

PENN PLACE II

Detailed Site Plan

TCP2-2025-0058

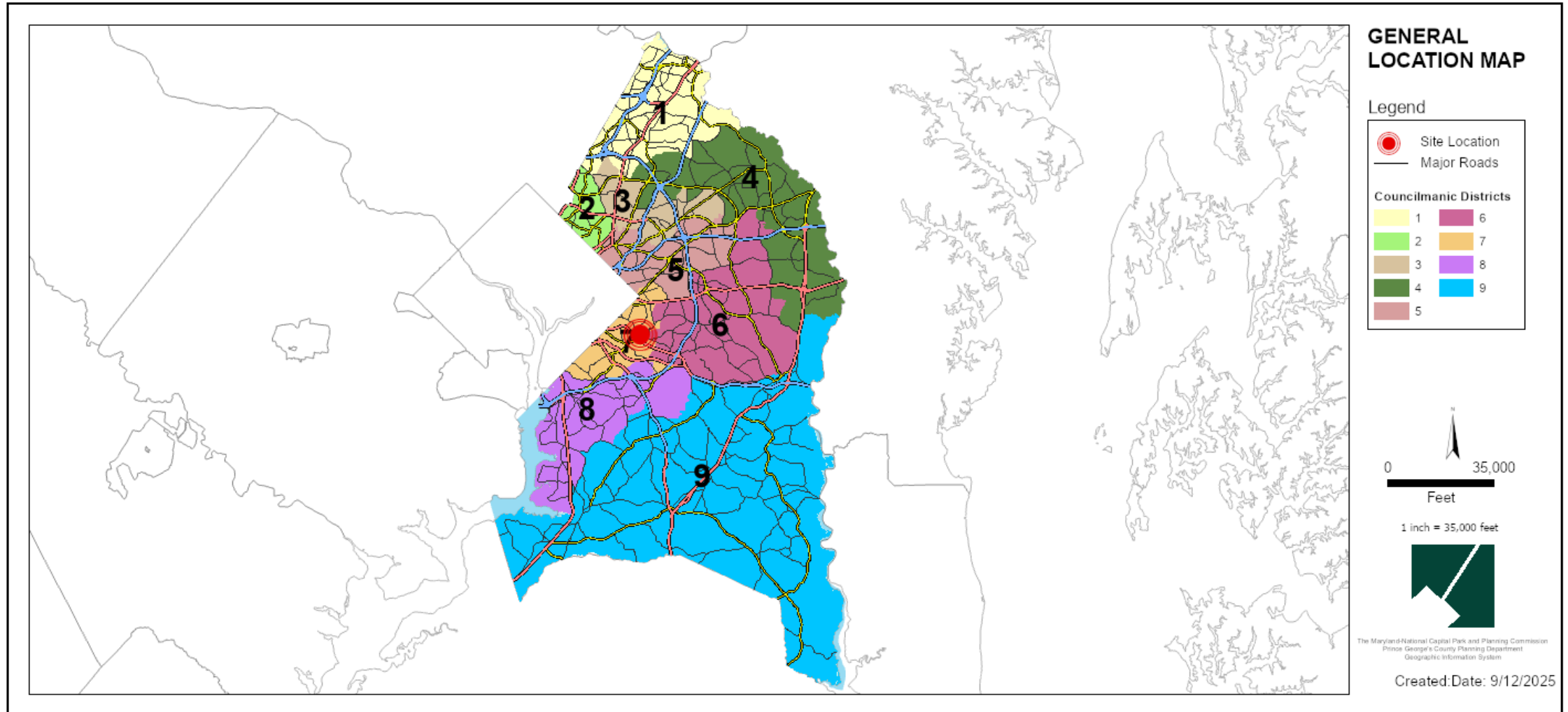
Staff Recommendation: APPROVAL with conditions



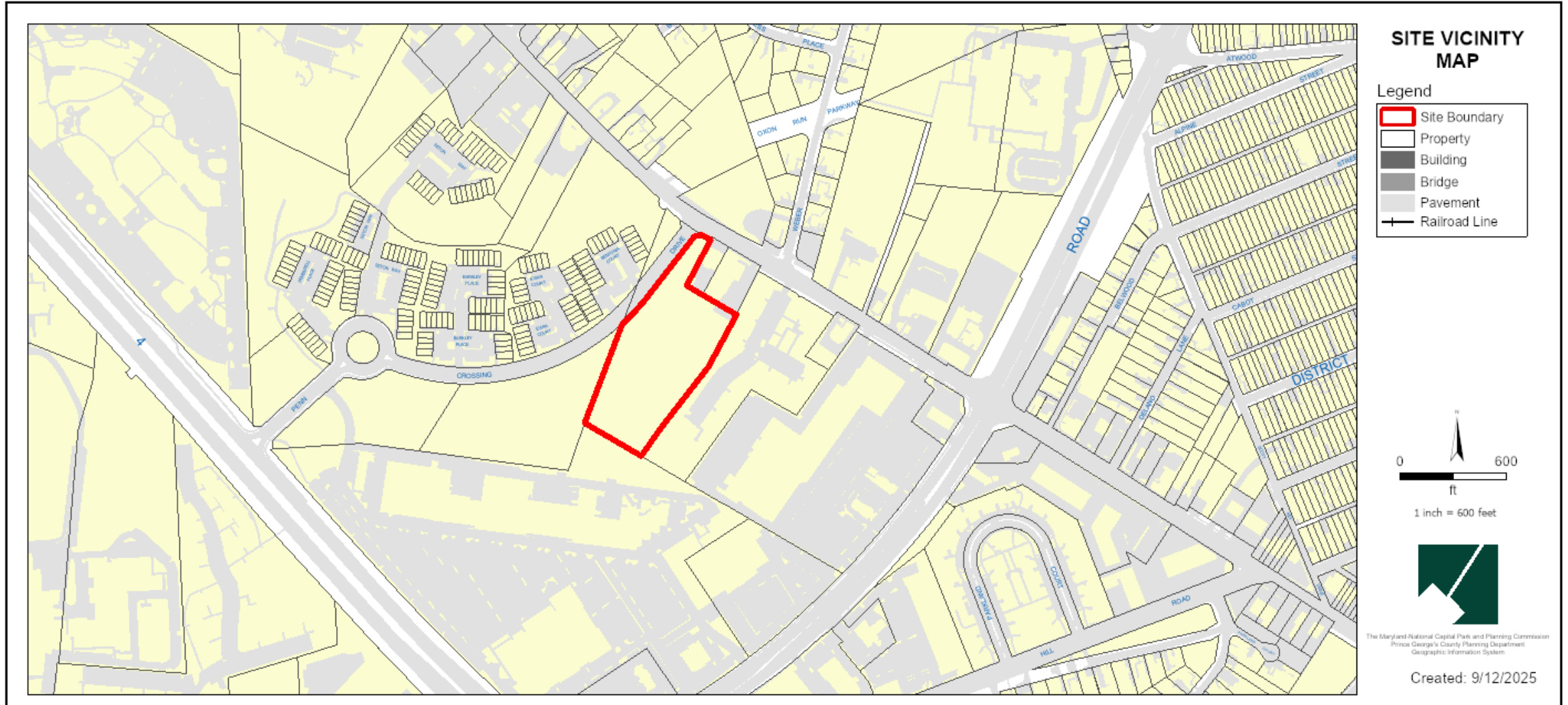
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A

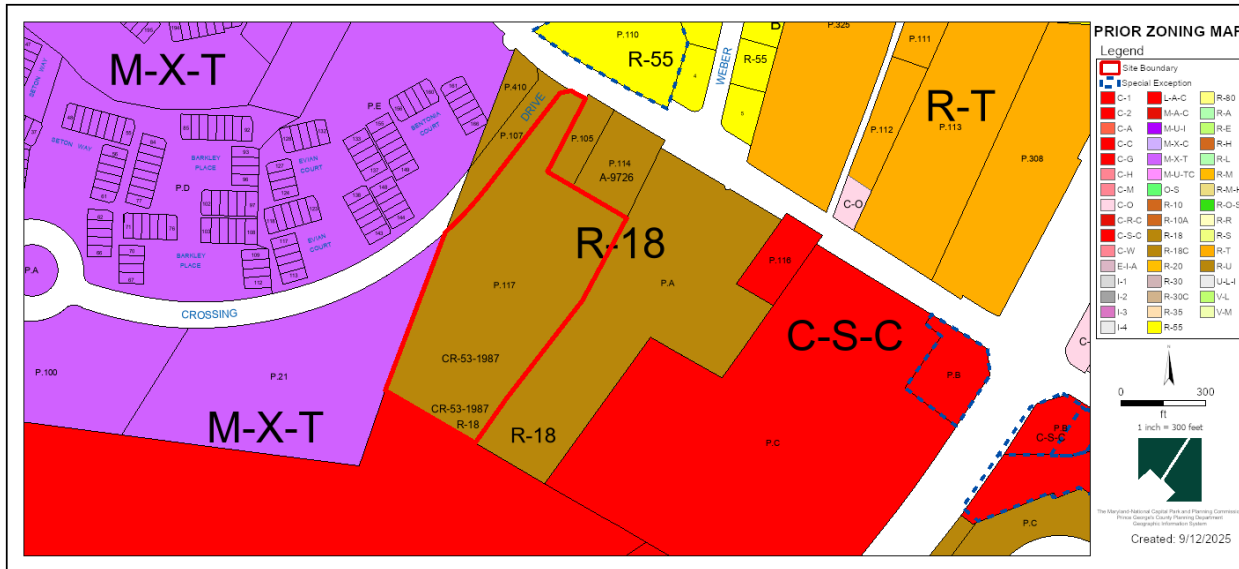


SITE VICINITY MAP

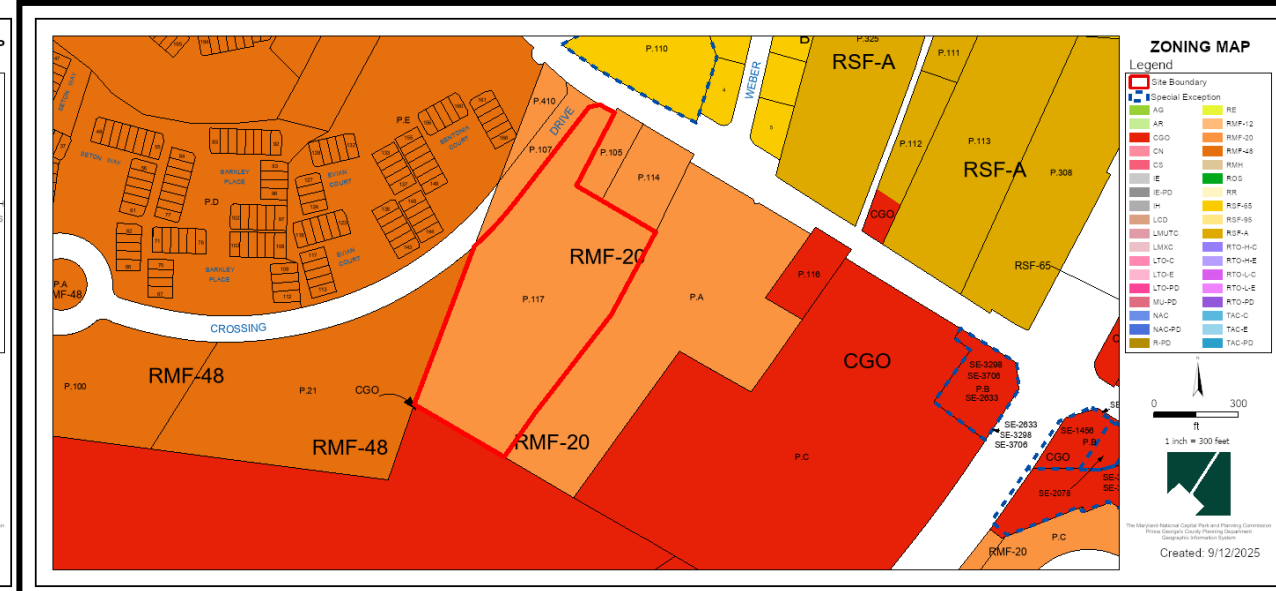


ZONING MAP (PRIOR AND CURRENT)

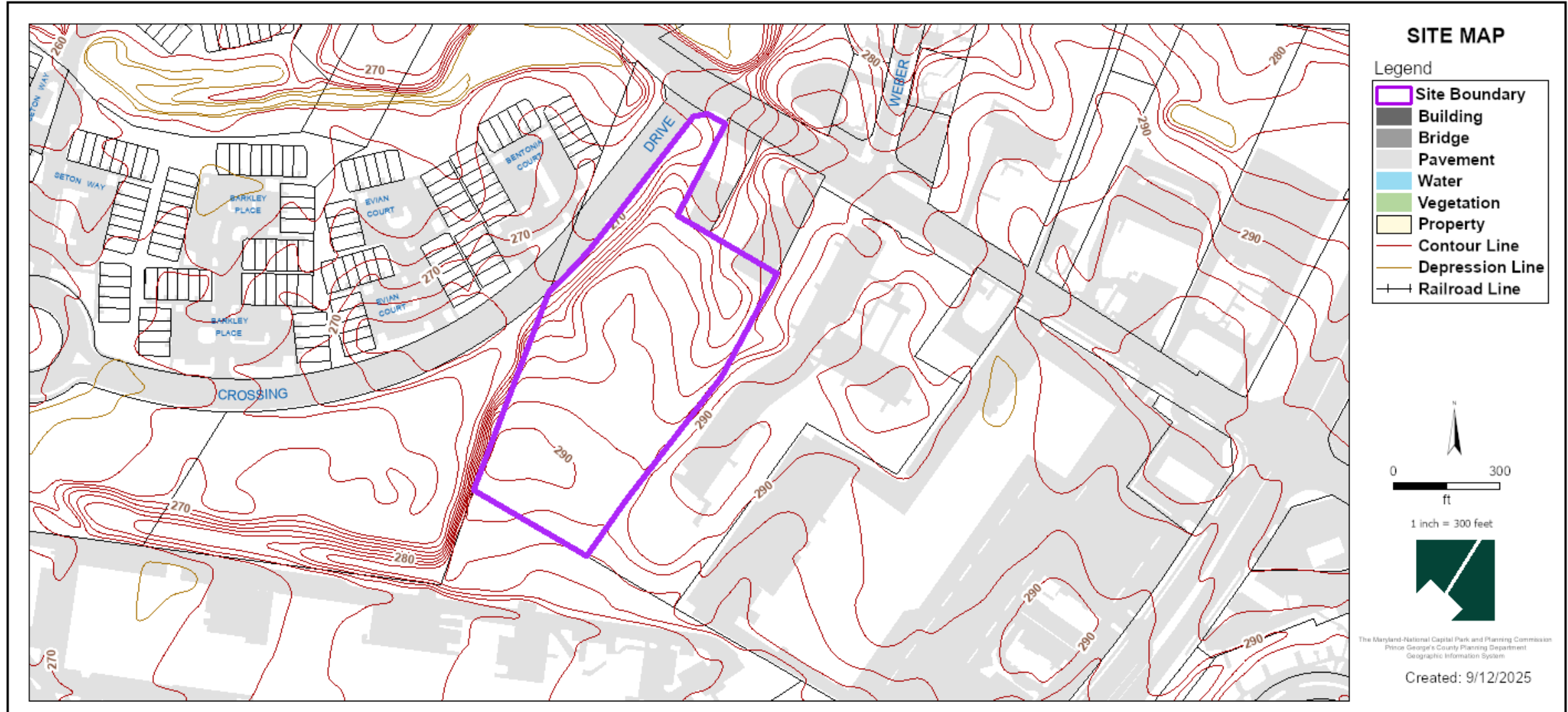
Prior Zoning Map: R-18



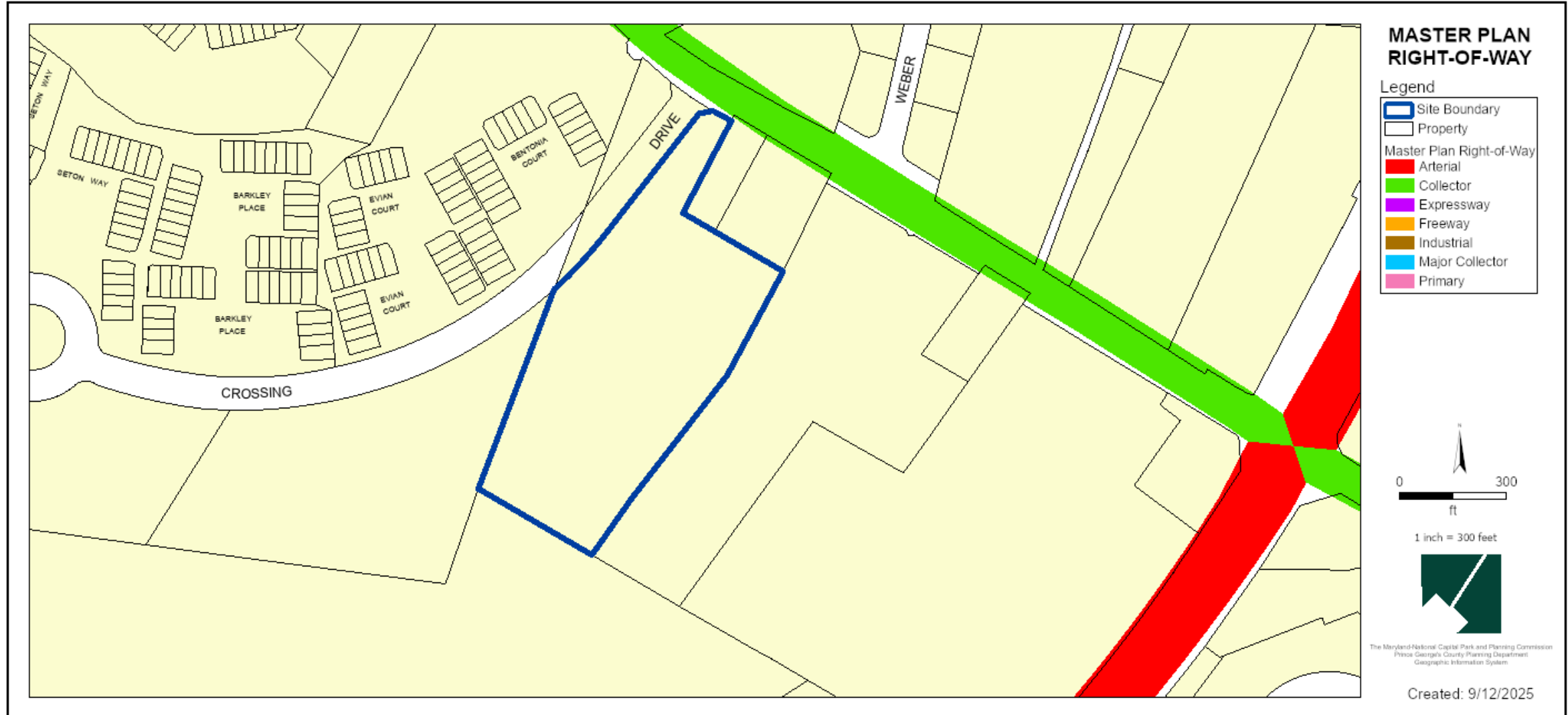
Current Zoning Map: RMF-20



SITE TOPOGRAPHY MAP



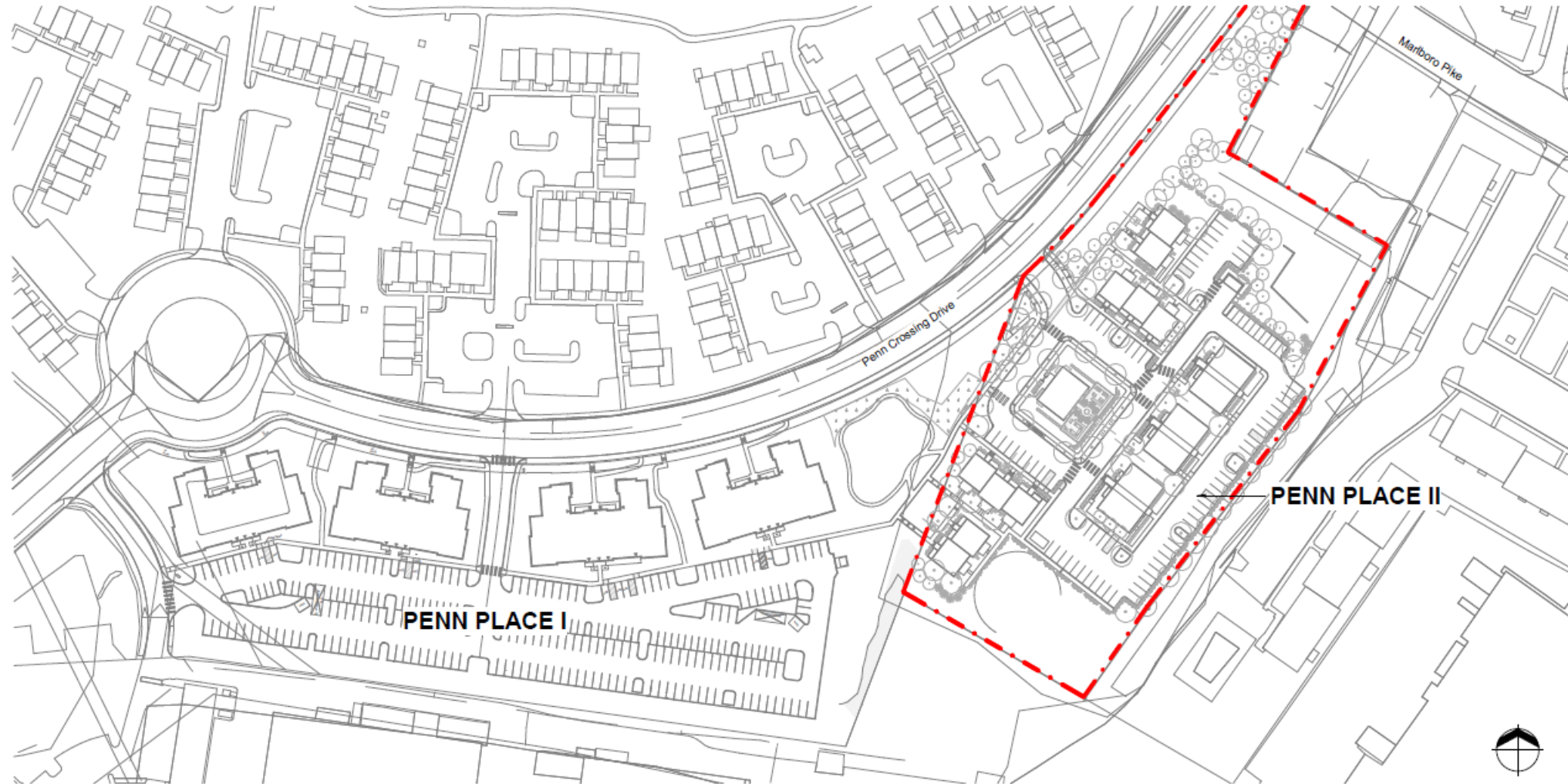
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

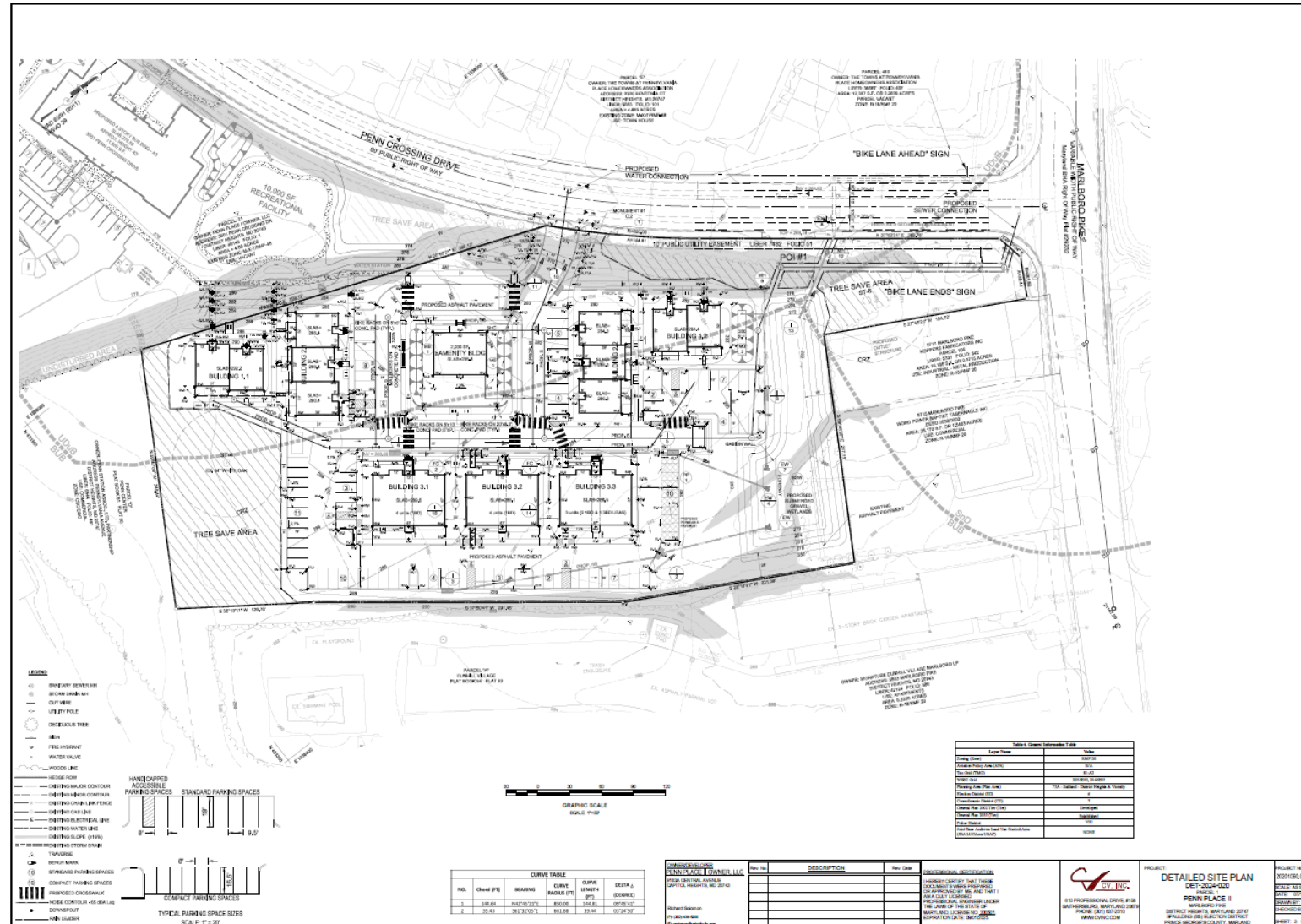


SITE PLAN WITH ADJACENT DEVELOPMENT

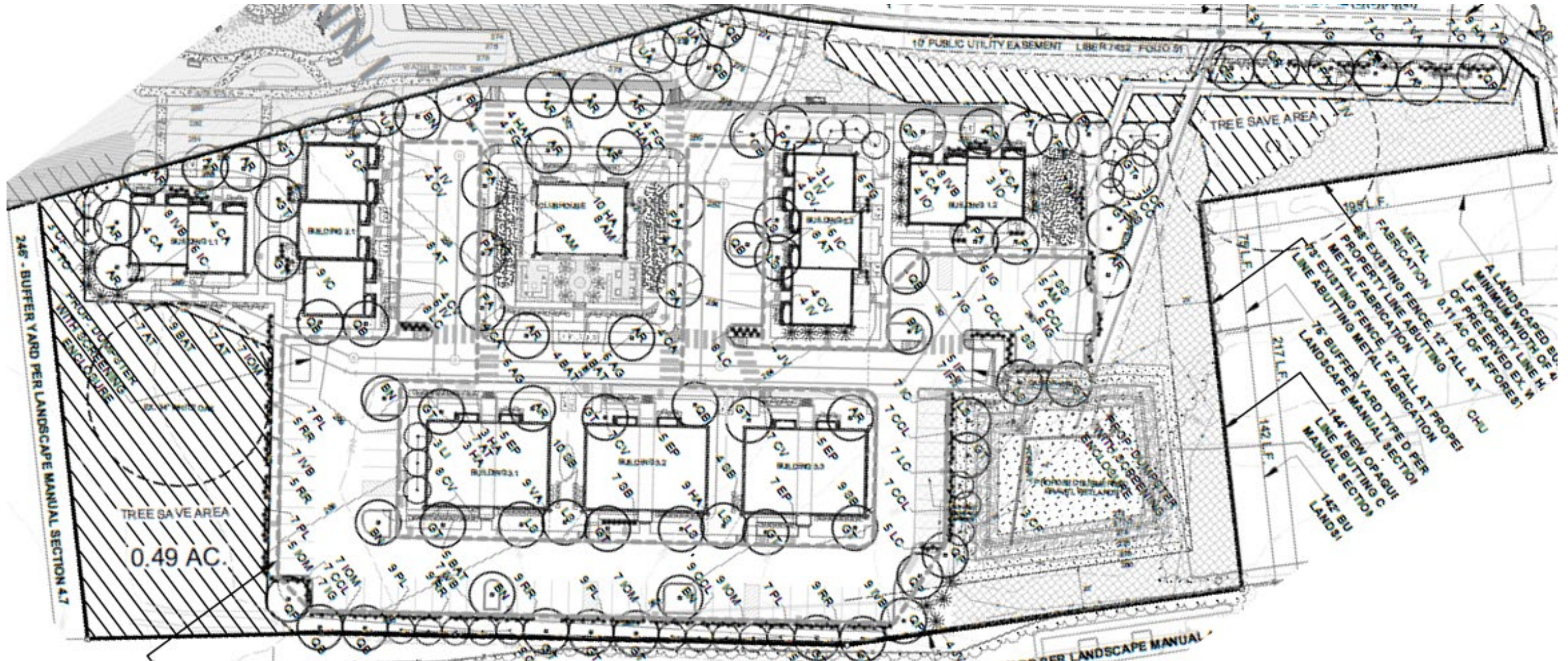


D1 SITE MASTER PLAN
1" = 80'-0"

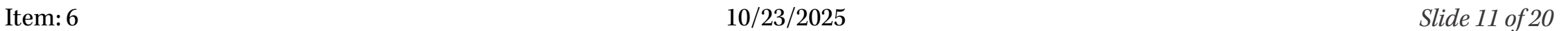
DETAILED SITE PLAN



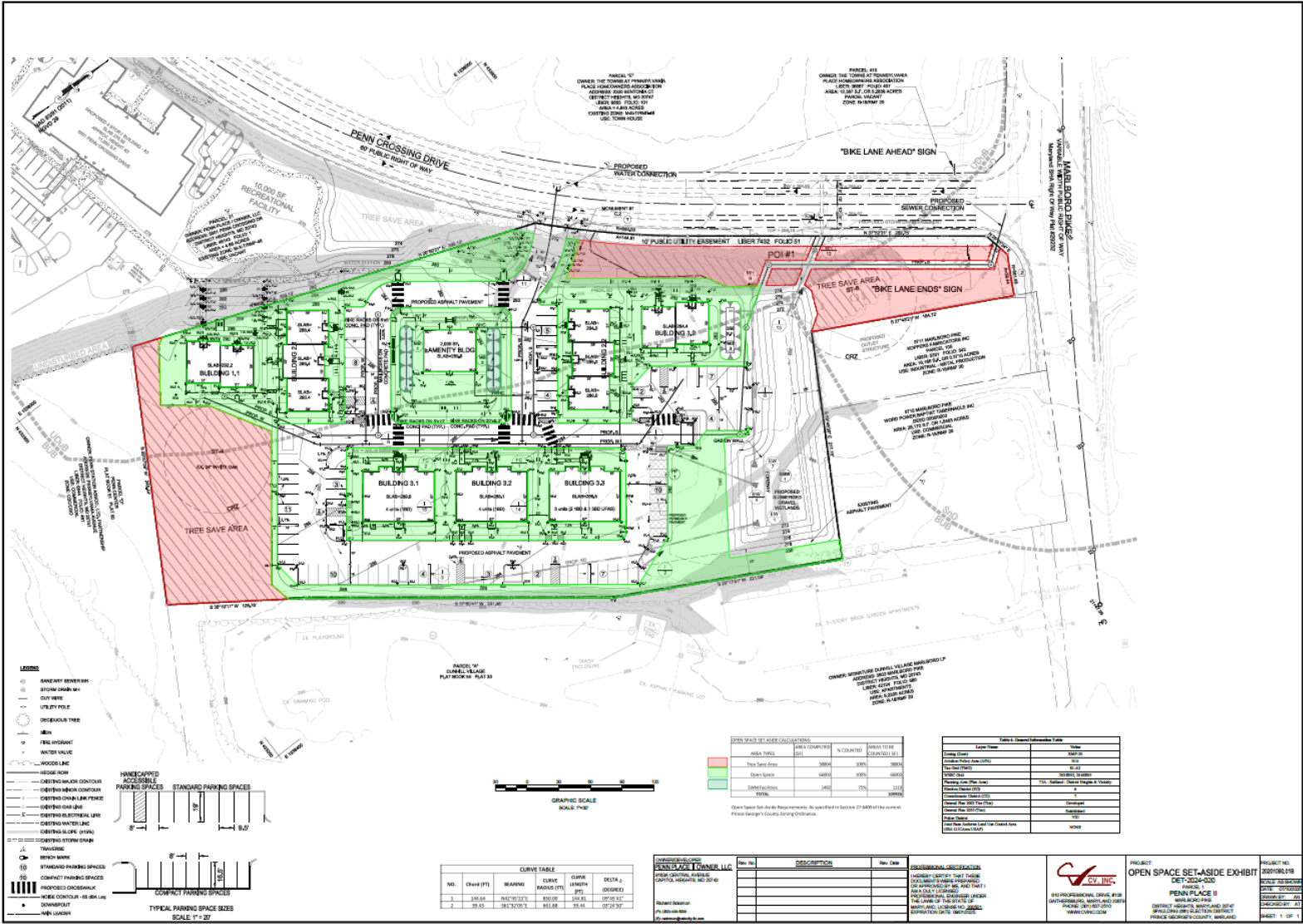
LANDSCAPE PLAN



TYPE II TREE CONSERVATION PLAN



OPEN SPACE SET ASIDE EXHIBIT



ELEVATIONS – RESIDENTIAL BUILDINGS



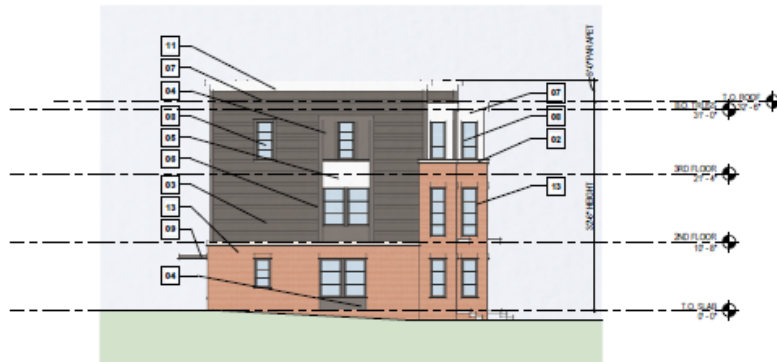
BUILDING 1 - FRONT ELEVATION

1/8" = 1'-0"



BUILDING 1 - BACK ELEVATION

1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION R

1/8" = 1'-0"

ELEVATIONS - RESIDENTIAL BUILDINGS



BUILDING 3.3 - FRONT ELEVATION

1/8" = 1'-0"



BUILDING 3.3 - REAR ELEVATION

1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 3.3 - SIDE ELEVATION R

1/8" = 1'-0"

ELEVATIONS - RESIDENTIAL BUILDINGS



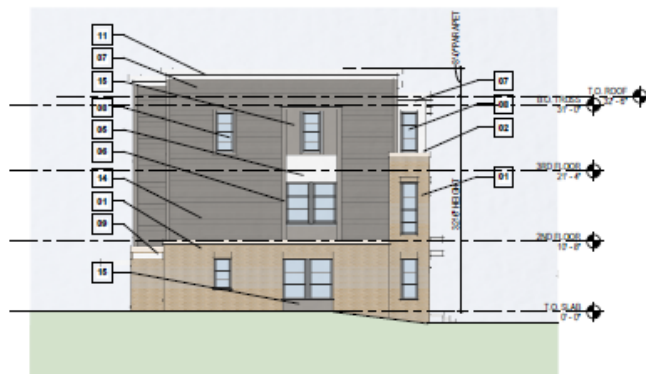
BUILDING 2 - FRONT ELEVATION

1/8" = 1'-0"



BUILDING 2 - BACK ELEVATION

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION L

1/8" = 1'-0"



BUILDING 2 - SIDE ELEVATION R

1/8" = 1'-0"

ELEVATIONS – AMENITY BUILDING



F1 AMENITY - SOUTH ELEVATION
1/8" = 1'-0"



C1 AMENITY - EAST ELEVATION
1/8" = 1'-0"



D1 AMENITY - WEST ELEVATION
1/8" = 1'-0"



A1 AMENITY - NORTH ELEVATION
1/8" = 1'-0"

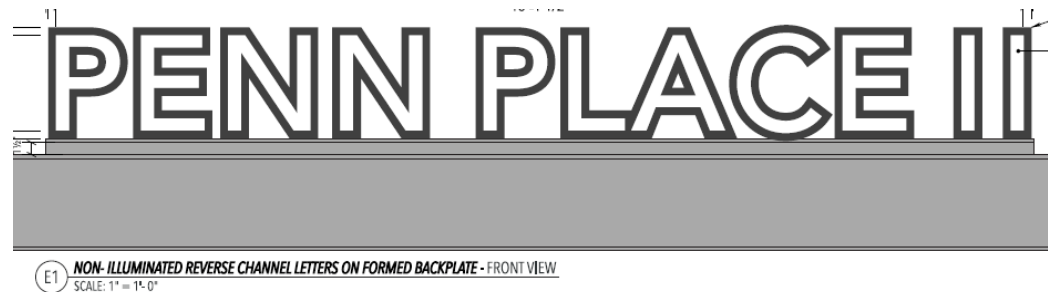
SITE RENDERING



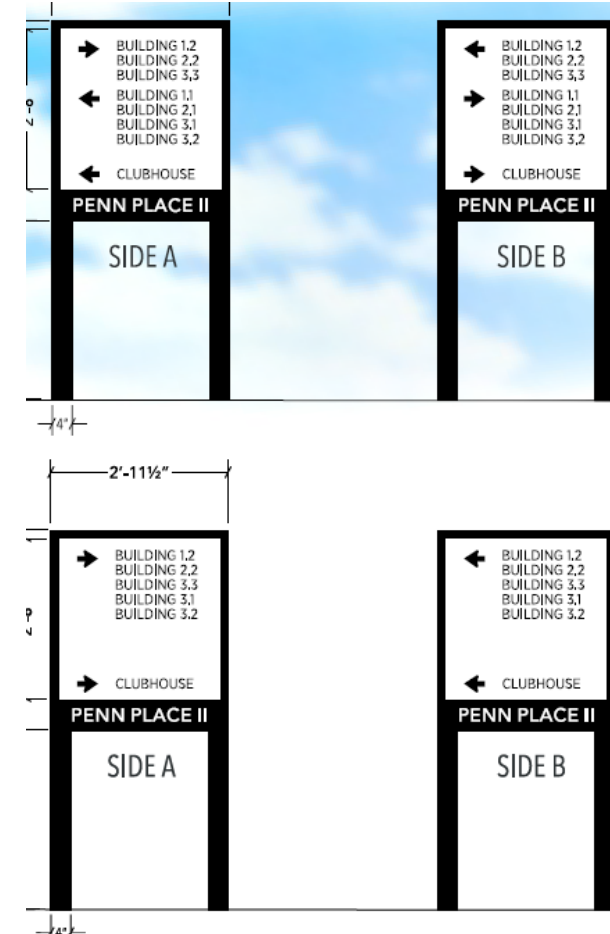
SIGNS



Residential Gateway Sign



Amenity Building Canopy Sign



Directional Signs

STAFF RECOMMENDATION

APPROVAL with conditions

- DET-2024-020
- TCP2-2025-0058

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/27/2025
- Acceptance Mailing: 08/27/2025