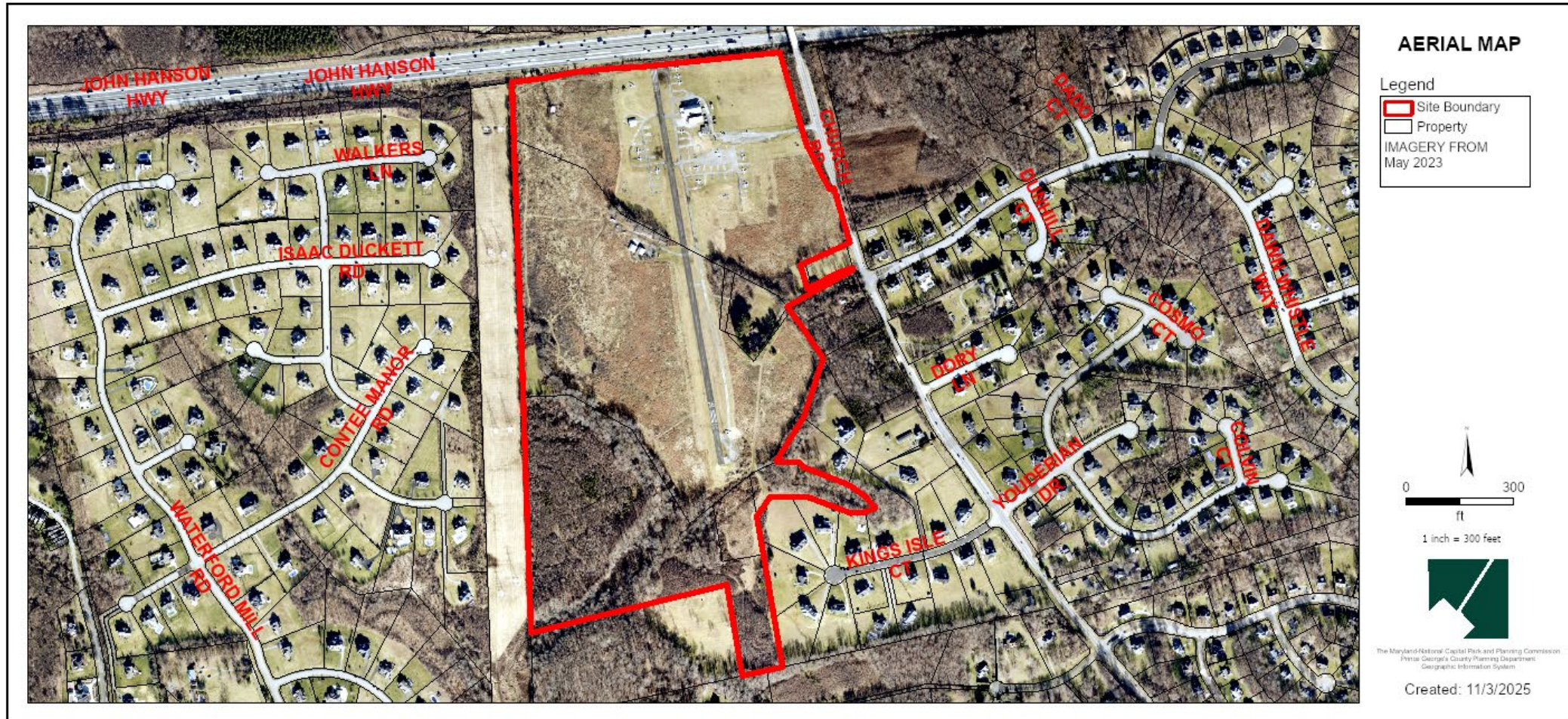


# FREEWAY AIRPORT

Detailed Site Plan

Type 2 Tree Conservation Plan TCP2-2025-0070

Staff Recommendation: APPROVAL with conditions

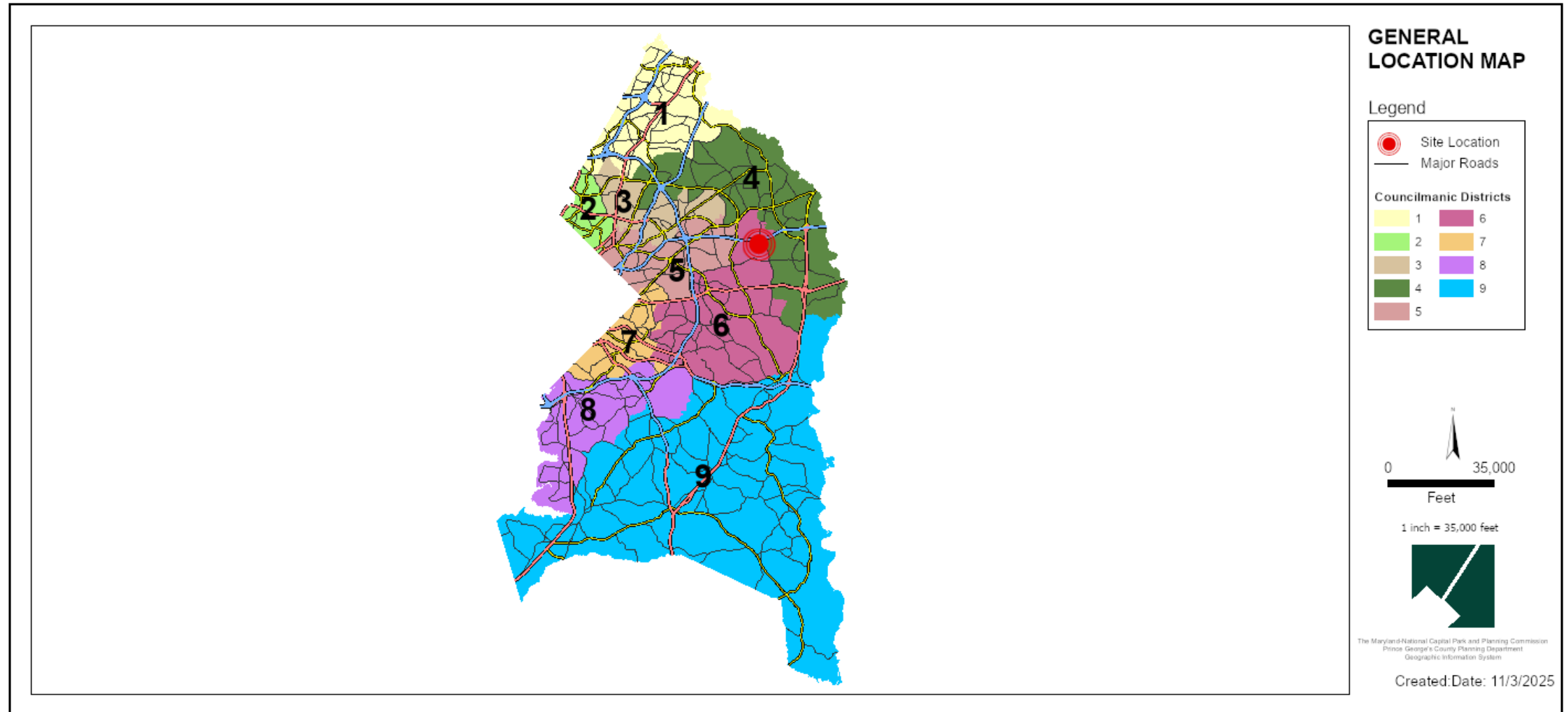




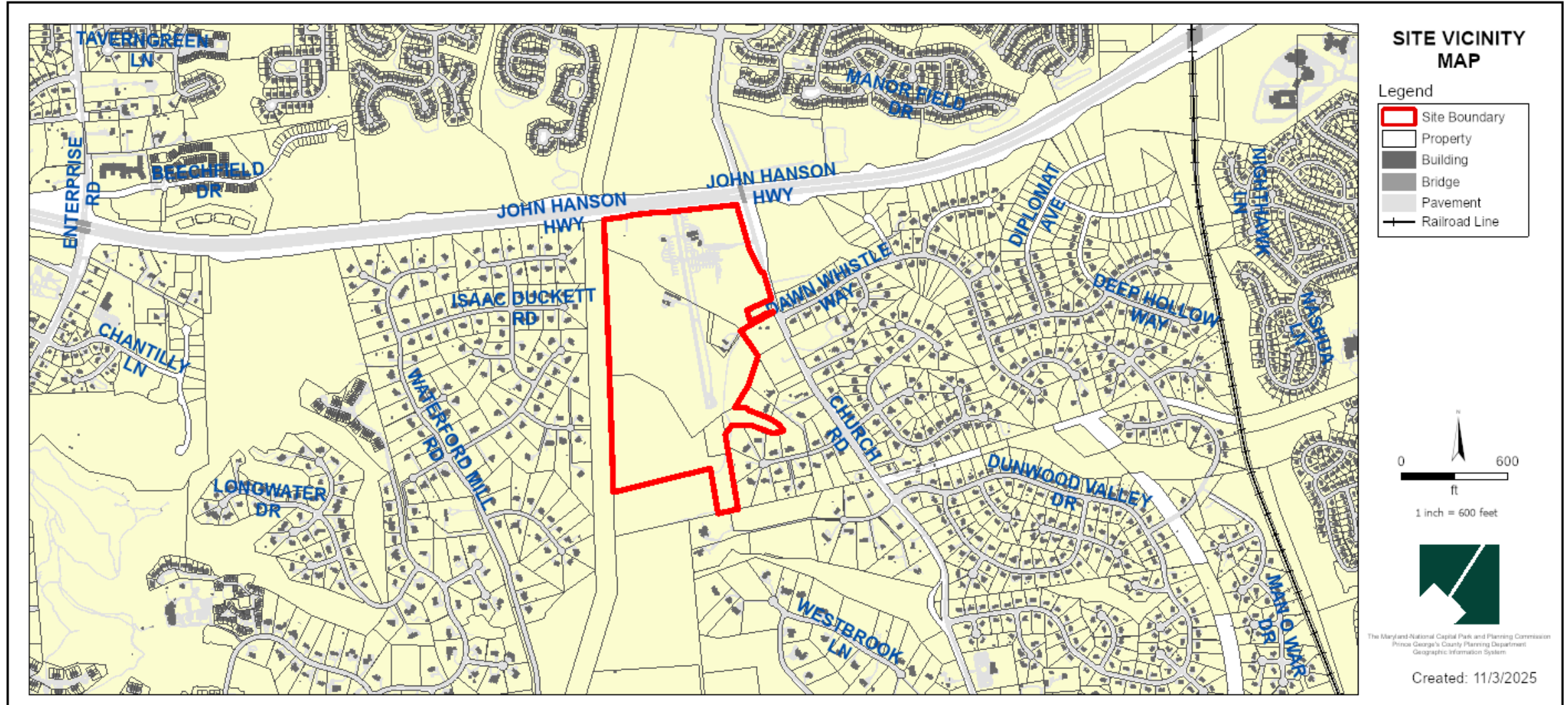
# GENERAL LOCATION MAP

Council District: 06

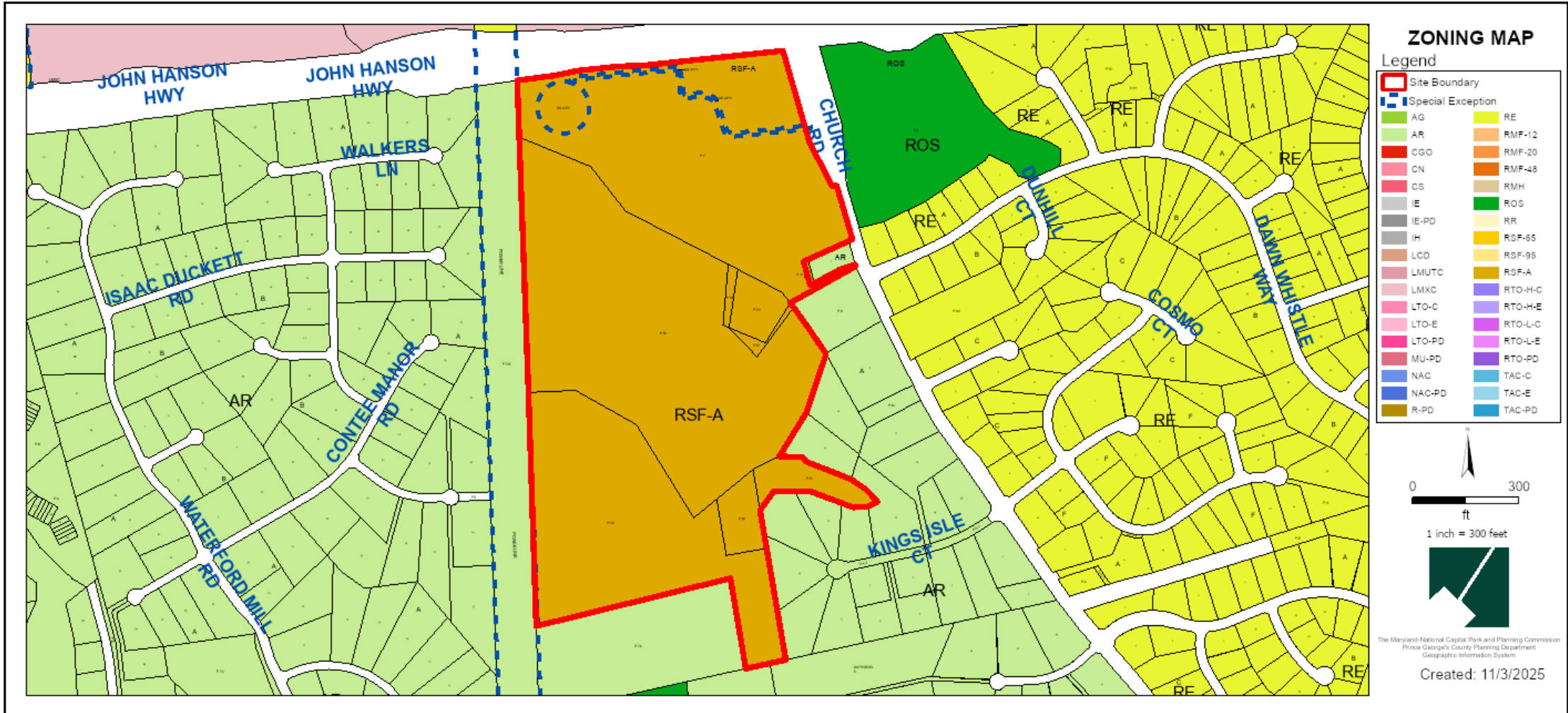
Planning Area: 74A



# SITE VICINITY MAP



# ZONING MAP (CURRENT):RSF-A



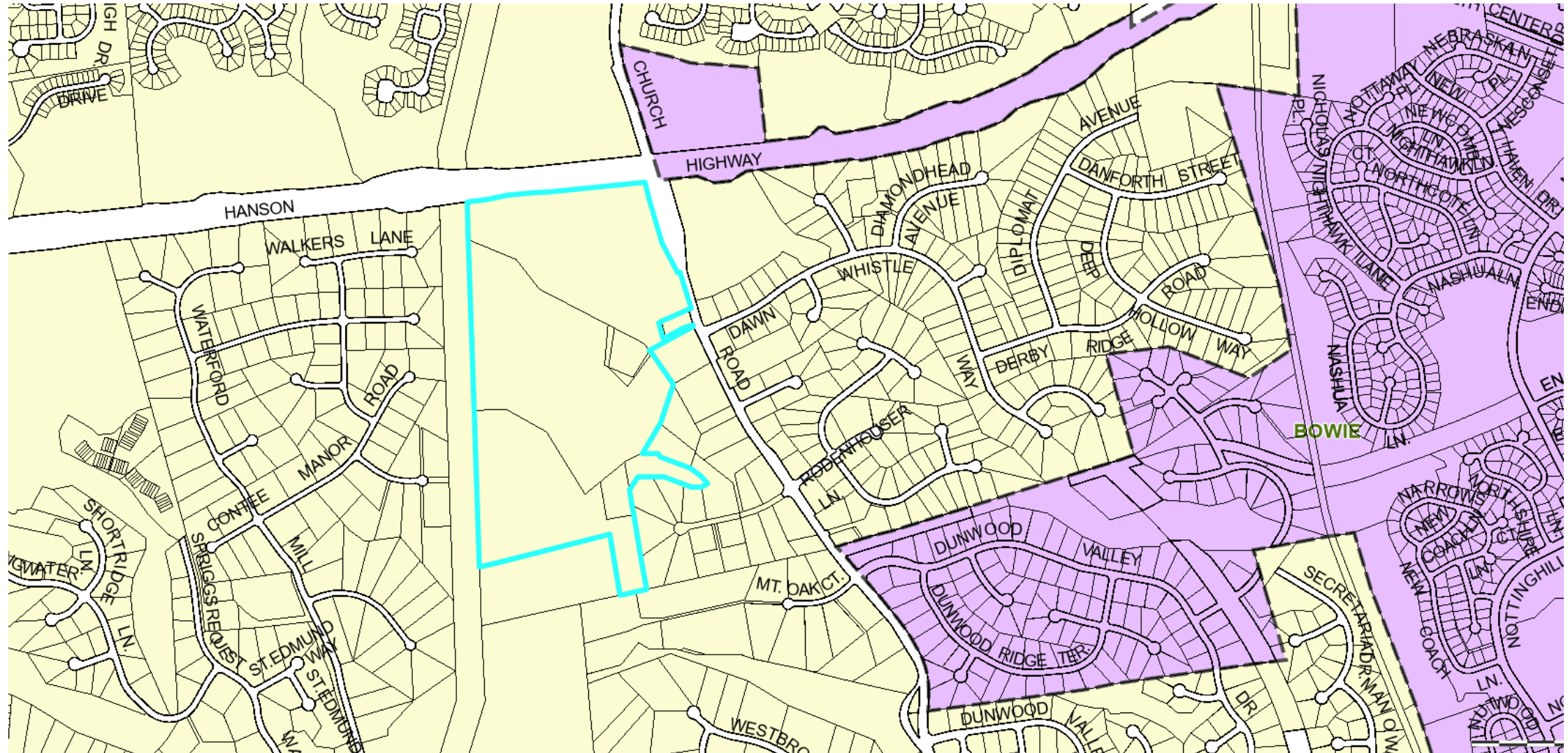
# OVERLAY MAP (CURRENT)



Aviation Policy Area Overlay (APAO) Zone (5 and 6) is required to cease effect prior to approval of any final plat.

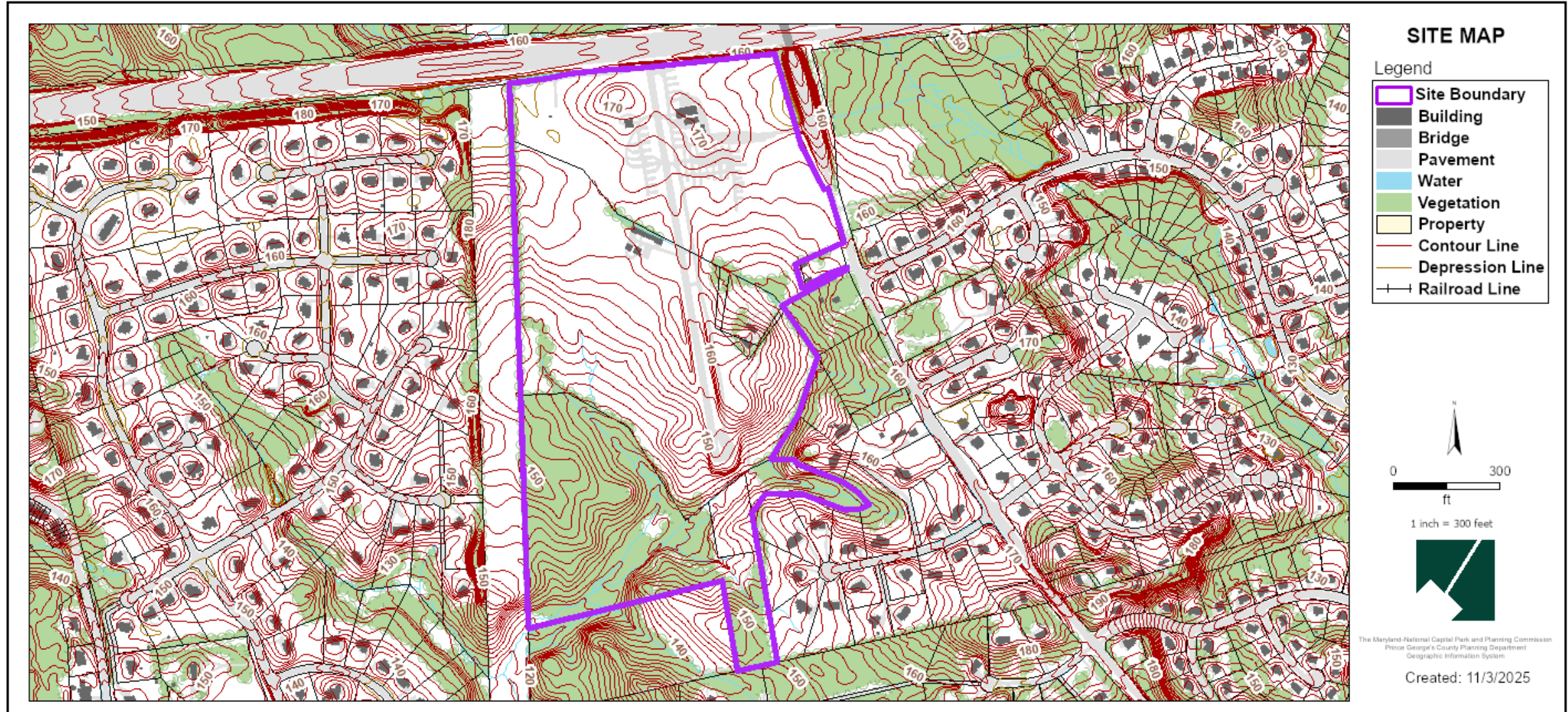


# MUNICIPAL BOUNDARY (BOWIE)

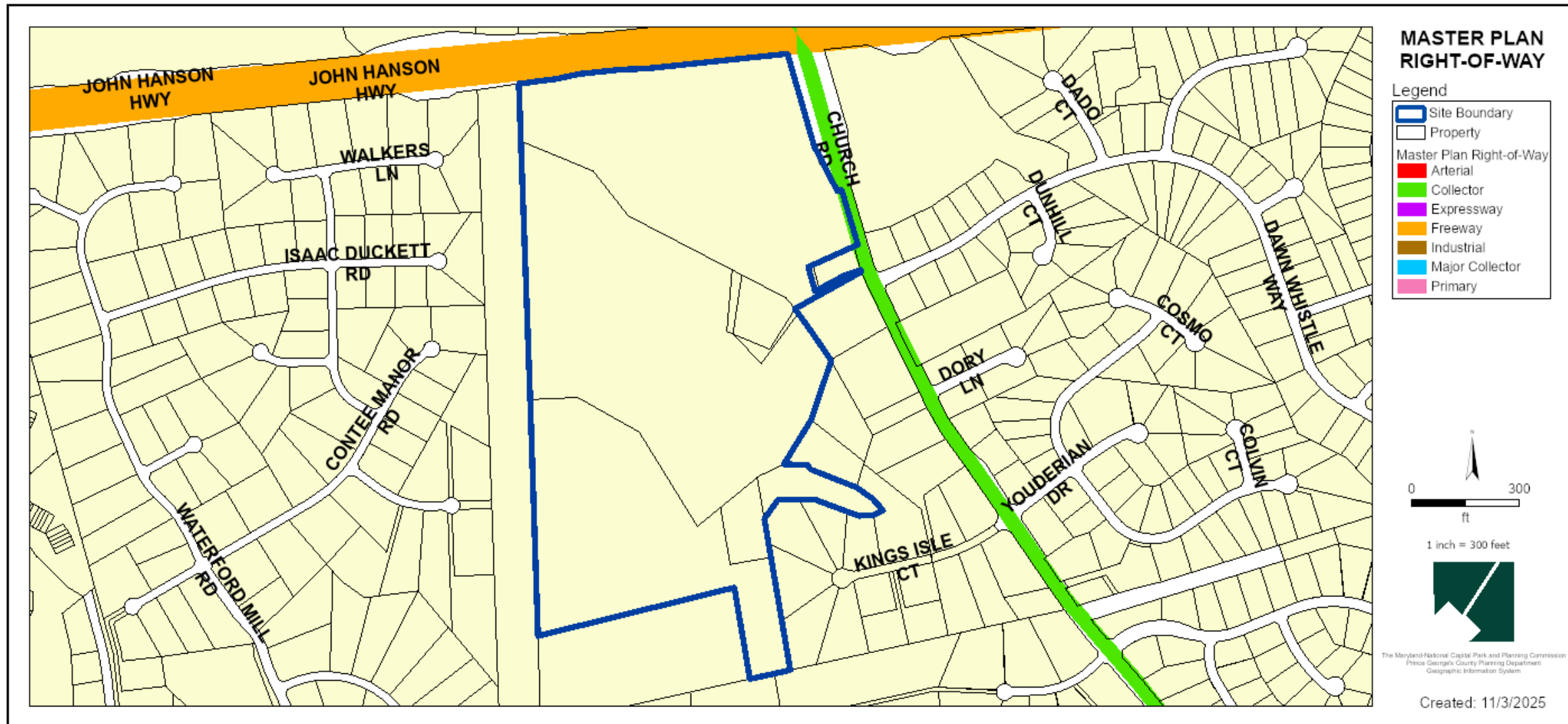




# SITE MAP

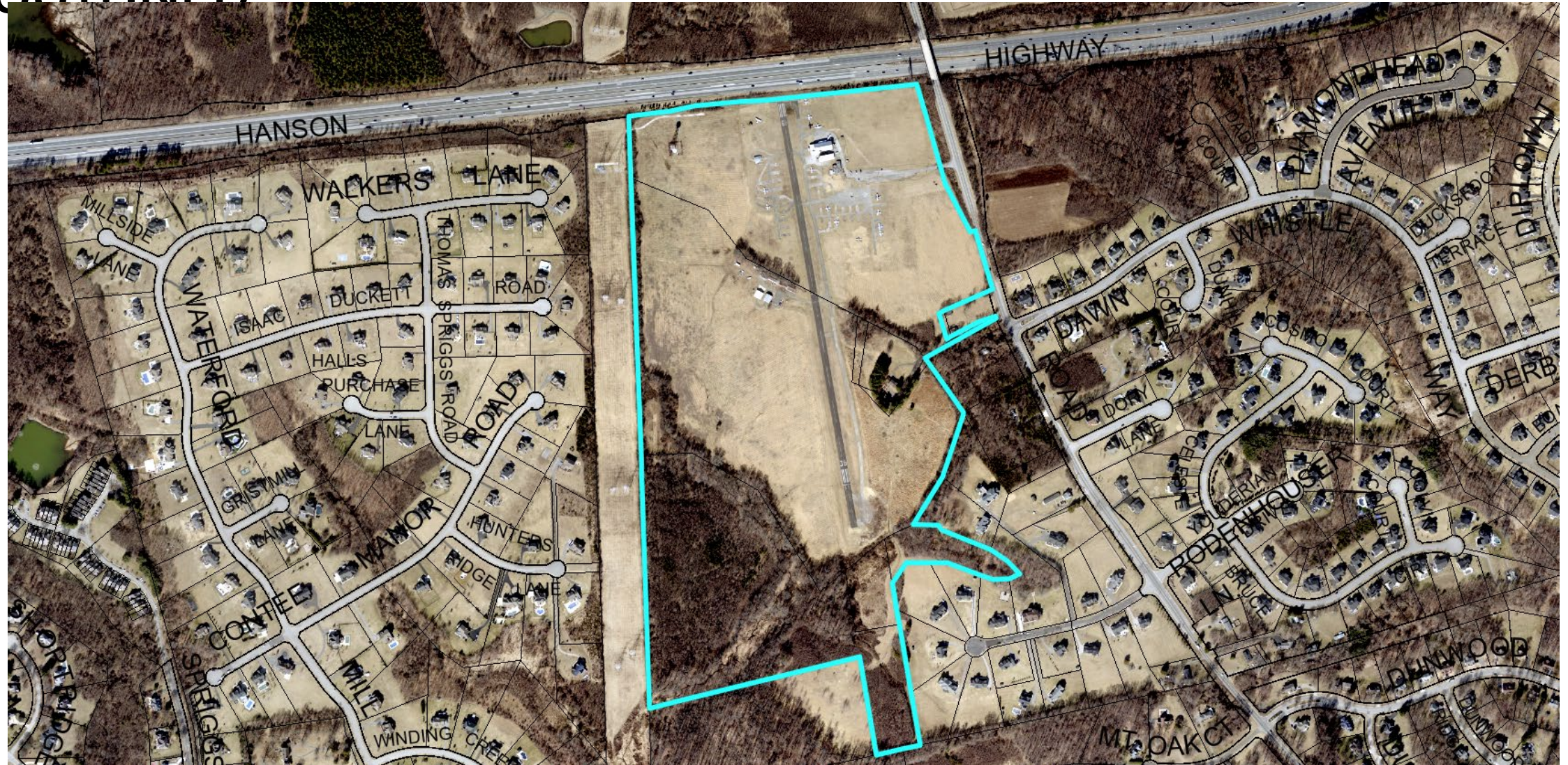


# MASTER PLAN RIGHT-OF-WAY MAP



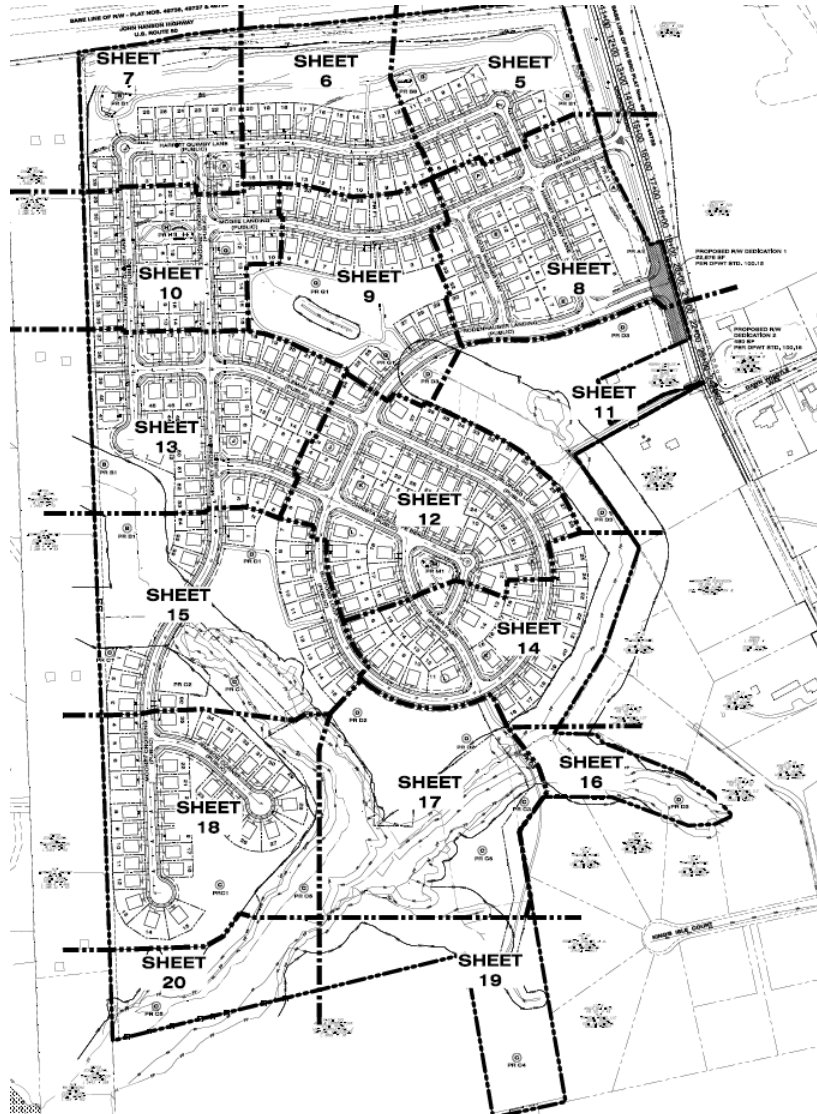


# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



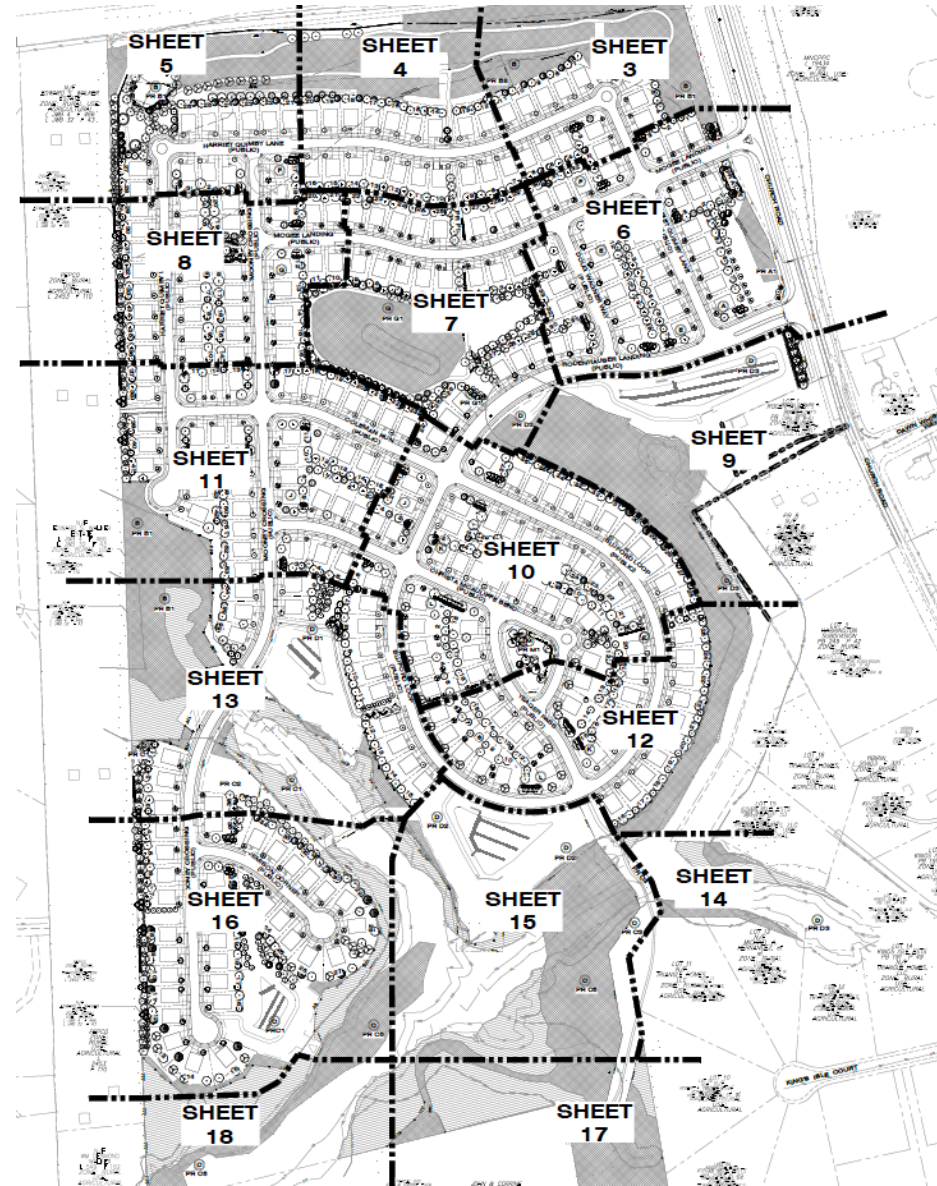


# DETAILED SITE PLAN

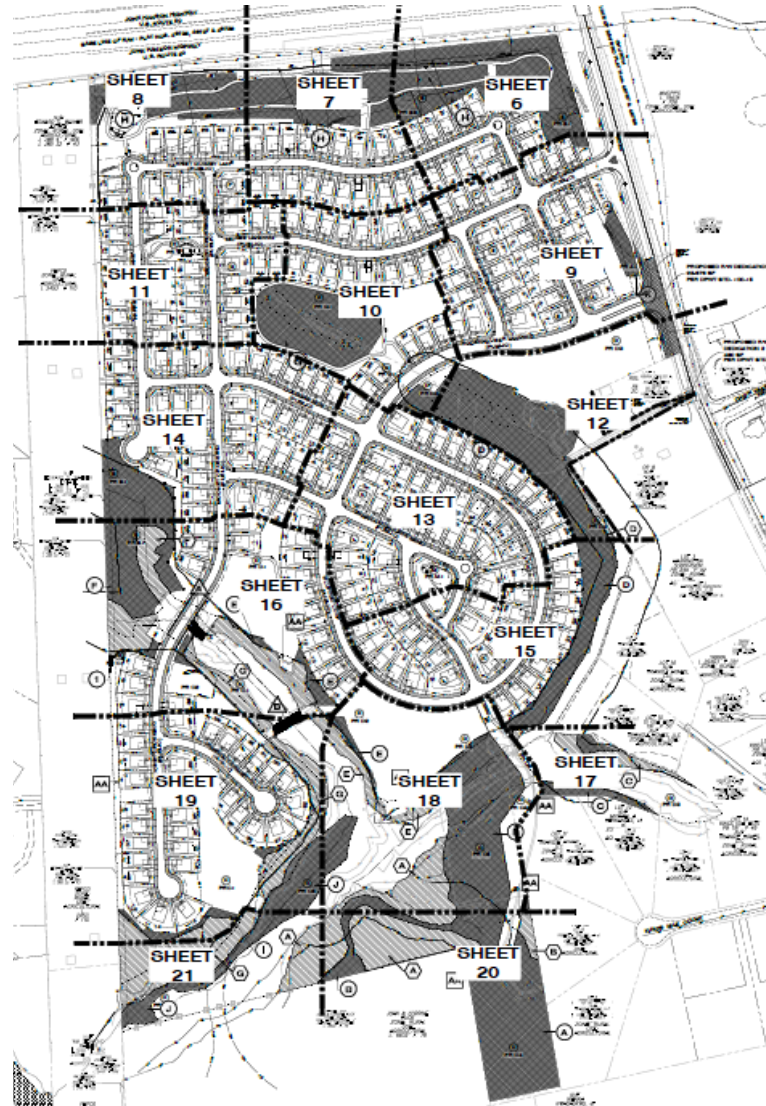




# LANDSCAPE PLAN



# TYPE II TREE CONSERVATION PLAN





# OPEN SPACE SET-ASIDE EXHIBIT



LEGEND- OPEN SPACE

ACTIVE RECREATION

PASSIVE RECREATION

NATURAL FEATURES  
NOTE: INCLUDES WOODLAND CONSERVATION AREAS  
ESTABLISHED PER DIVISION 2 REQUIREMENTS AND  
REGULATED ENVIRONMENTAL FEATURES

Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit- Oriented/Activity Center Base and PD Zones, MU-PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed- Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

GROSS TRACT AREA:	131.50 AC
TOTAL OPEN SPACE REQUIRED:	26.30 AC (20% OF GROSS TRACT AREA)
TOTAL ACTIVE RECREATION REQUIRED:	3.95 AC (15% OF TOTAL OPEN SPACE)
BREAKDOWN BY TYPE:	
ACTIVE RECREATION	5.30 AC
PASSIVE RECREATION	1.04 AC
NATURAL FEATURES	41.68 AC
TOTAL PROVIDED	48.02 AC (36% OF GROSS TRACT AREA)

- 1

ACTIVE RECREATION - JOGGING TRAIL
- 2

ACTIVE RECREATION - DOG PARK
- 3

ACTIVE RECREATION - MULTI-AGE PLAYGROUND
- 1P

PASSIVE RECREATION - PASSIVE RECREATION AREA 'PLAZA'
- 2P

PASSIVE RECREATION - OPEN PLAY AREA

# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Detailed Site Plan DET-2024-016
- Type 2 Conservation Plan TCP2-2025-0070

## **Applicant Required Mailings:**

- Informational Mailing: 11/15/2024
- Acceptance Mailing: 09/23/2025