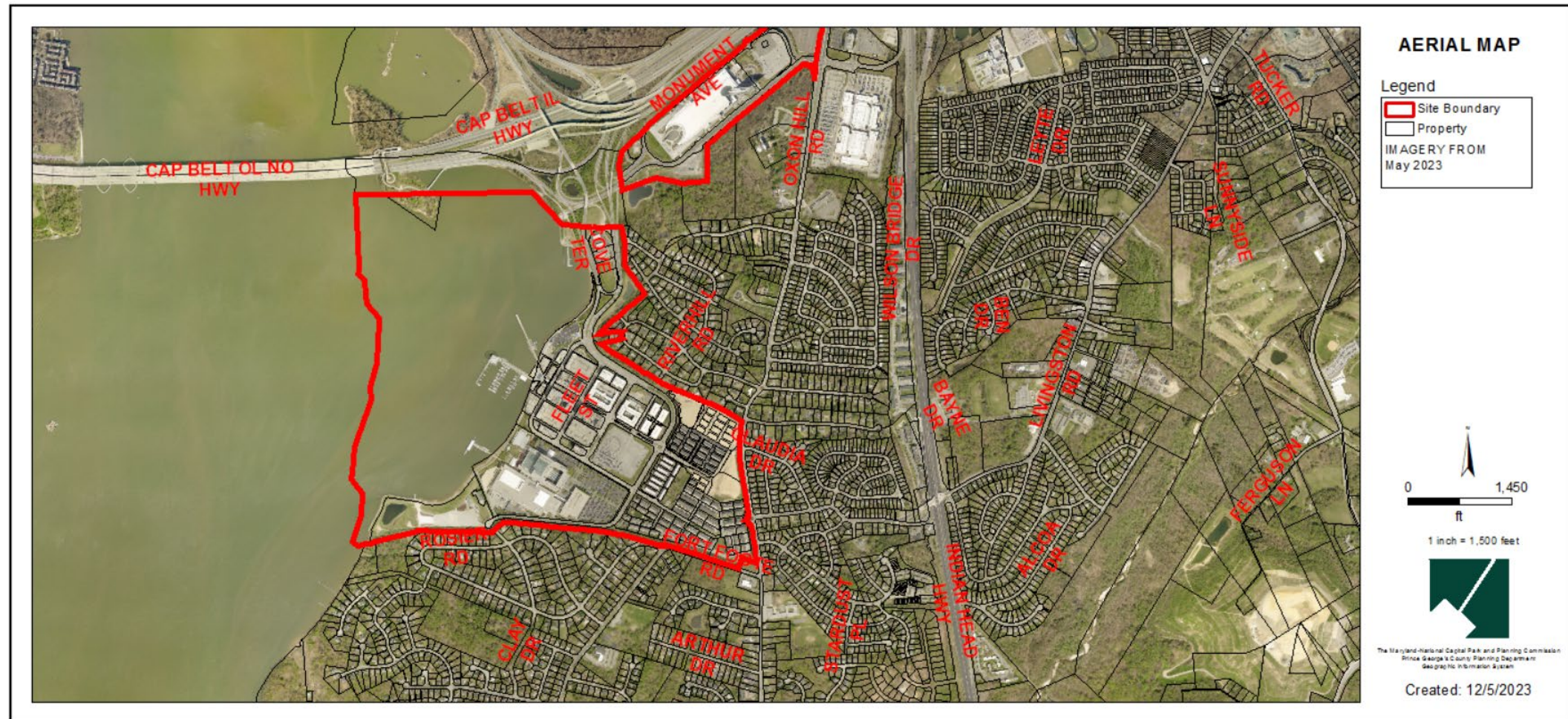


NATIONAL HARBOR

Conceptual Site Plan

Reconsideration Request Merits Hearing

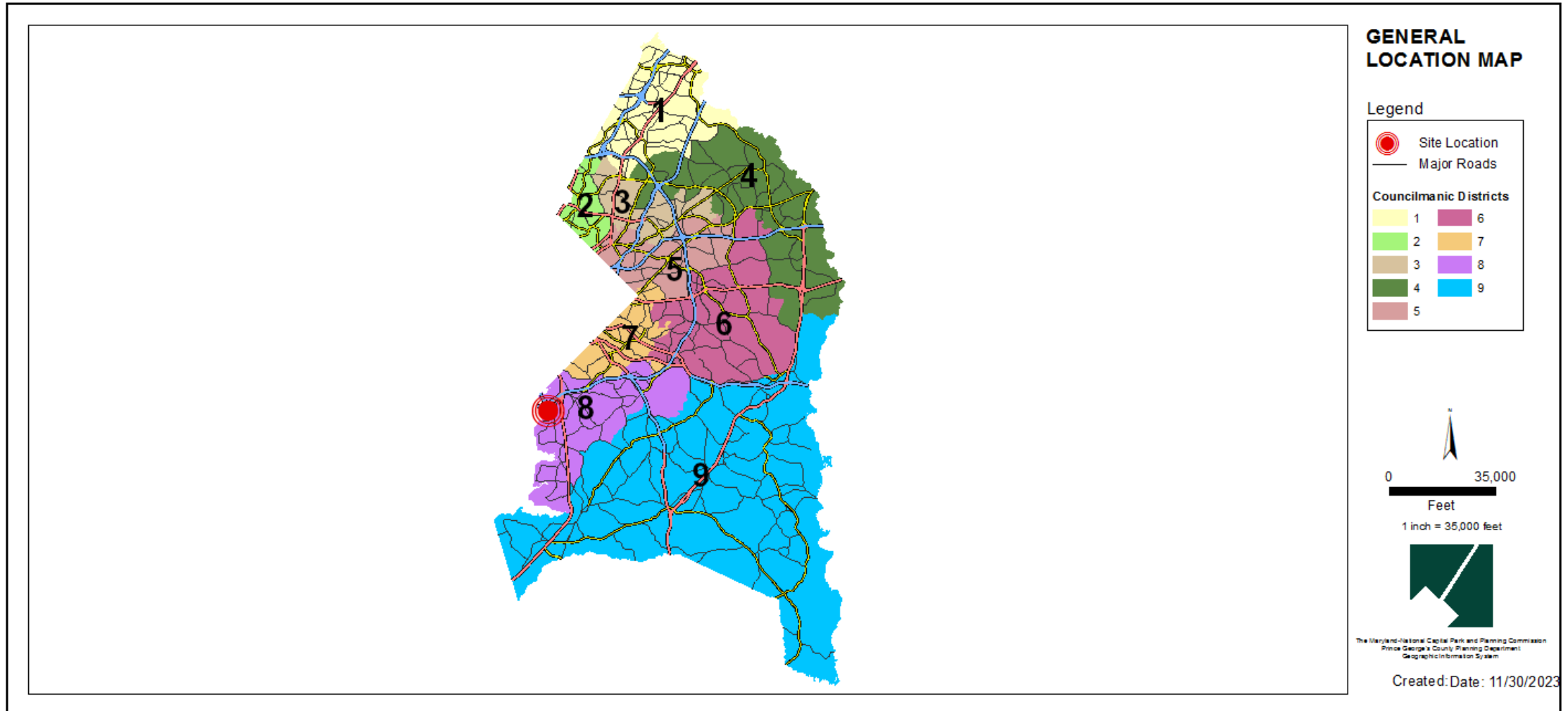
Staff Recommendation: APPROVAL with Conditions



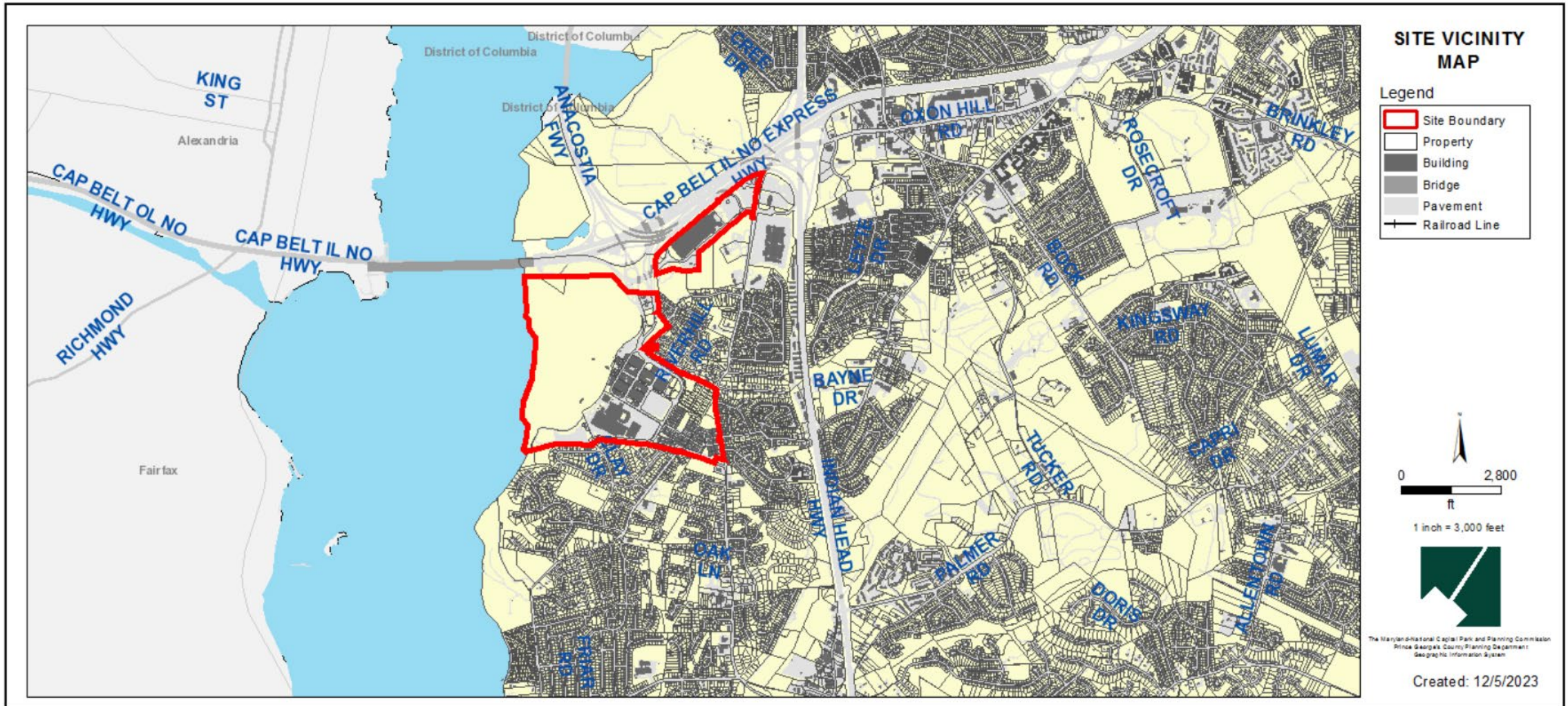
GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



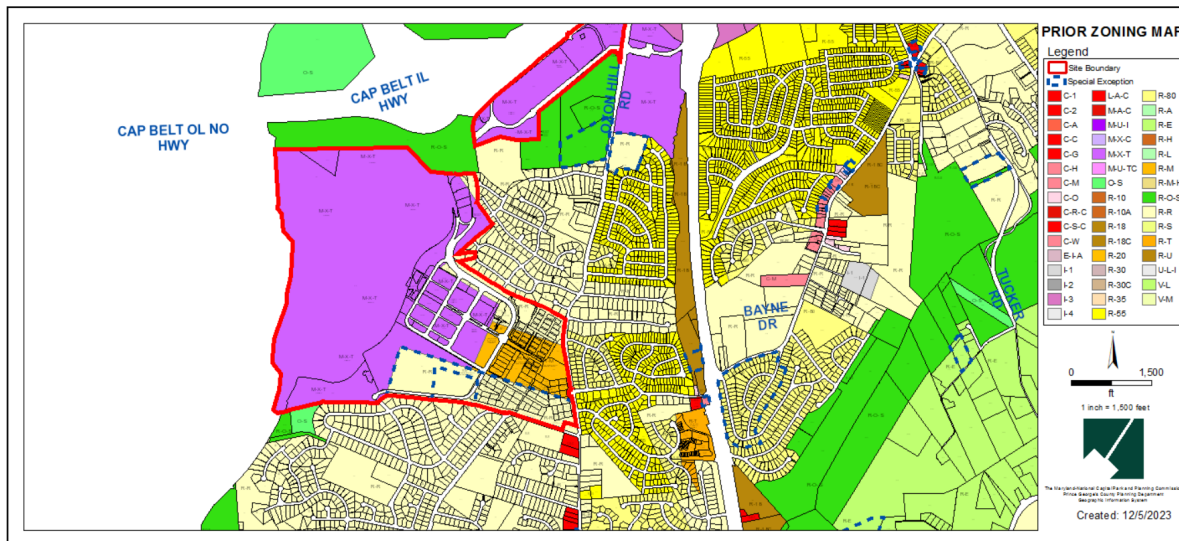
SITE VICINITY MAP



ZONING MAP (PRIOR & CURRENT)

Current Zone: RTO-L-C/RTO-L-E/RR

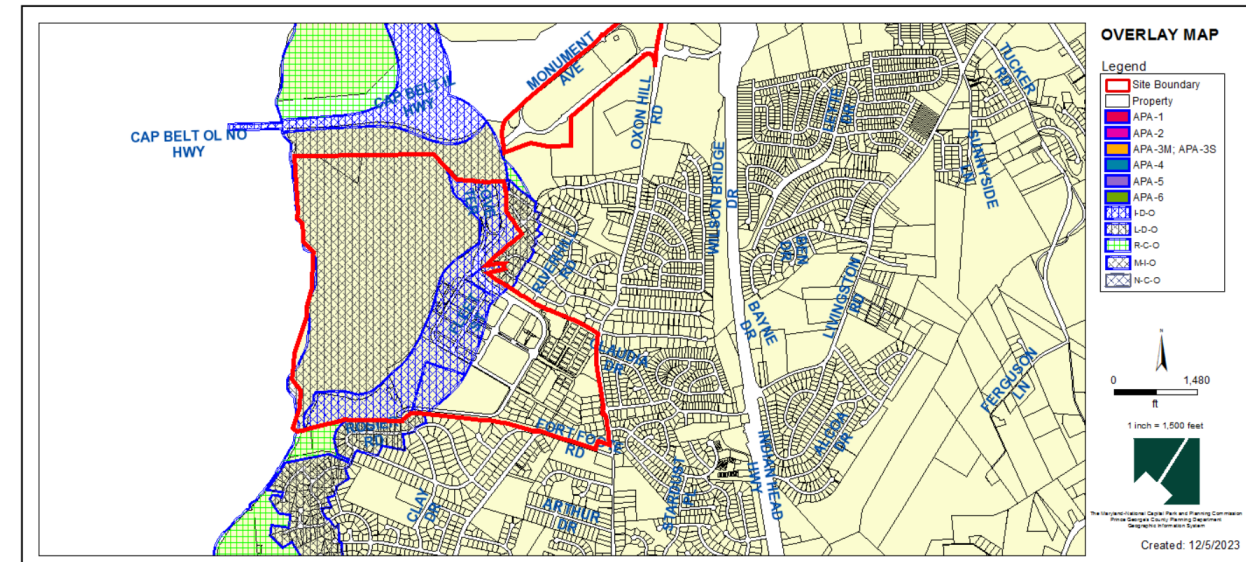
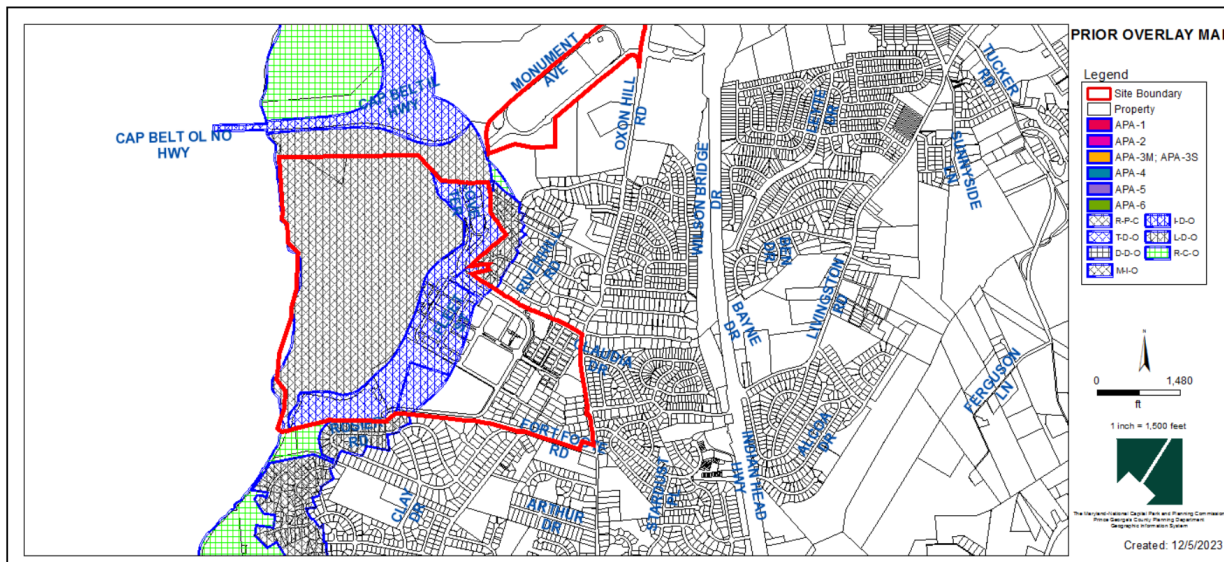
Prior Zone: M-X-T/R-M/R-R



OVERLAY MAP (PRIOR & CURRENT)

Current Zone: I-D-O

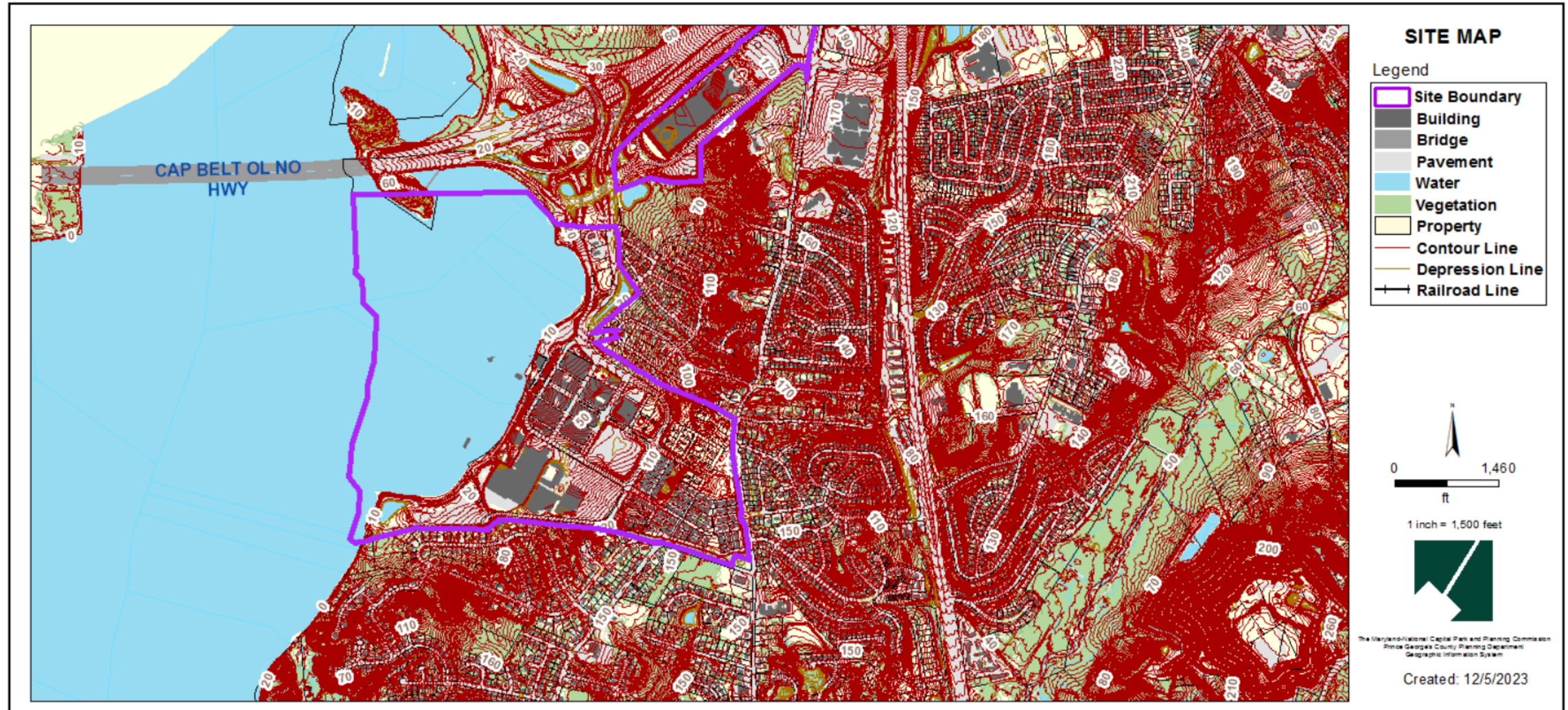
Prior Zone: I-D-O



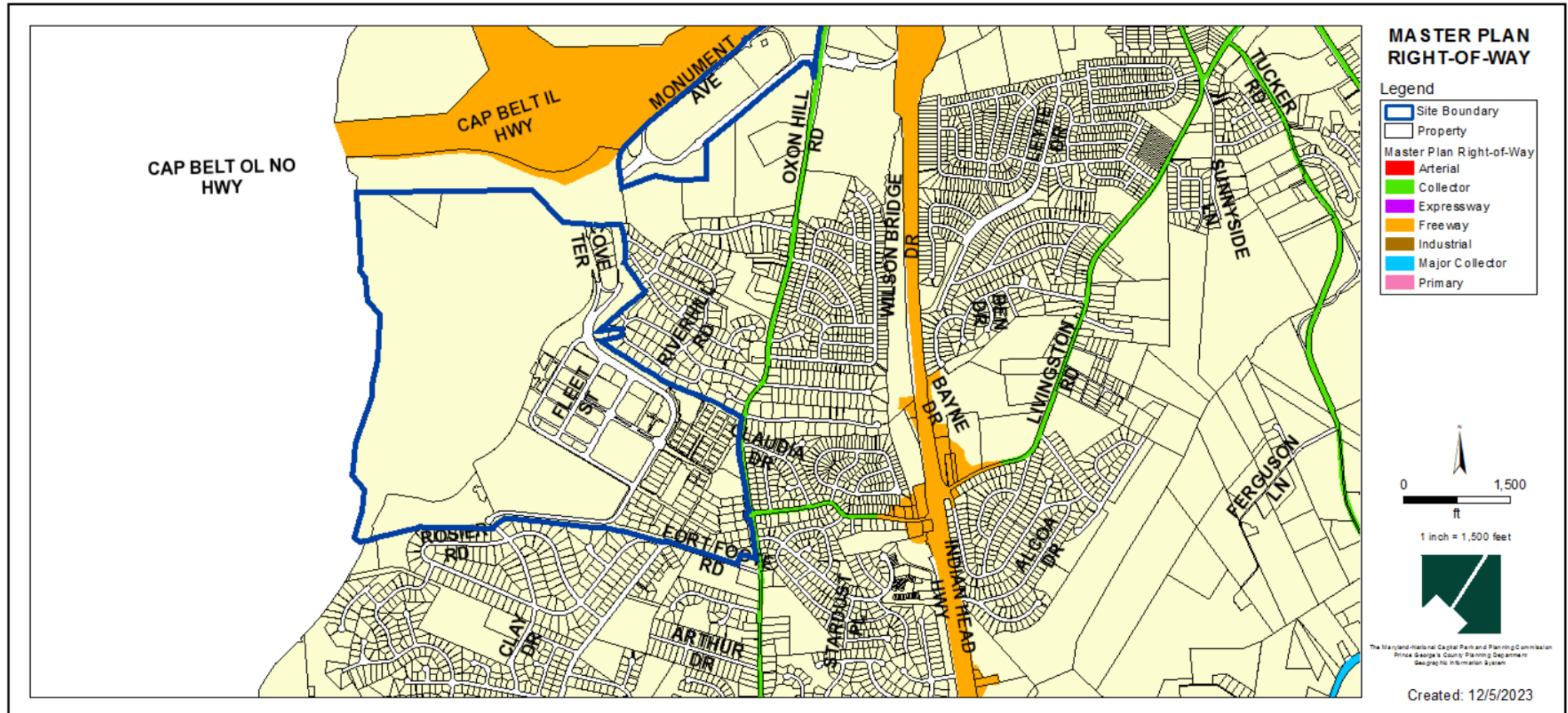
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



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



CSP PROPERTY BOUNDARY



[illegible]

ENLARGED ADDITIONAL AREA



STAFF RECOMMENDATION

APPROVAL of a reconsideration to amend Condition 2 and amend Finding 8.

Issues:

- None

Applicant Required Mailings:

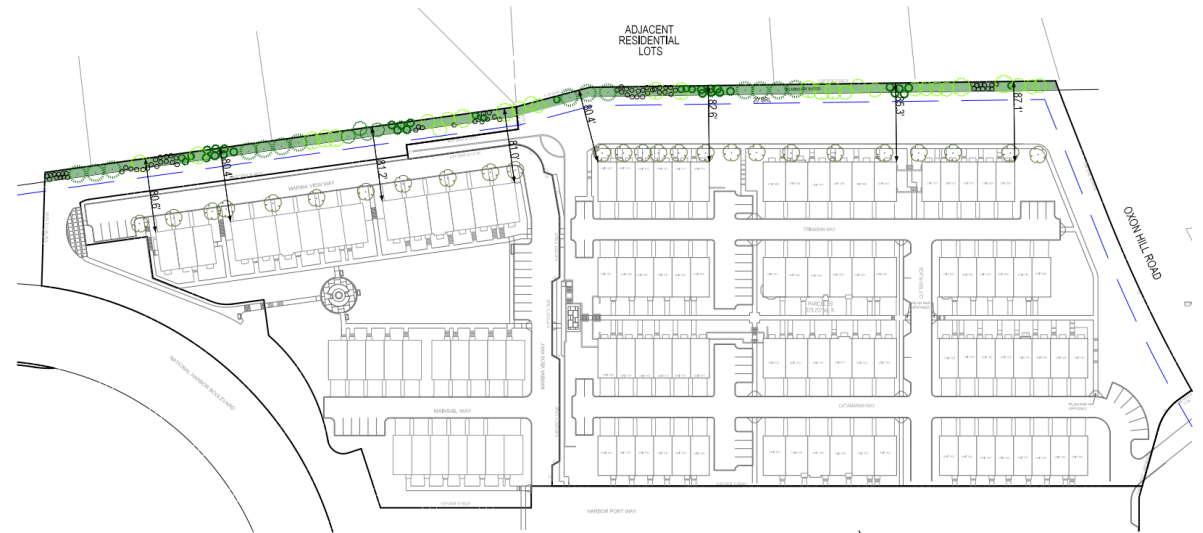
- Applicant: 12/15/23
- Staff: 12/26/23, 1/23/24

Additional Information





Required 40-foot-wide buffer within National Harbor



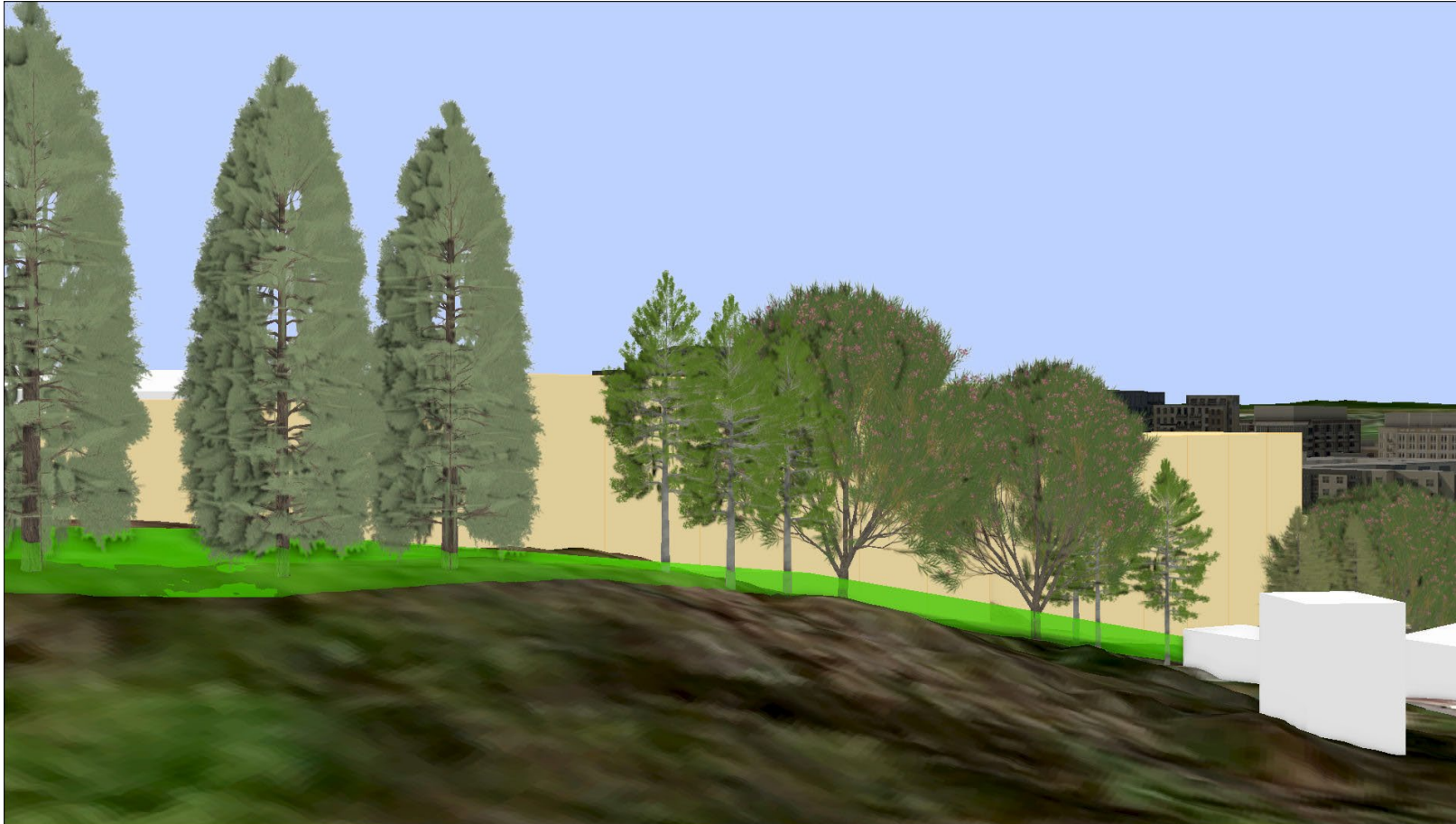
Typical Landscape Manual required 10-foot-wide buffer between single-family detached and attached dwelling units



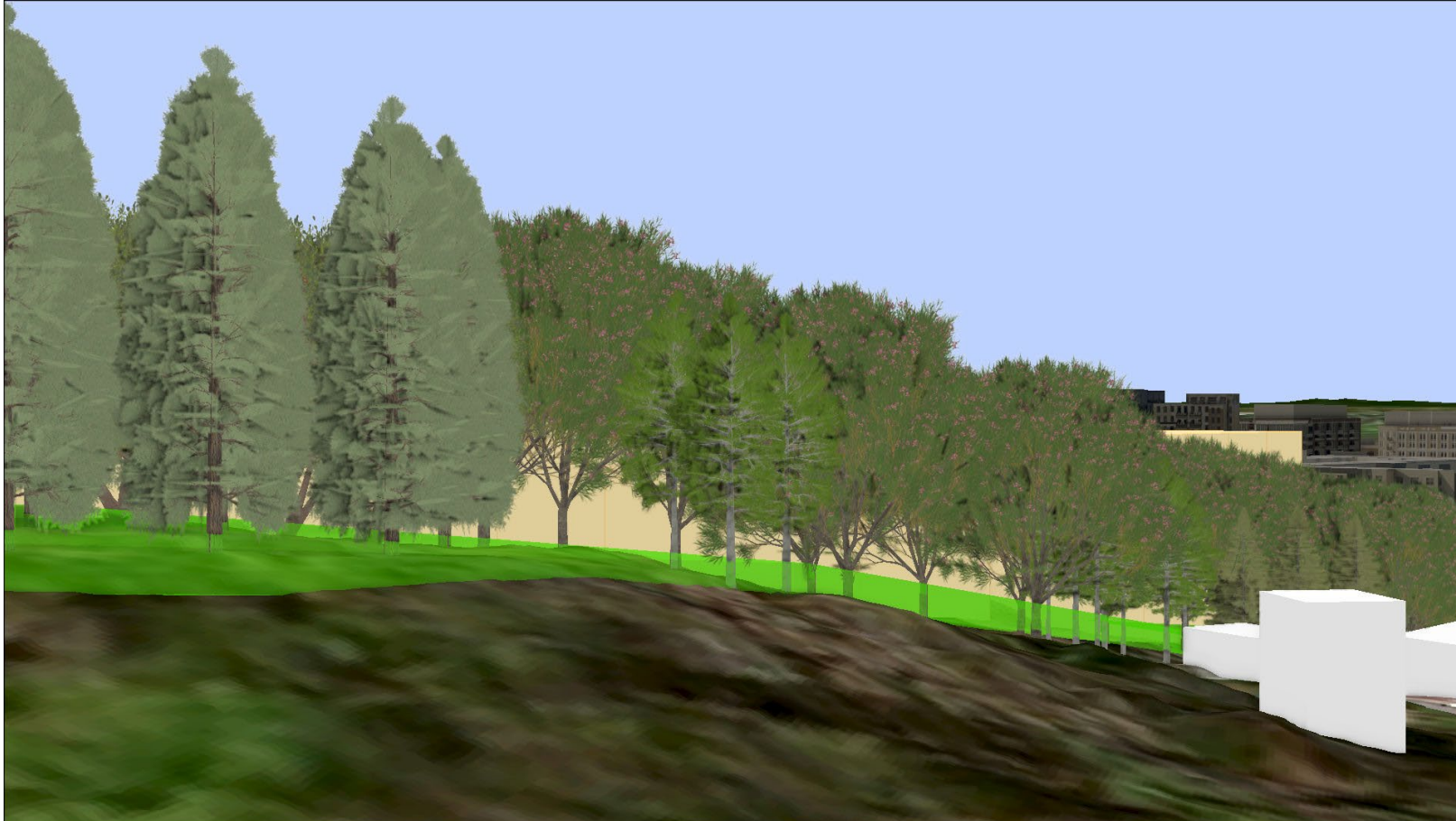
Townhouse Development with Typical Landscape Manual 10-foot-wide buffer



Townhouse Development with 40-foot-wide landscape buffer
required within National Harbor



View from adjacent residential backyards
with Typical 10-foot-wide Landscape Buffer



View from adjacent residential backyards with 40-foot-wide Landscape Buffer
required within National Harbor