

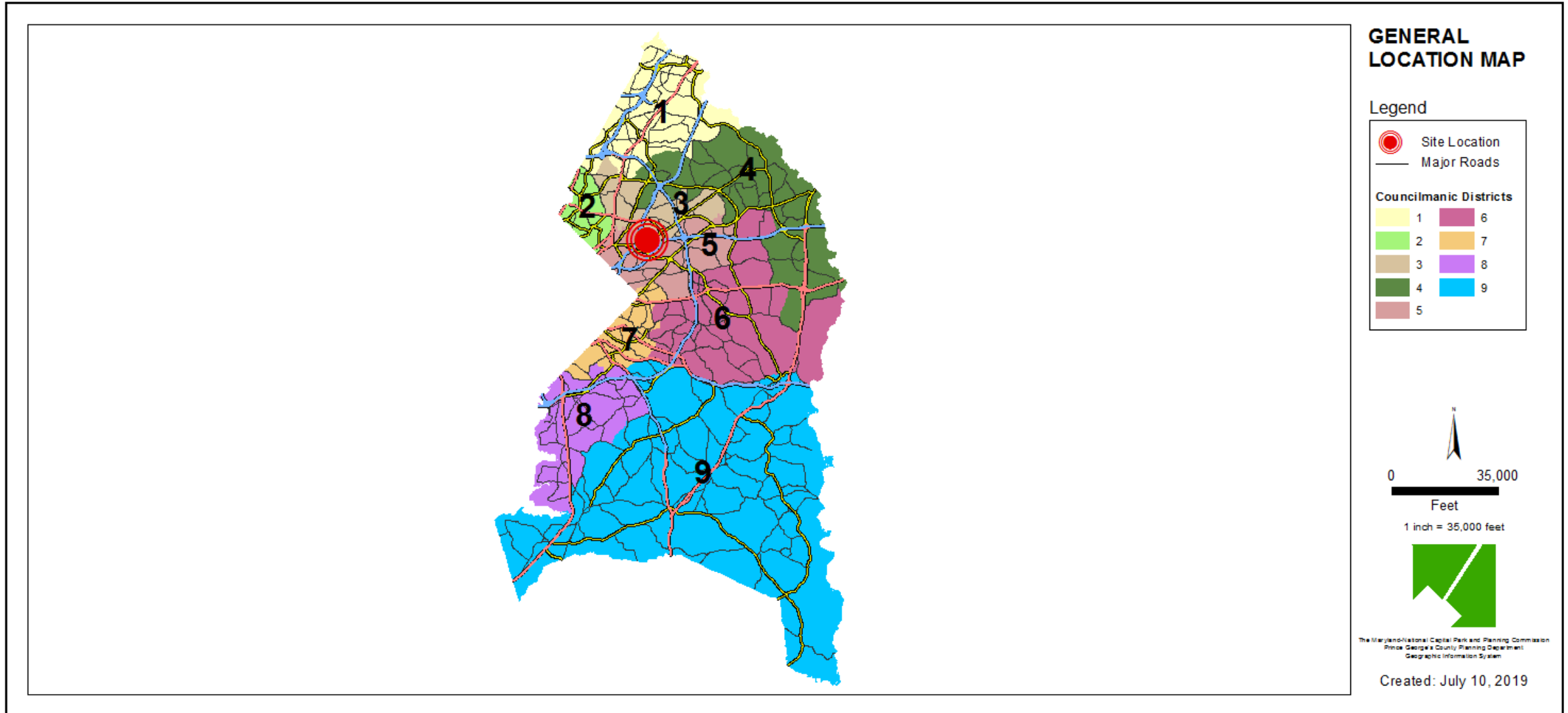
ITEM: 10

CASE: DSP-19001

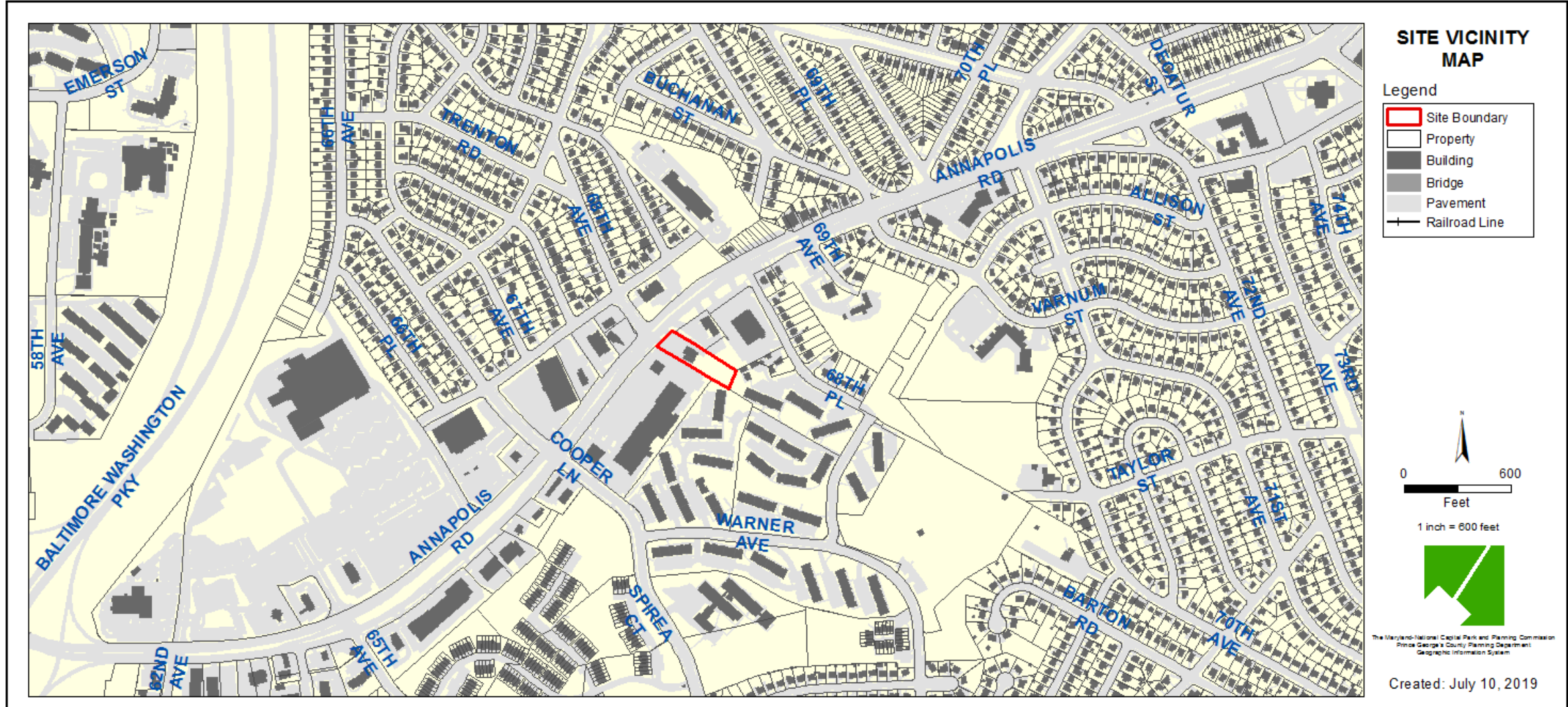
## JSF ANNAPOLIS ROAD

THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT

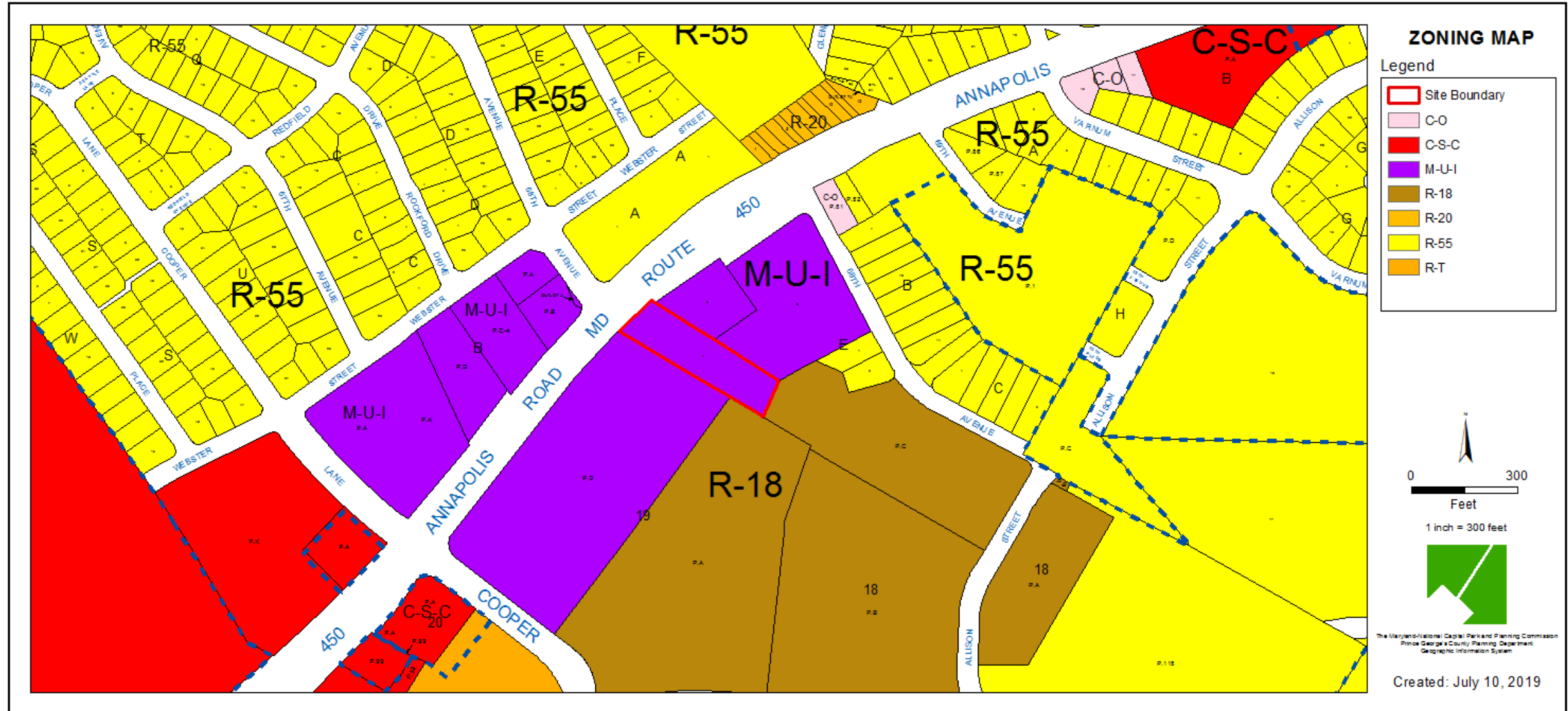
# GENERAL LOCATION MAP



# SITE VICINITY

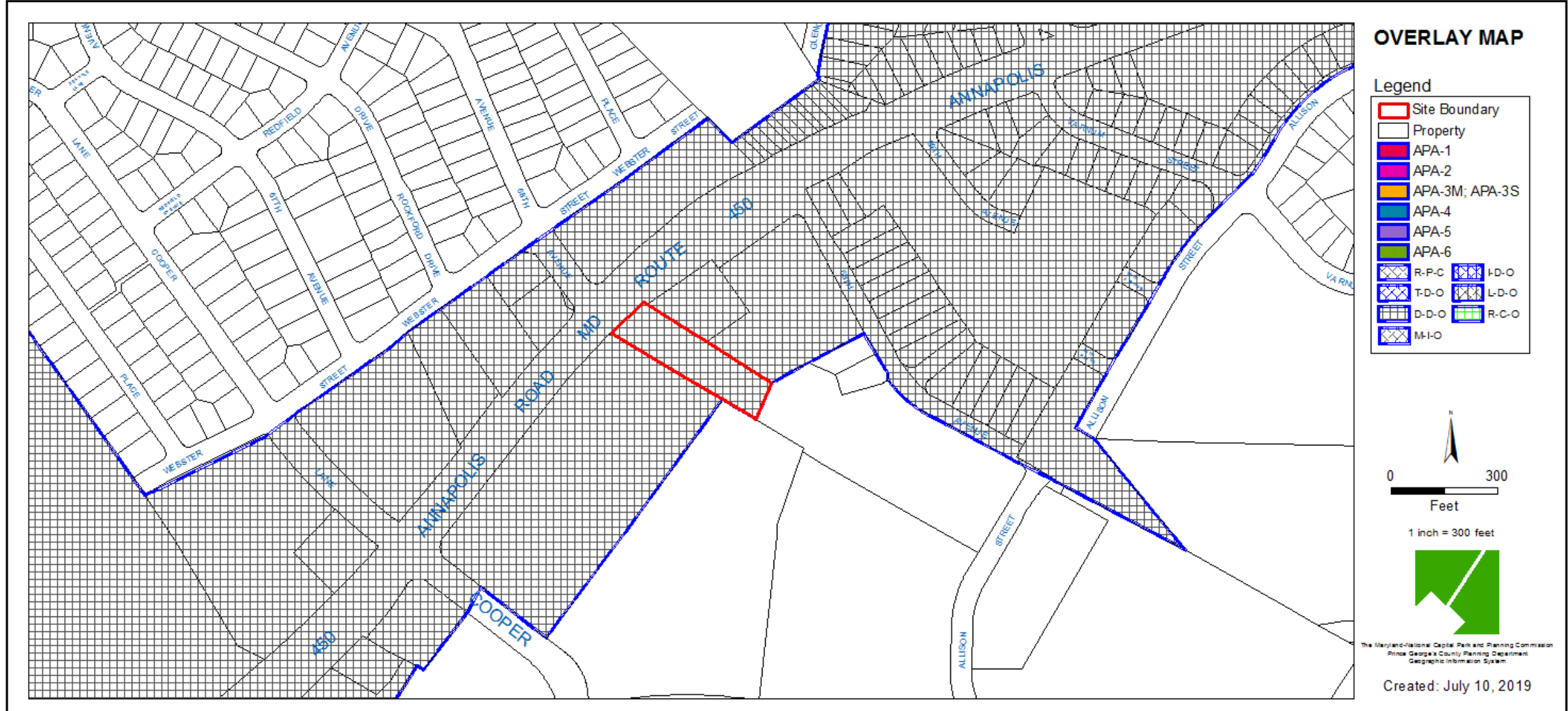


# ZONING MAP





# OVERLAY MAP





# AERIAL MAP

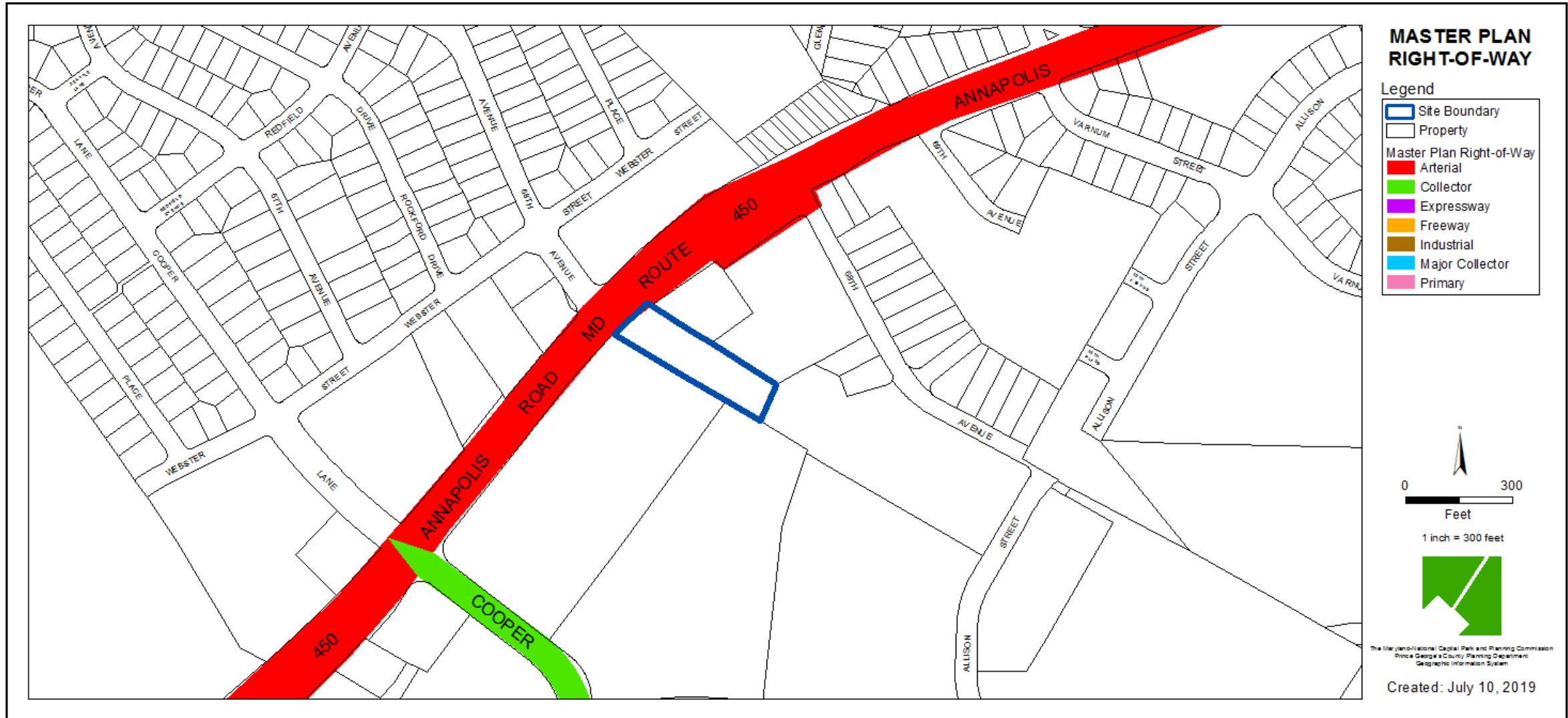




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





# SECTOR PLAN CHARACTER AREAS

**Figure 6.5** Character Areas





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







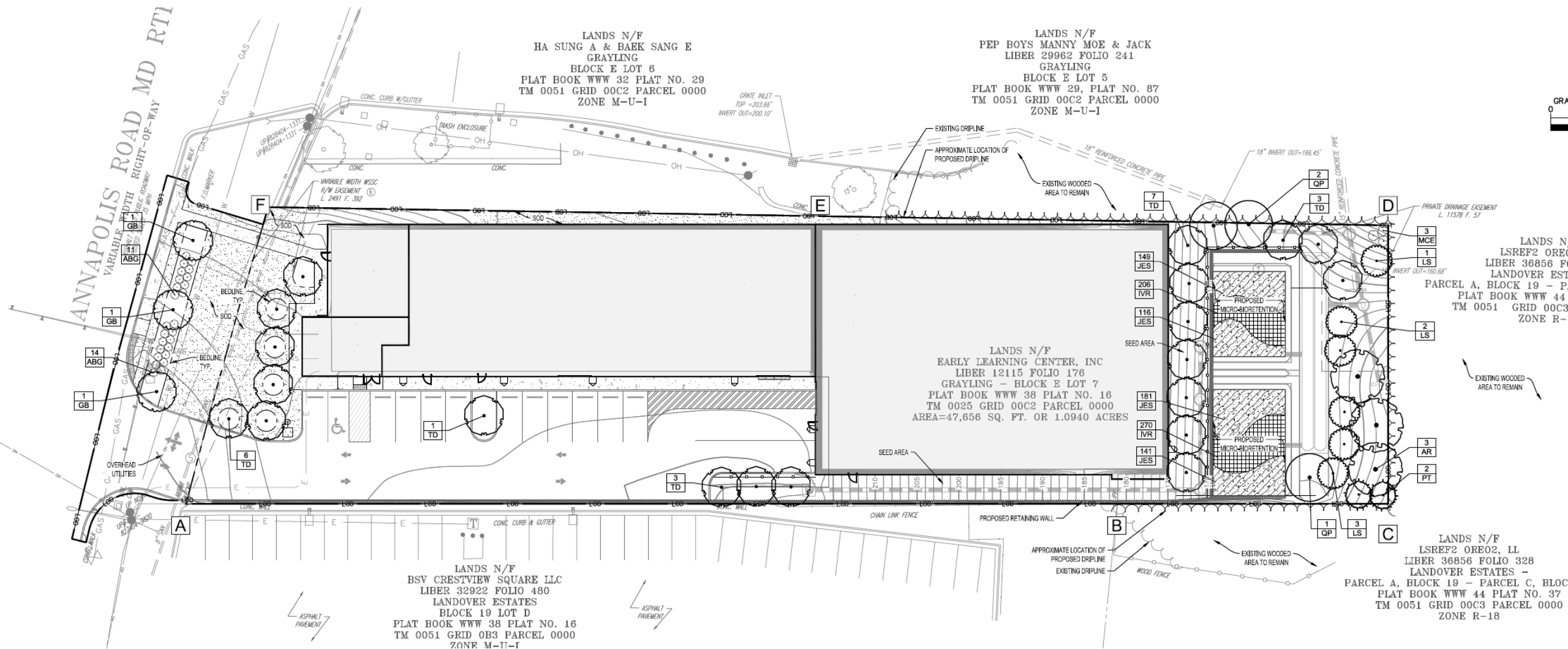


## SITE PLAN

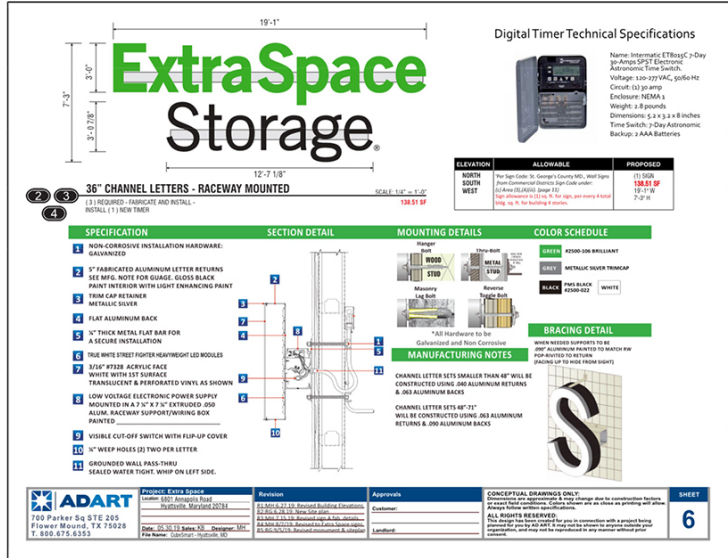
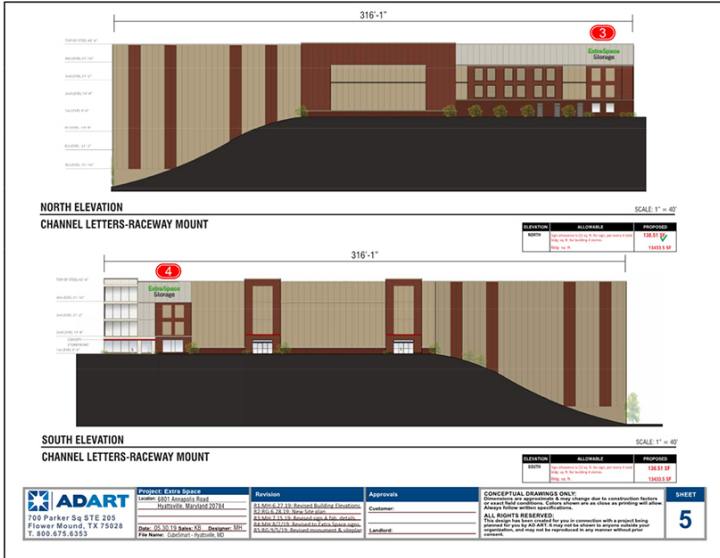
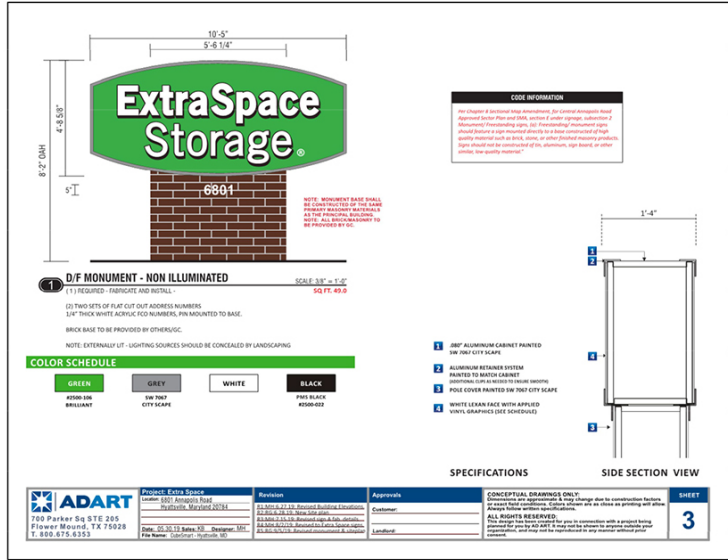
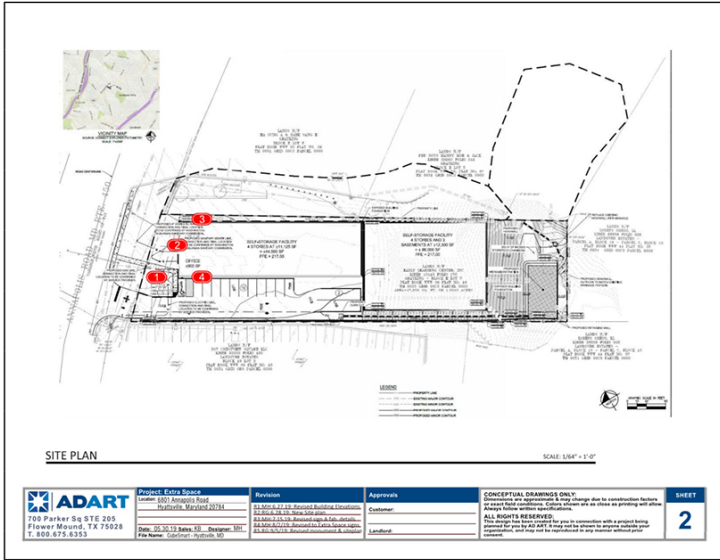




# LANDSCAPE PLAN



# SIGNAGE





# RENDERING



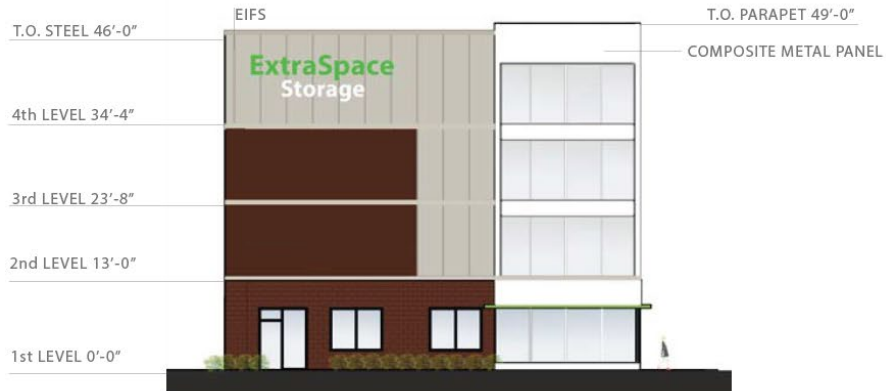


# RENDERING

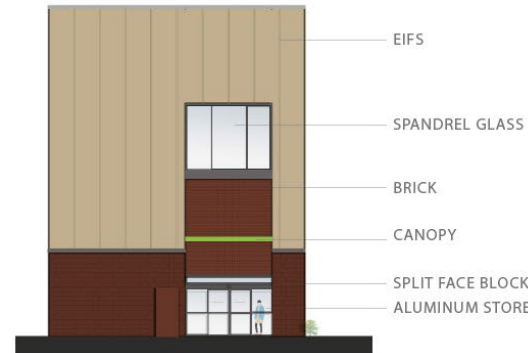




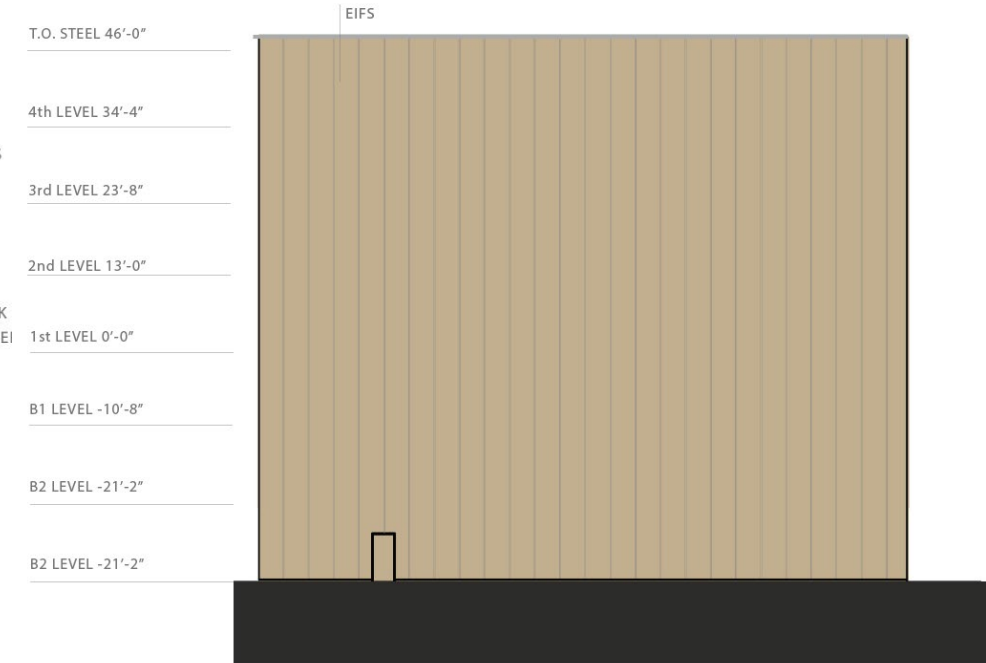
# EAST AND WEST ELEVATIONS



West Elevation



Distant West Elevation



East Elevation

# NORTH AND SOUTH ELEVATIONS



**NORTH ELEVATION**

Scale : 1" = 25'-0"



**SOUTH ELEVATION**

Scale : 1" = 25'-0"



# MAJOR ISSUES - CONSOLIDATED STORAGE USE

- Staff recommends disapproval
  - Substantially impairs implementation of the master plan
  - Does not meet the mixed-use residential land use recommendation
  - Will limit the opportunity to develop the site in conformance with the vision of the master plan
  - The master planning process invested substantial resources and public involvement to develop clear expectations of how development would be implemented in this corridor

# MAJOR ISSUES - DETAILED SITE PLAN

- Staff recommends disapproval
  - 1<sup>st</sup> major new development in this character area
  - Exceeds building height
  - Building architecture/design is disjointed and is not contextual to the surrounding development (existing or envisioned)
  - Does not transition to neighboring residential
  - Does not meet the Character area's vision