

# ADDISON PARK

Detailed Site Plan, Major Departure and Alternative Compliance

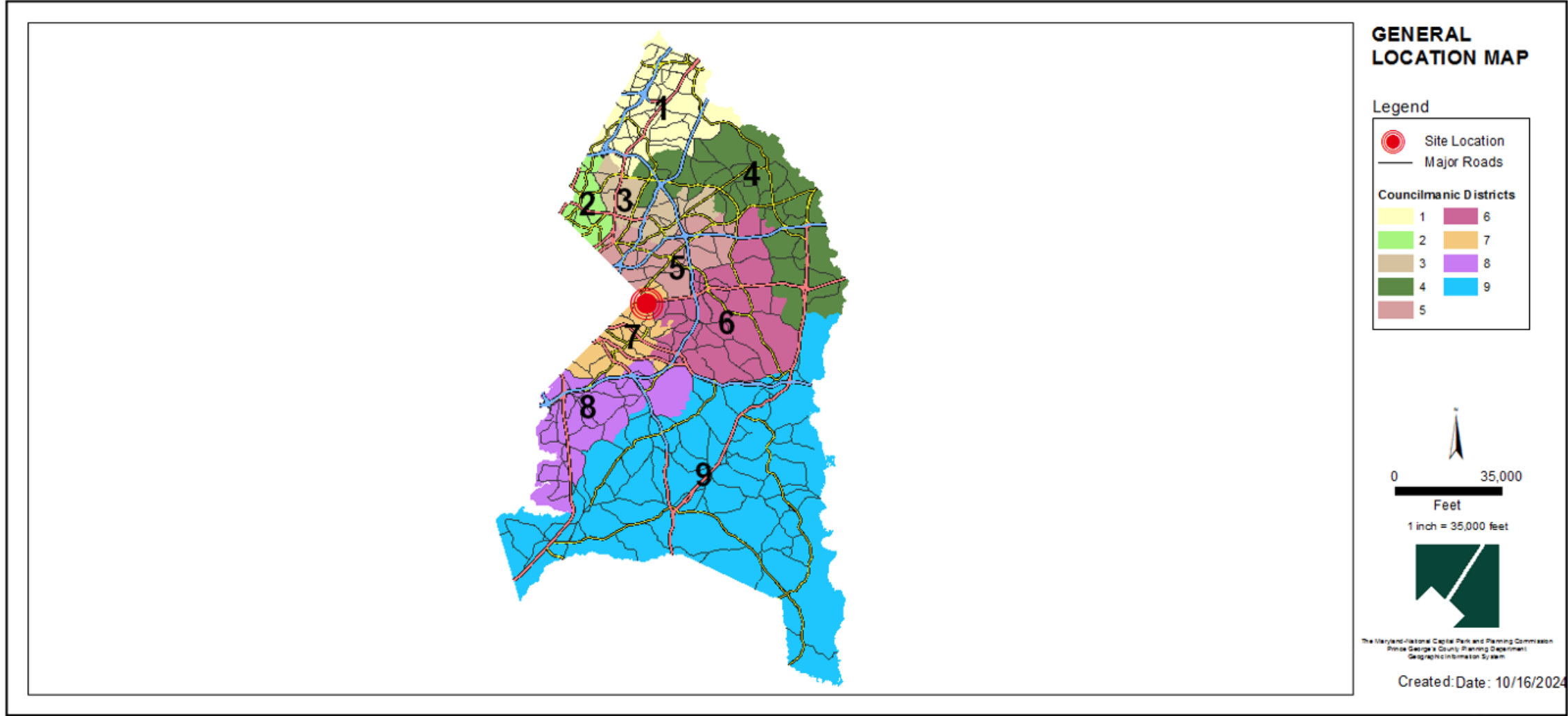
Preliminary Plan of Subdivision PPS-2023-024

Staff Recommendation: APPROVAL with Conditions

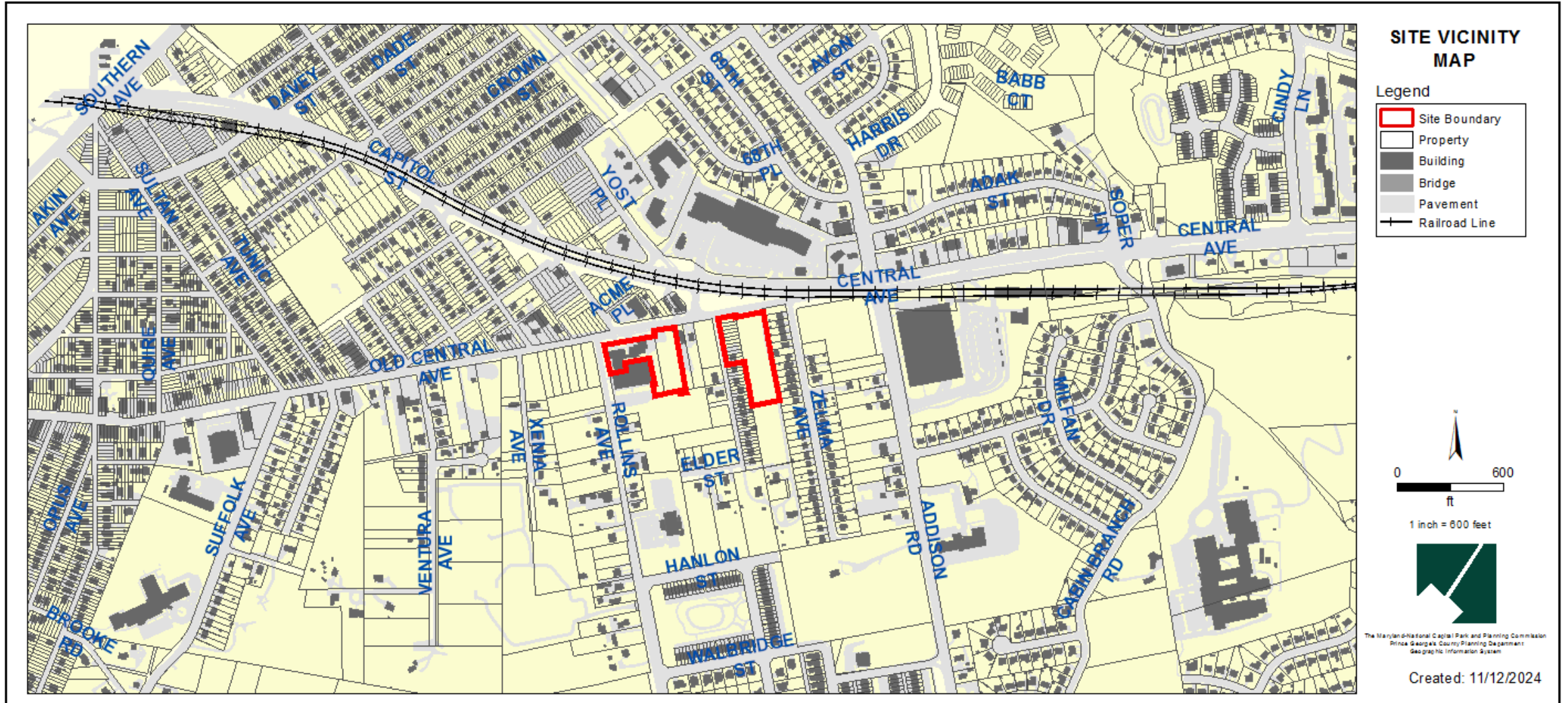


# GENERAL LOCATION MAP

Council District: 07  
Planning Area: 75A



# SITE VICINITY MAP

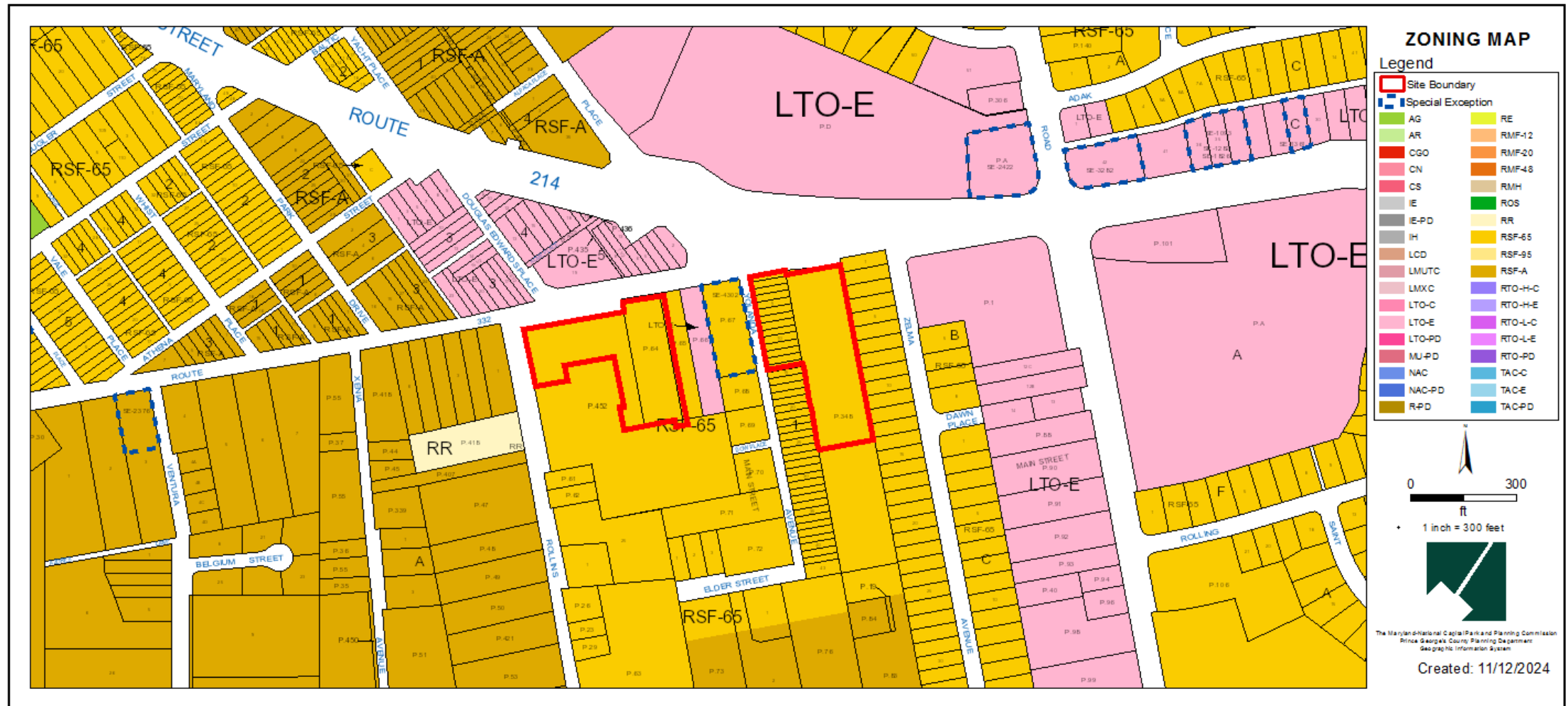


# ZONING MAP

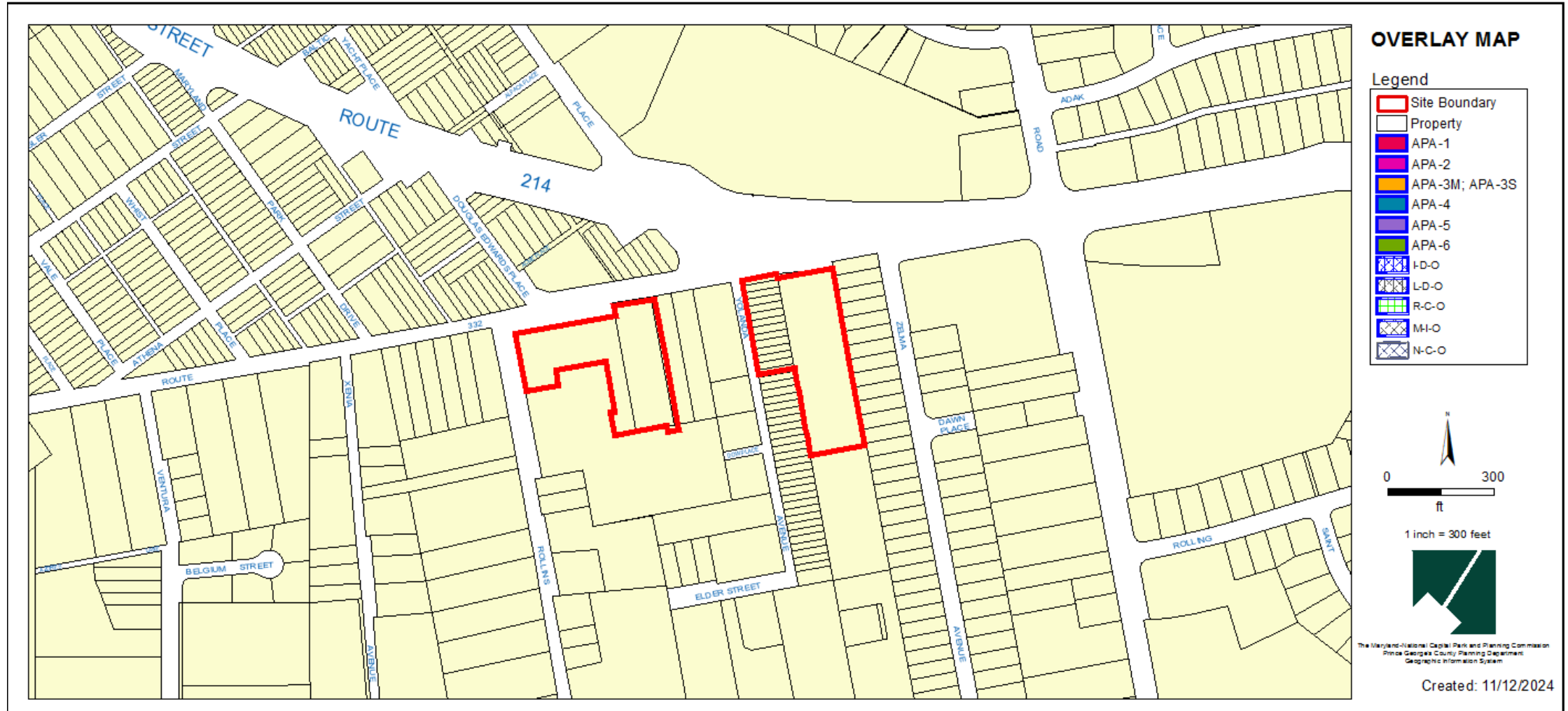
Property Zone: RSF-65

Developing pursuant to the LTO-C Zone per Section 27-

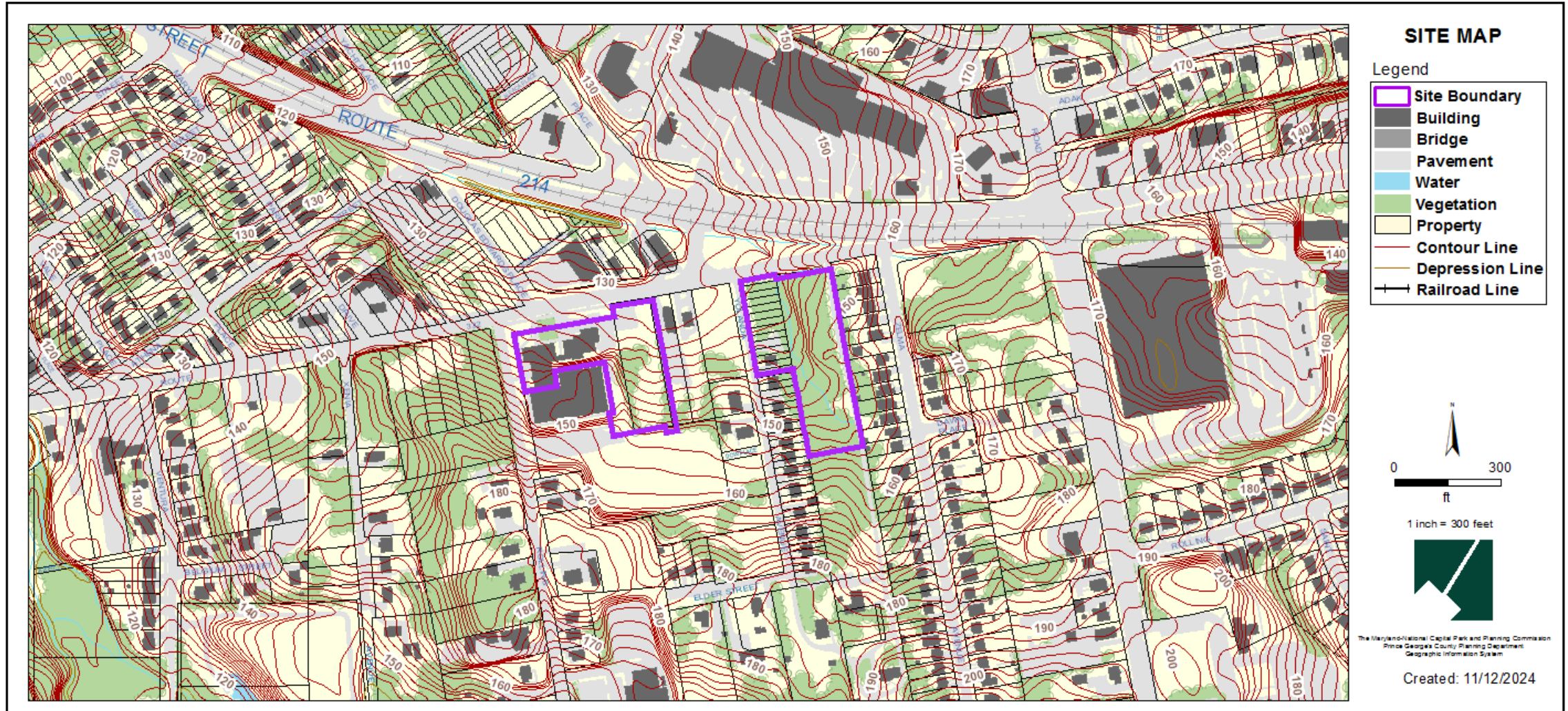
1400



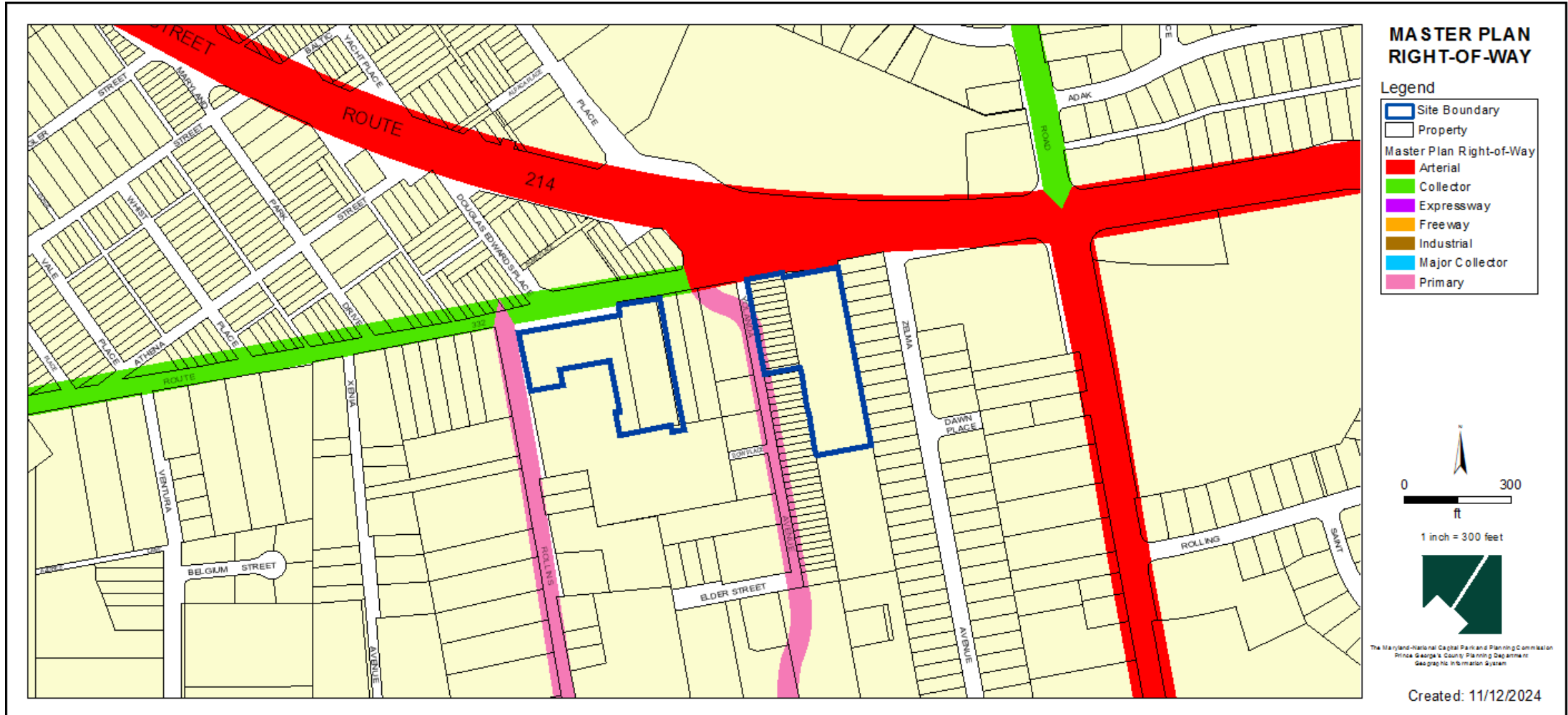
# OVERLAY MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



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



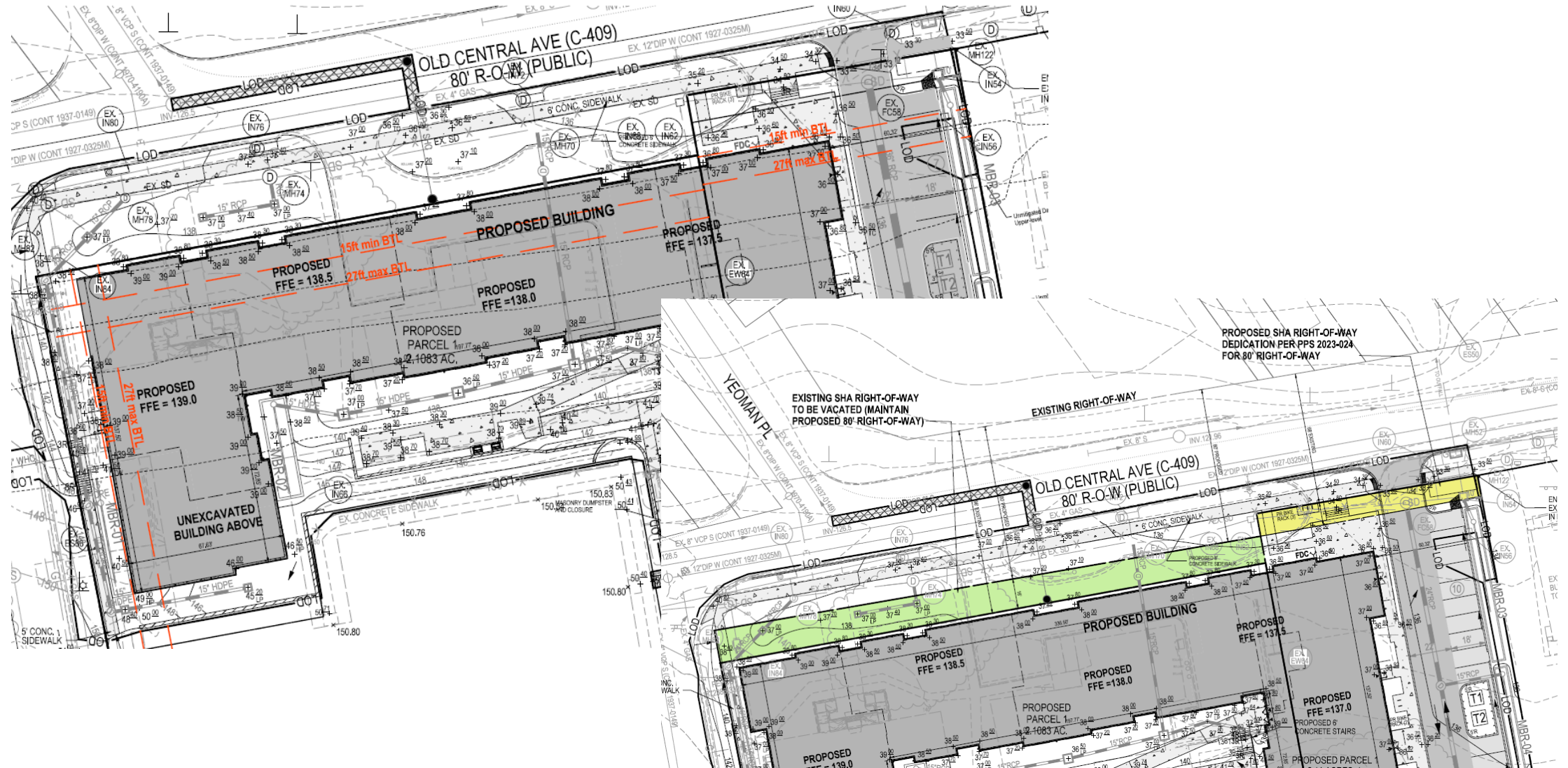
# OVERALL DETAILED SITE PLAN



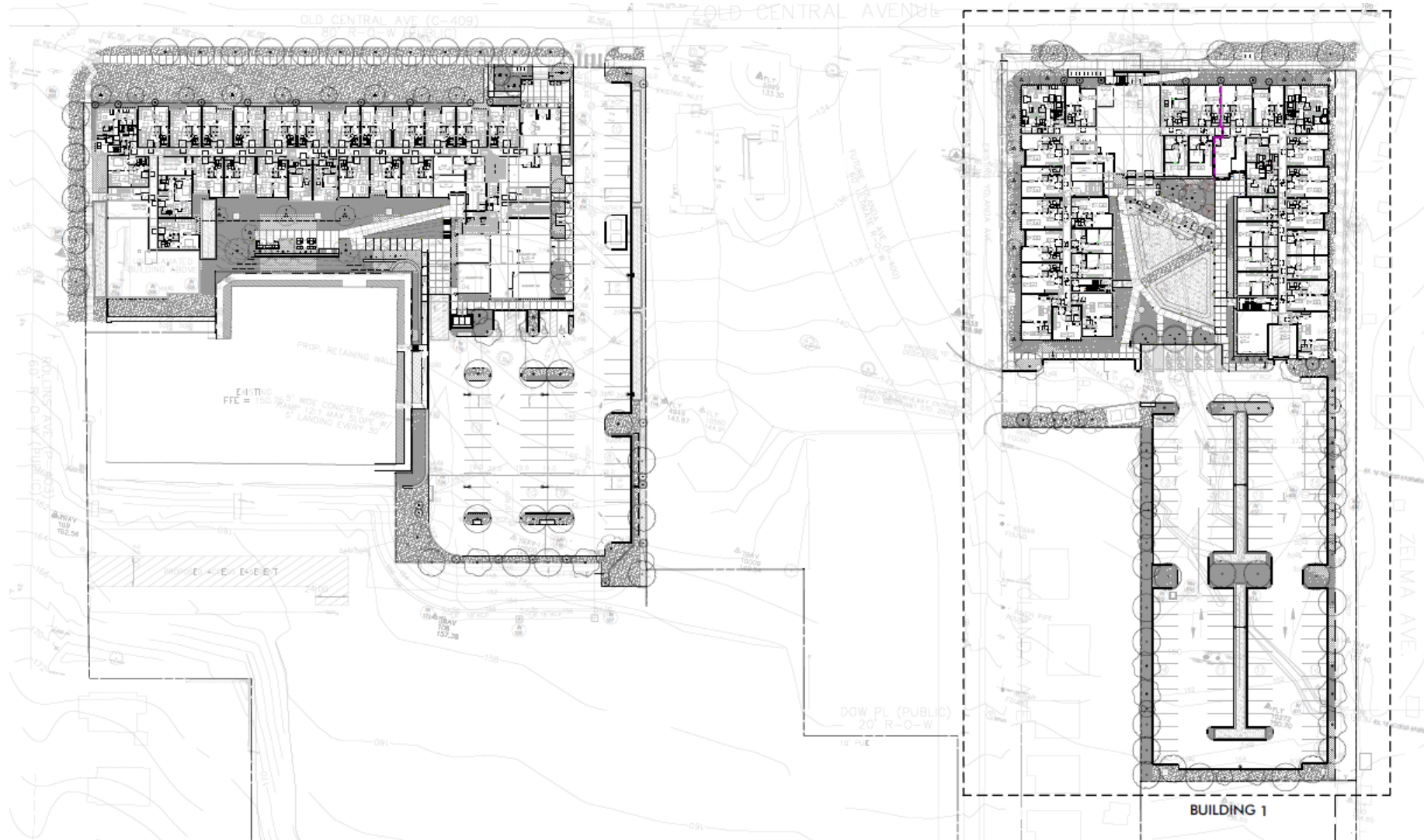
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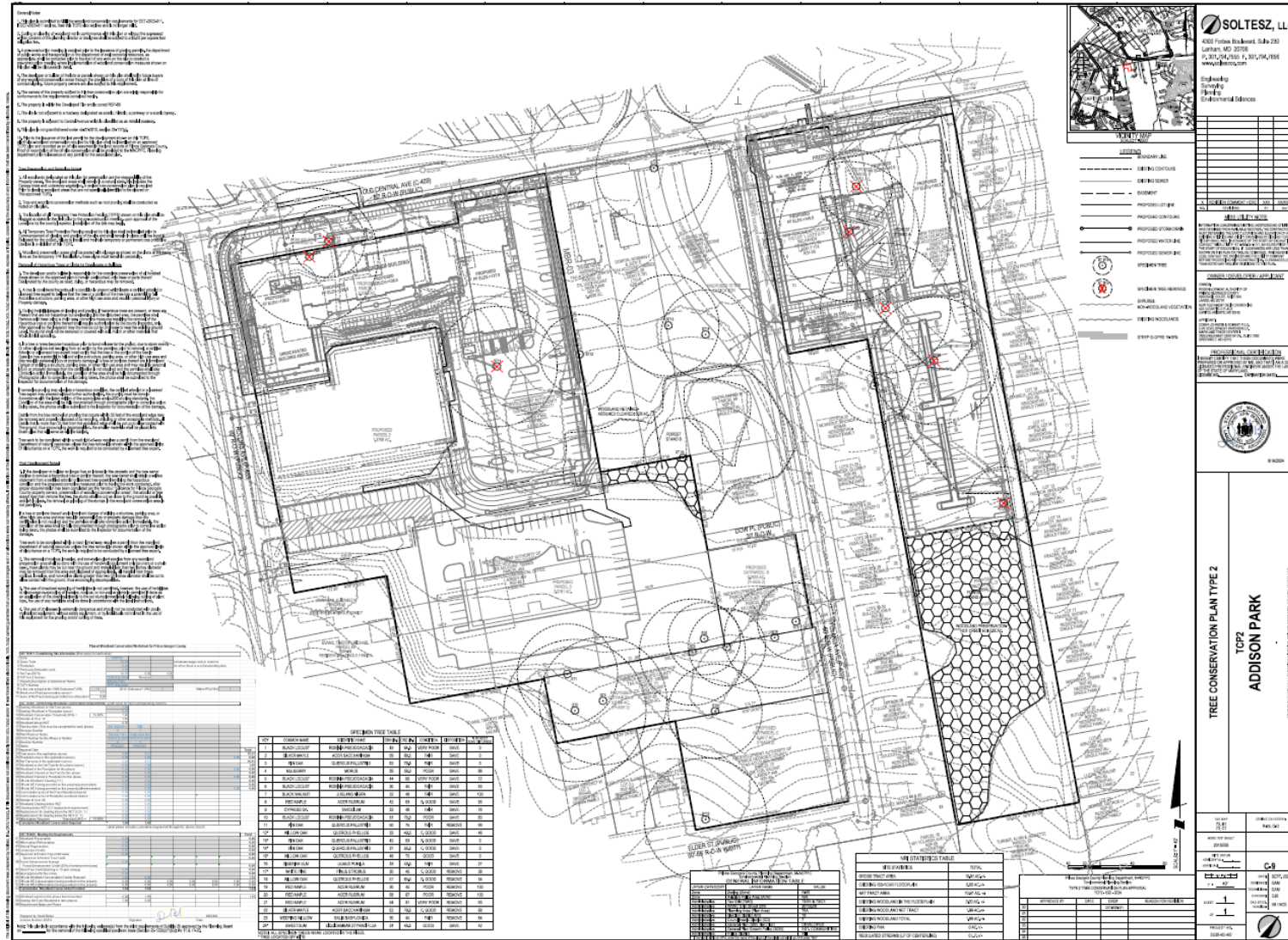
# VARIANCE EXHIBITS



# OVERALL LANDSCAPE PLAN



# TYPE 2 TREE CONSERVATION PLAN



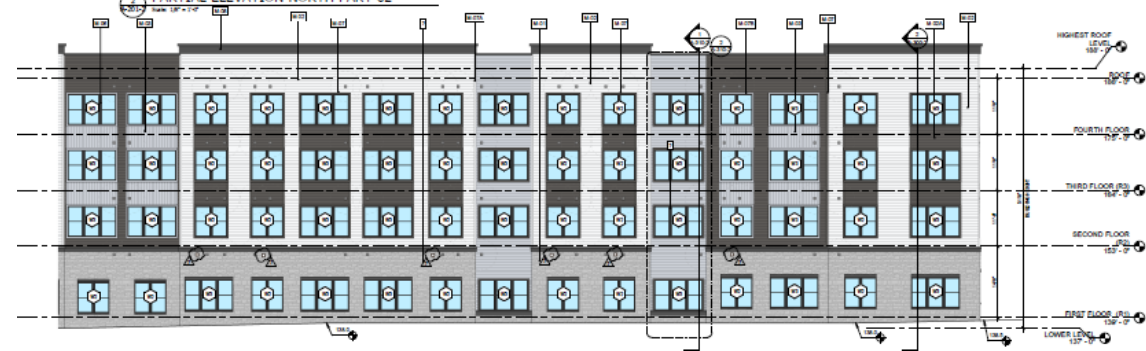
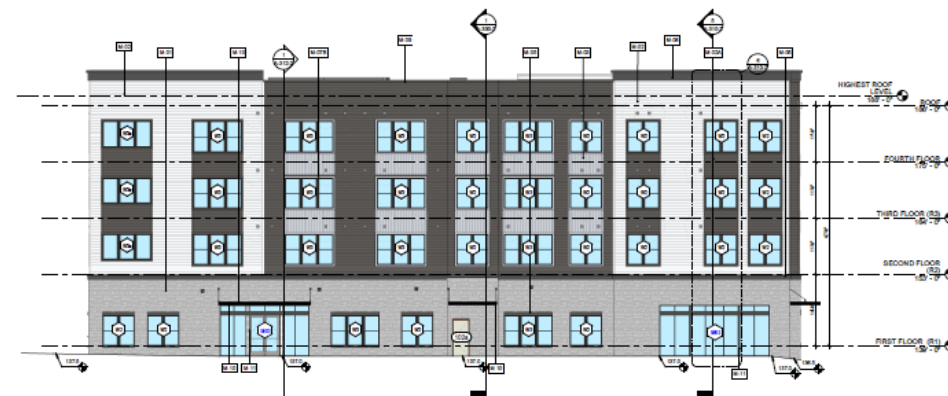
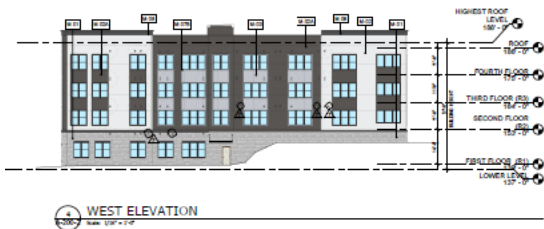
# BUILDING 1 ELEVATIONS



# BUILDING 1 ELEVATIONS



# BUILDING 2 ELEVATION~



# BUILDING 2 ELEVATIONS



# STAFF RECOMMENDATION

- **DET-2023-011 - APPROVAL with conditions**
- **MJD-2024-002 - APPROVAL**
- **ACL-2024-002 – APPROVAL with Conditions**
- **Variance to Section 27-4204(e)(3) – APPROVAL**
- **Type 2 Tree Conservation Plan TCP2-032-2024 - APPROVAL with Conditions**

- **None**

## **Applicant Required Mailings:**

- **Informational Mailing: 08/30/2023**
- **Acceptance Mailing: 06/27/2024**
- **Sign Posting 10/22/24**