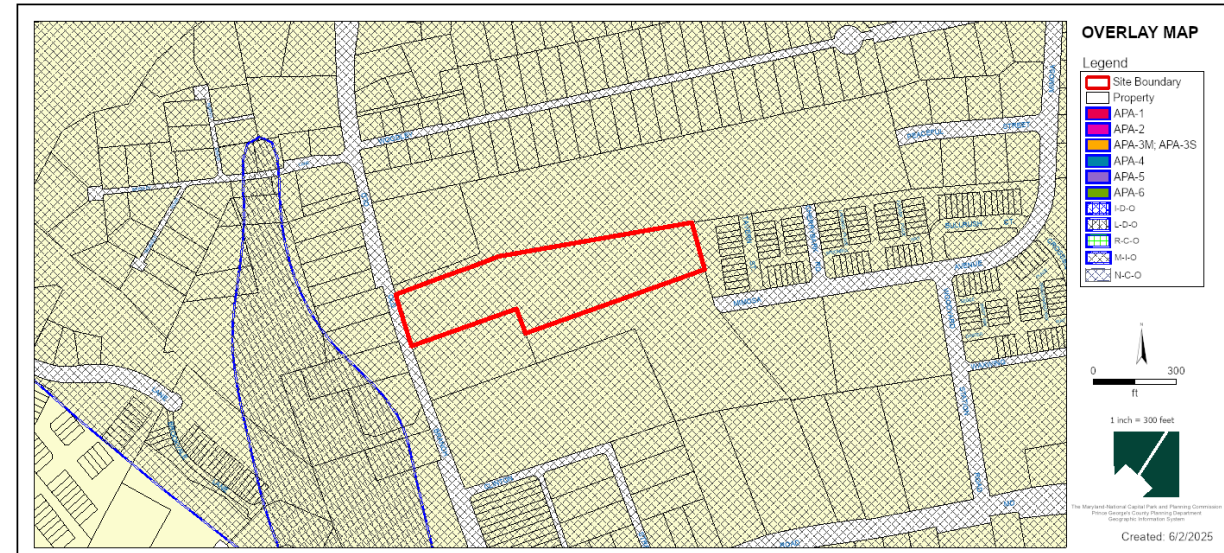


Current Property Zone: RMF-48

OVERLAY MAP

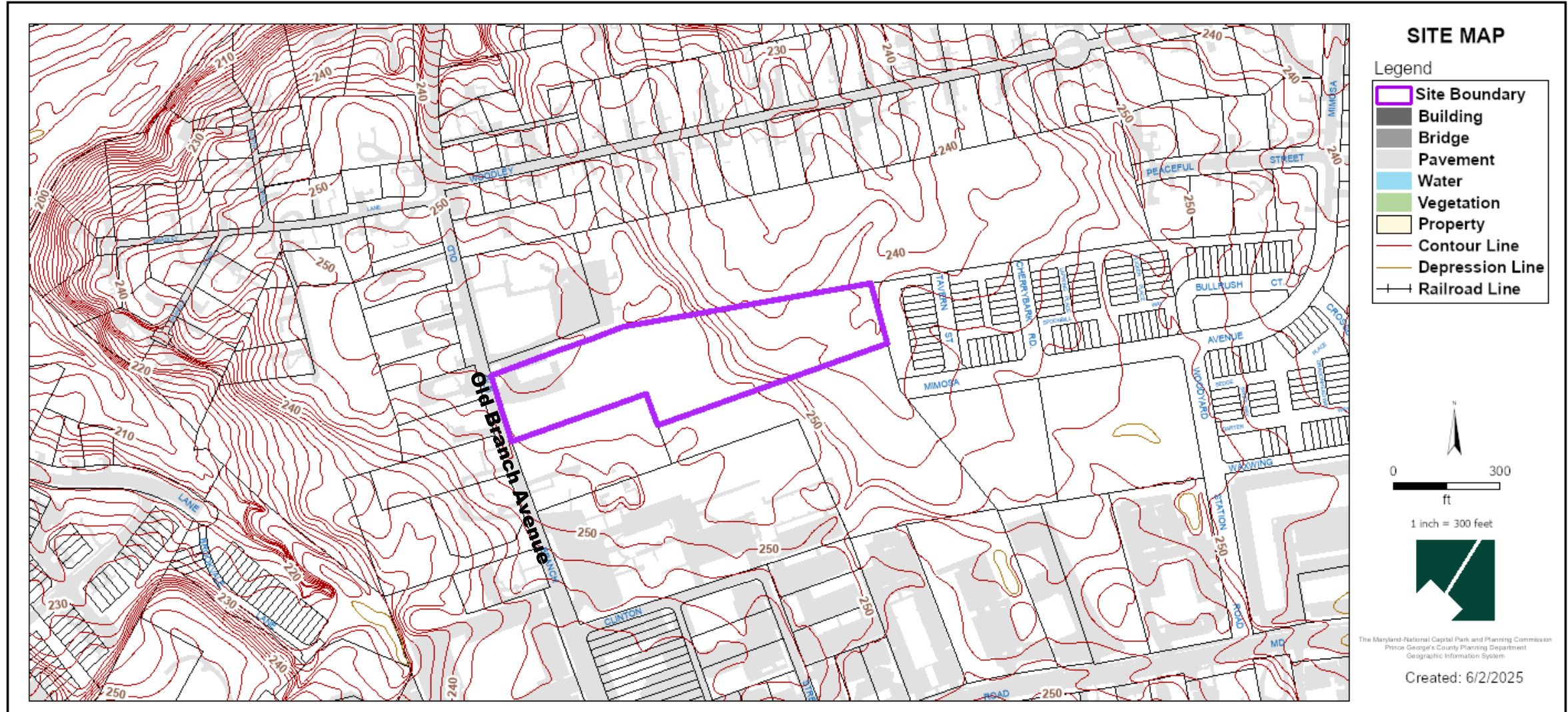


Prior Property Zone: M-I-O

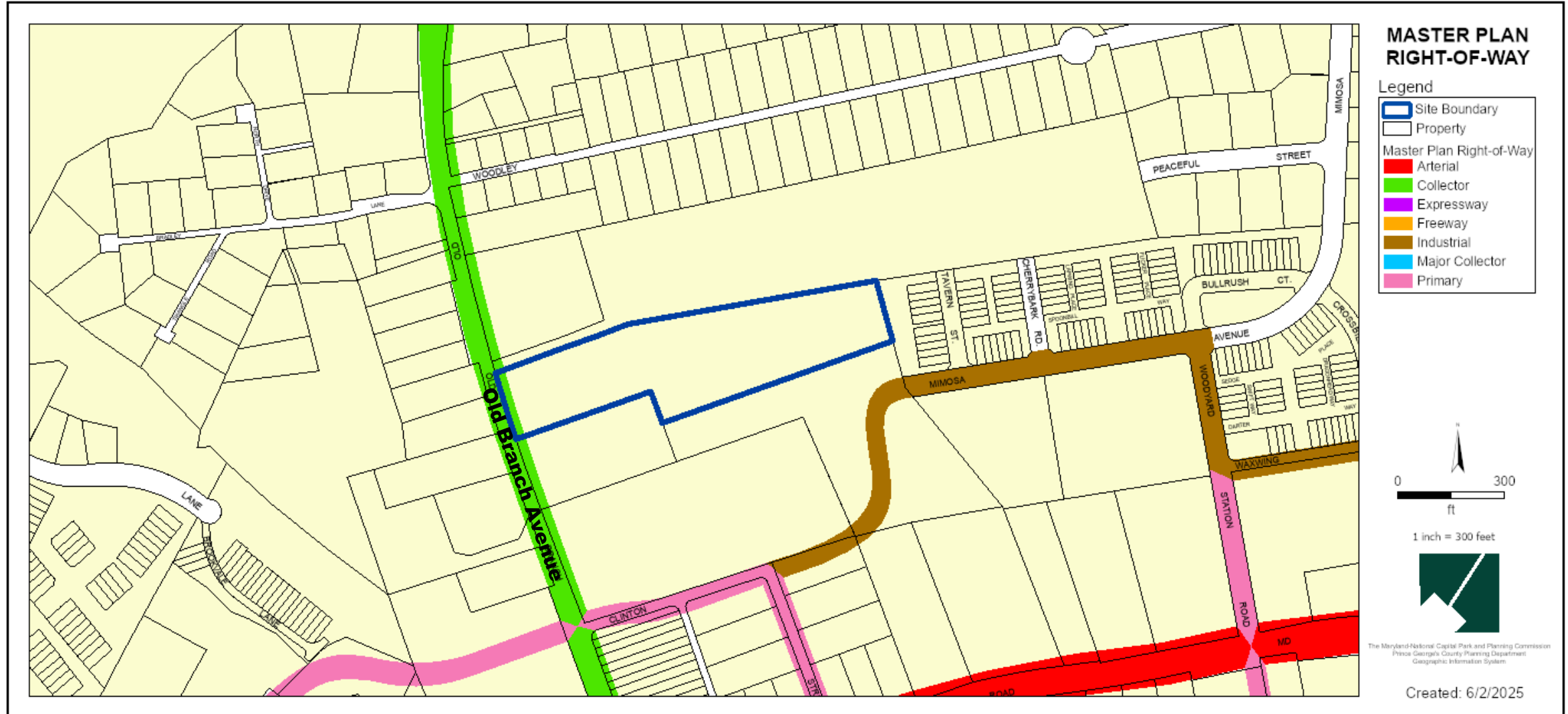


Current Property Zone: MIO

SITE MAP



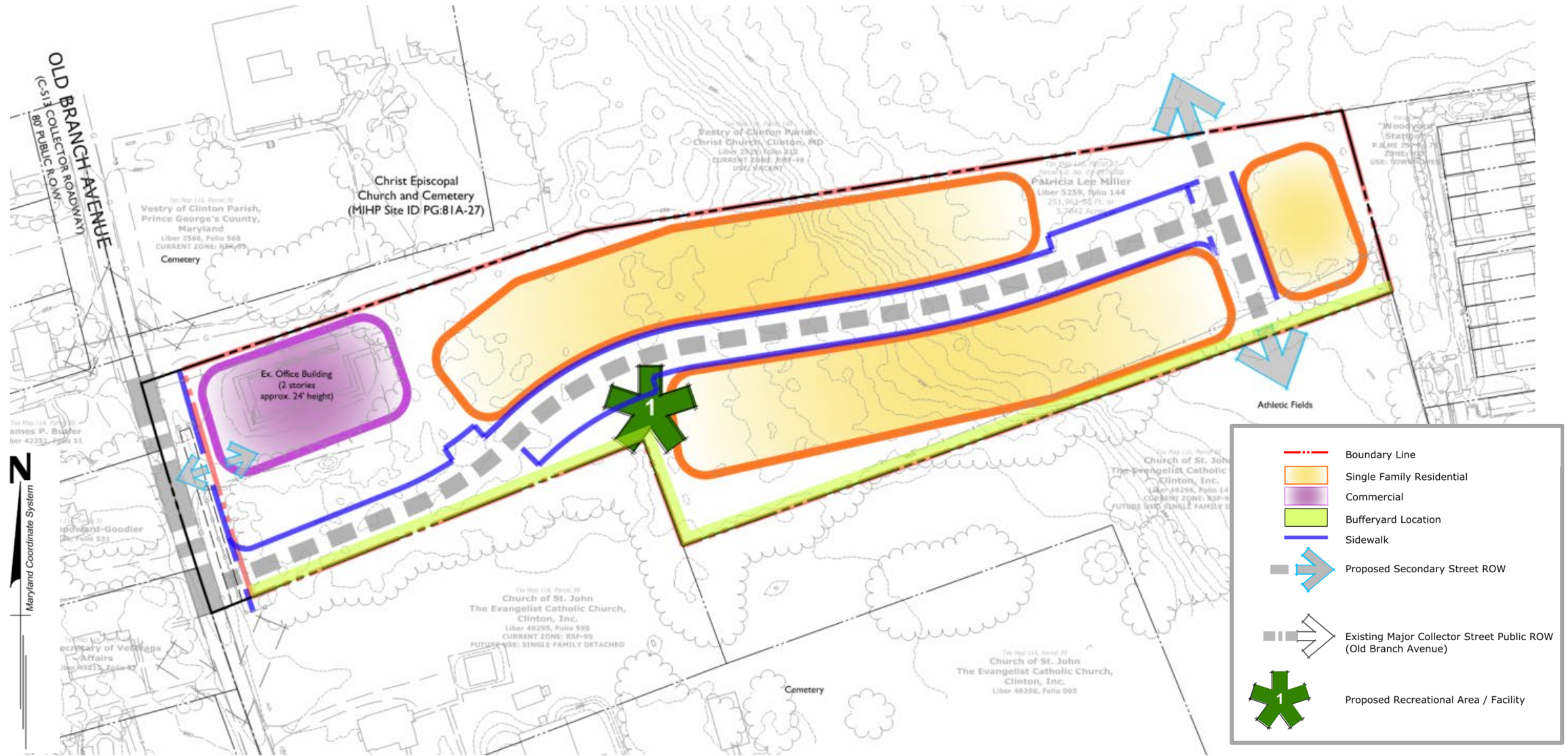
MASTER PLAN RIGHT-OF-WAY MAP



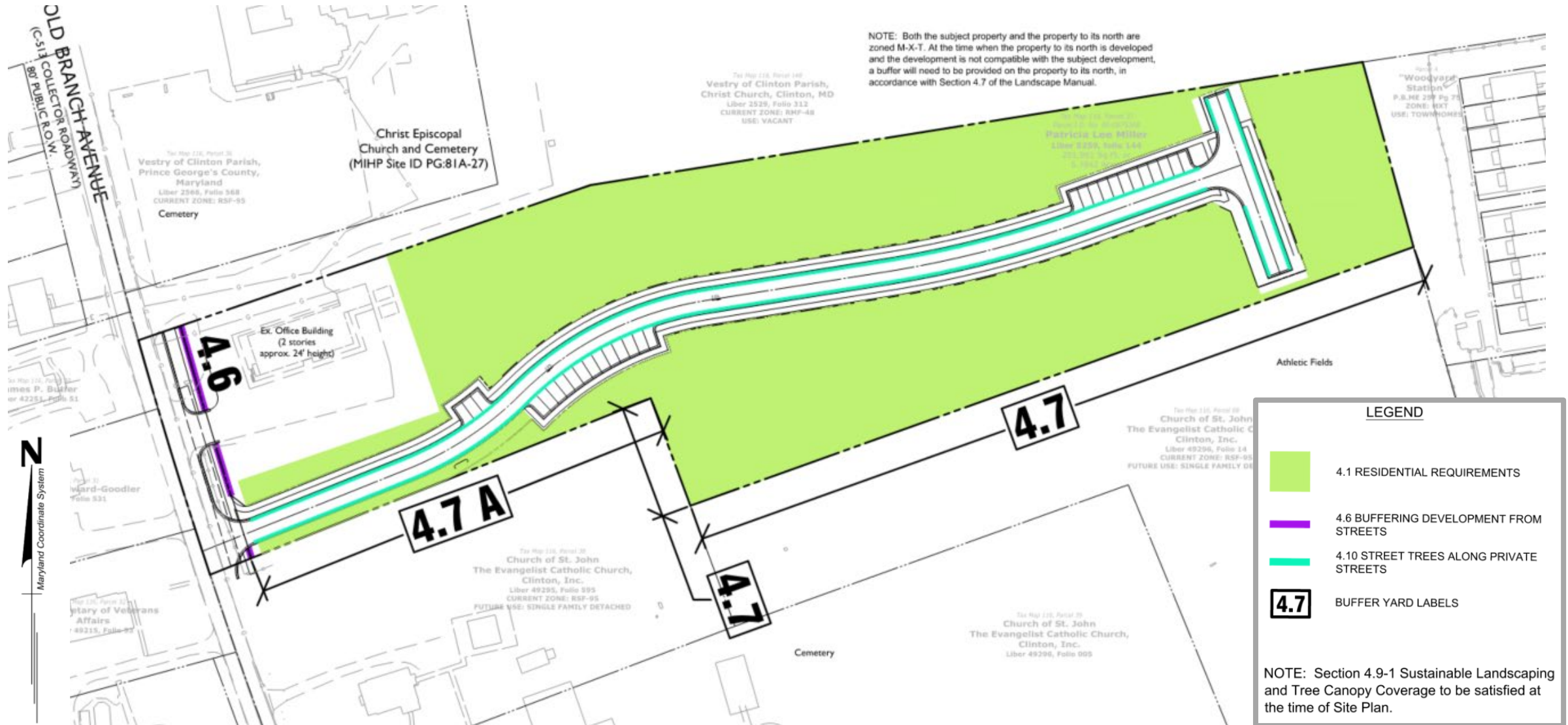
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



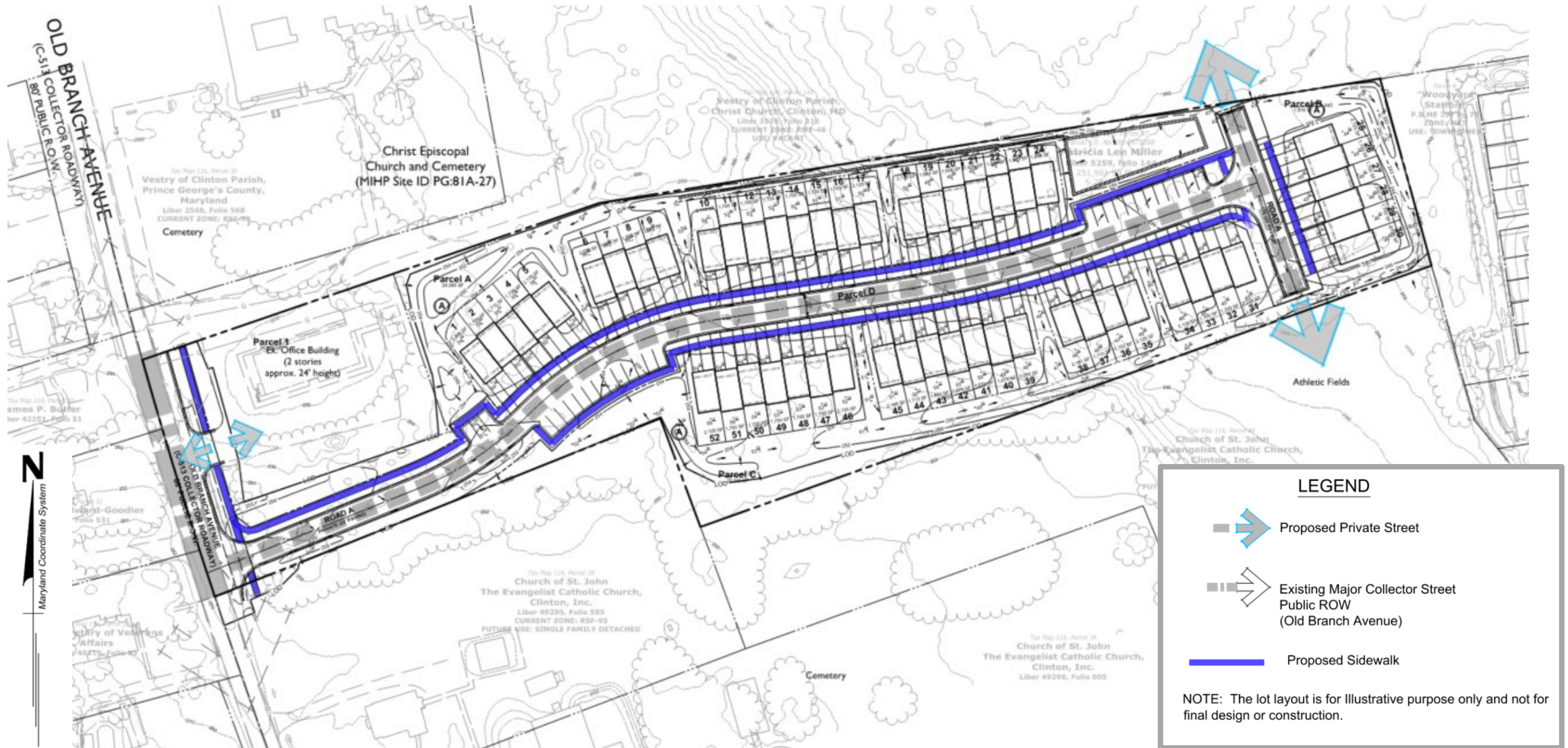
CONCEPTUAL SITE PLAN



CONCEPTUAL LANDSCAPE PLAN



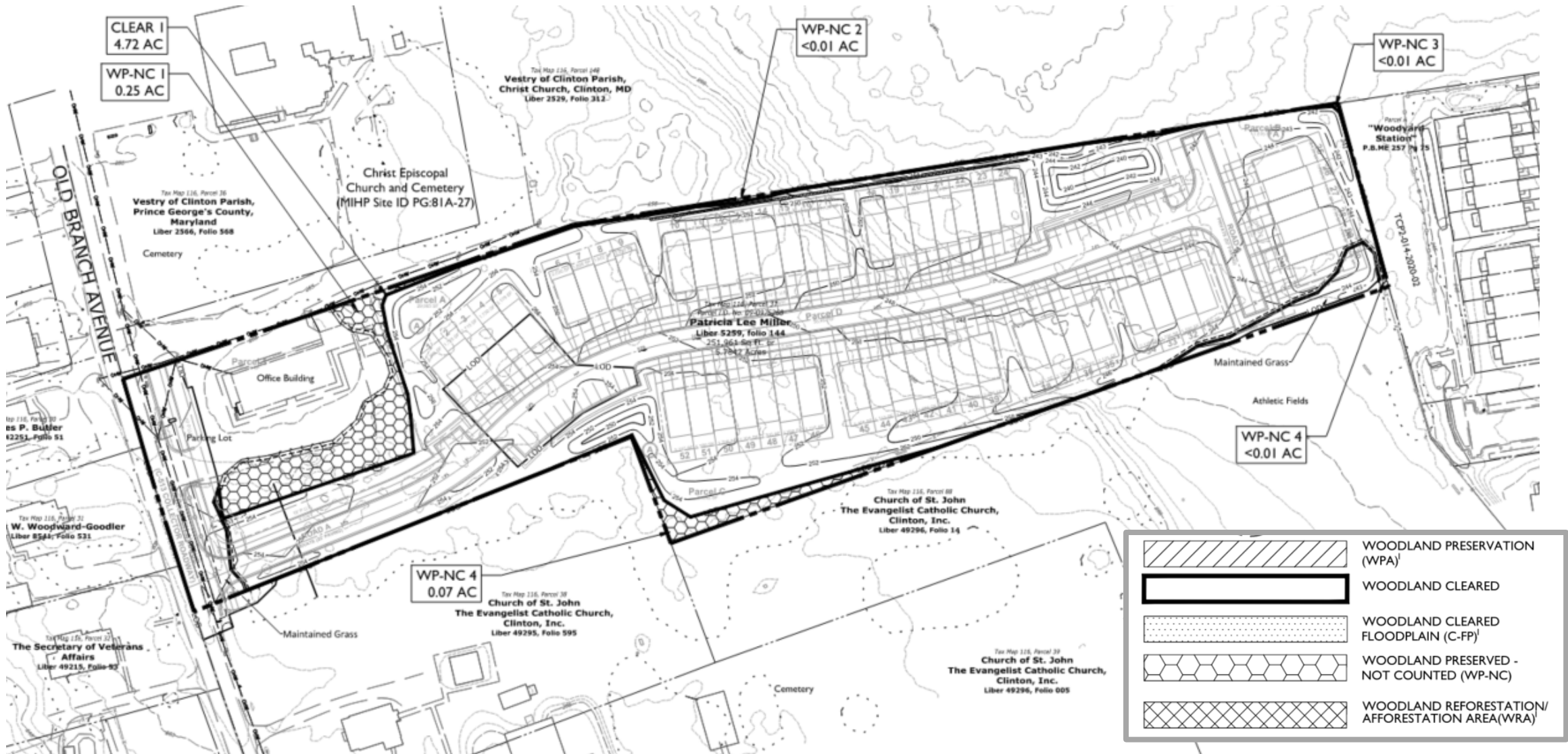
CIRCULATION AND GRADING PLAN



ILLUSTRATIVE RENDERING



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-24002
- TCP1-002-2025

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/16/2024
- Acceptance Mailing: 02/25/2025