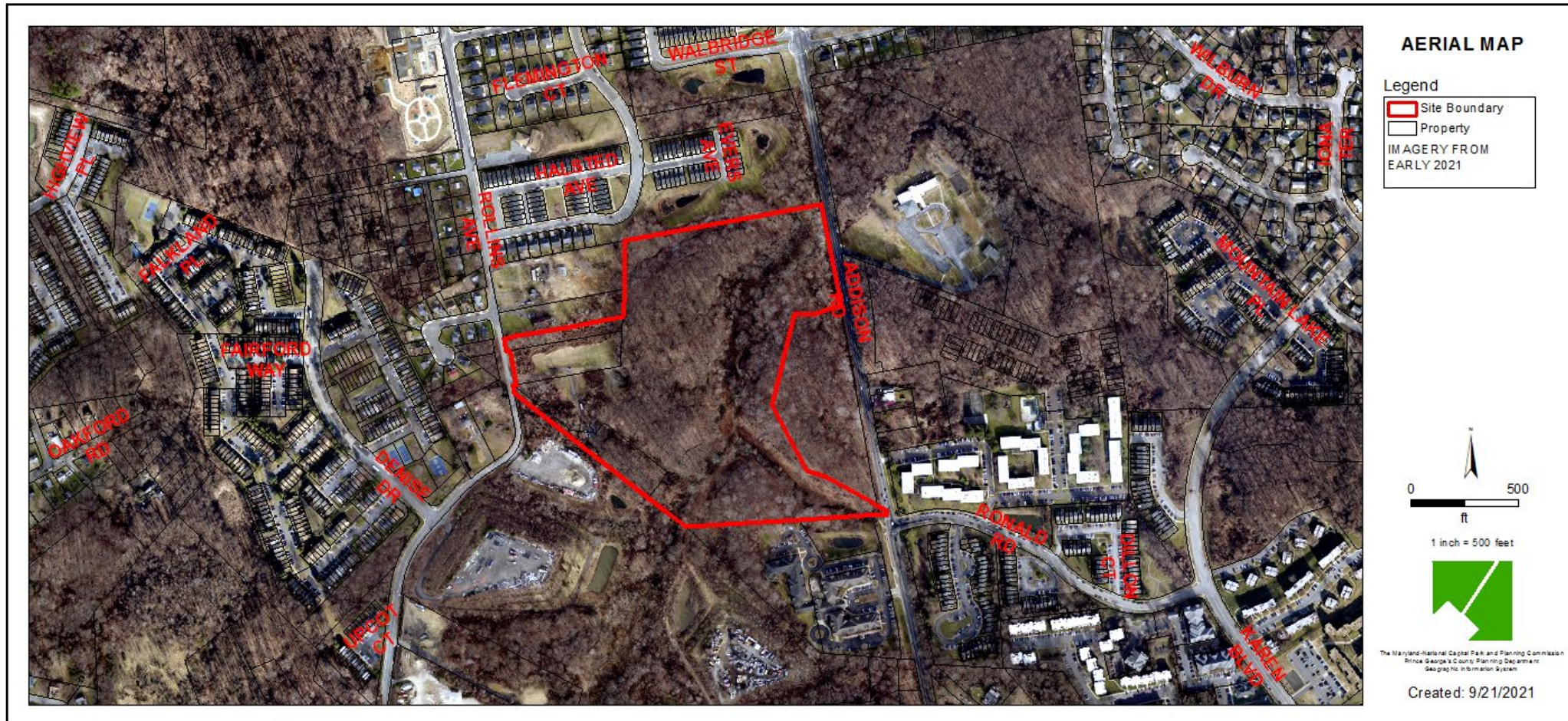


METRO CITY

Detailed Site Plan

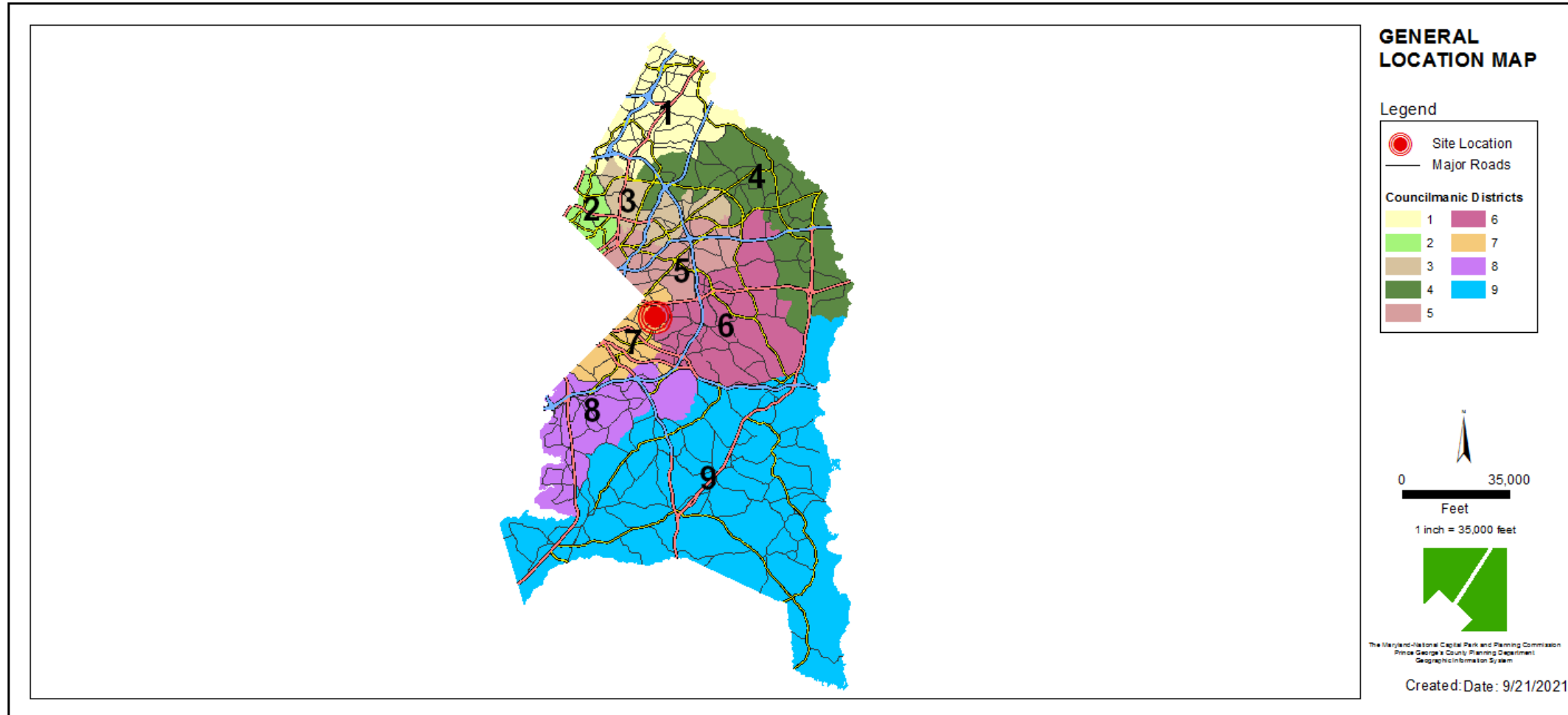
Staff Recommendation: APPROVAL with conditions



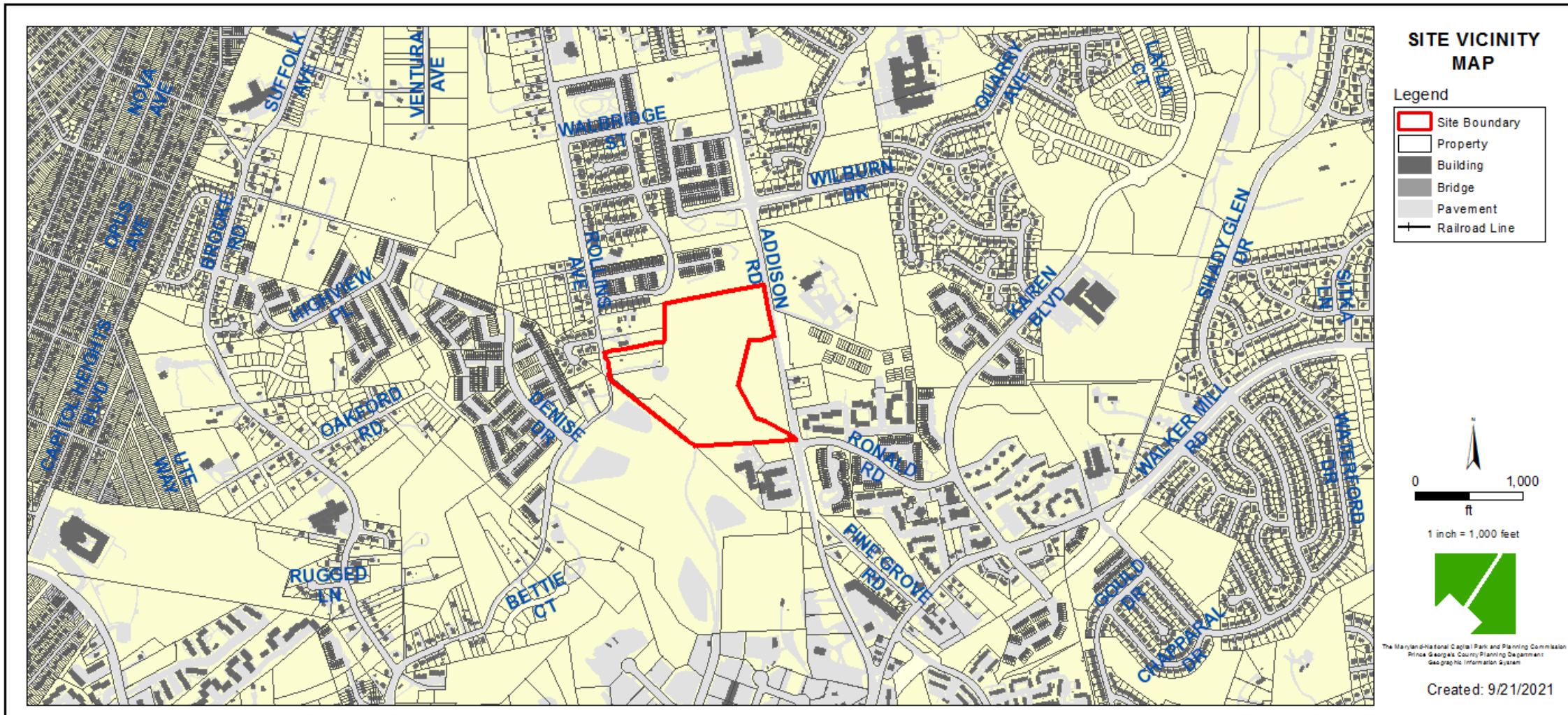
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A

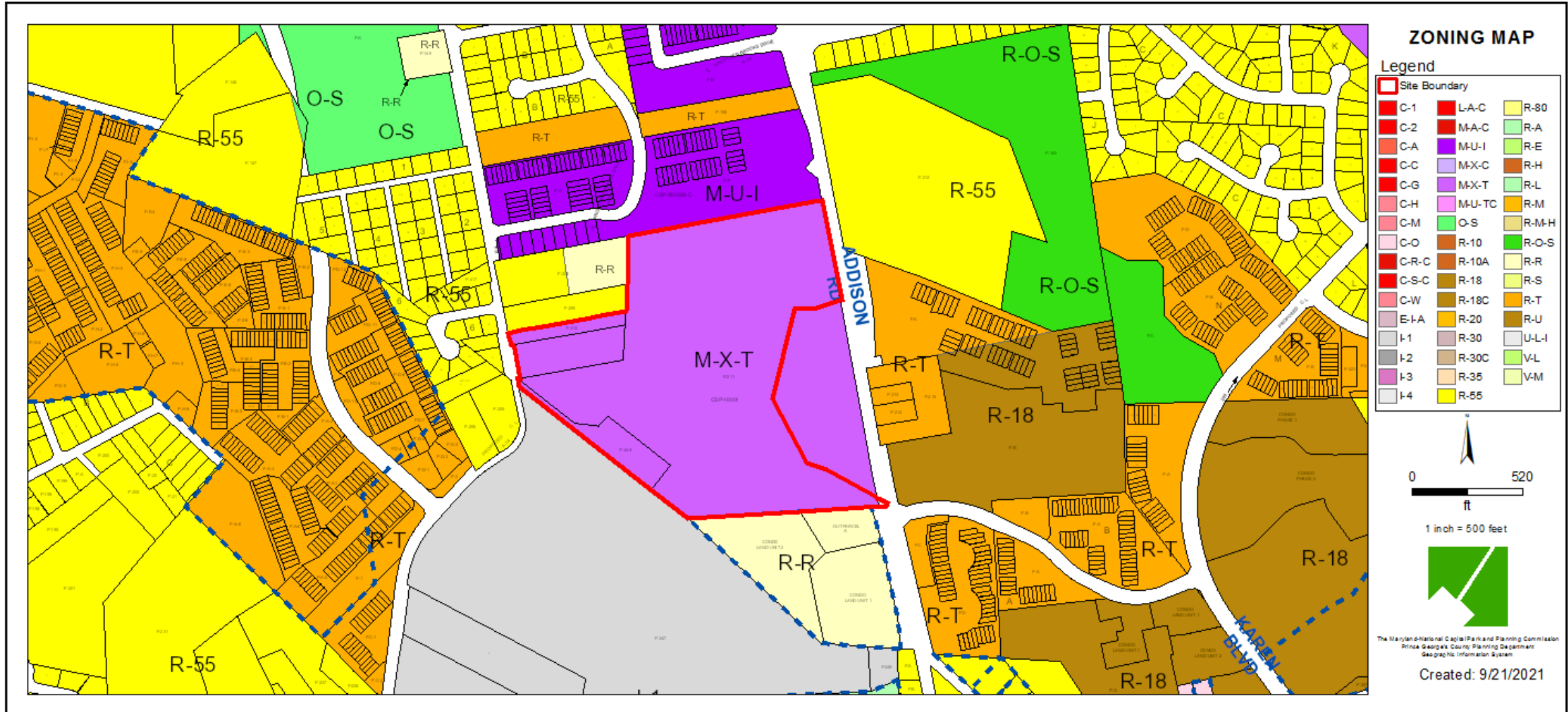


SITE VICINITY MAP

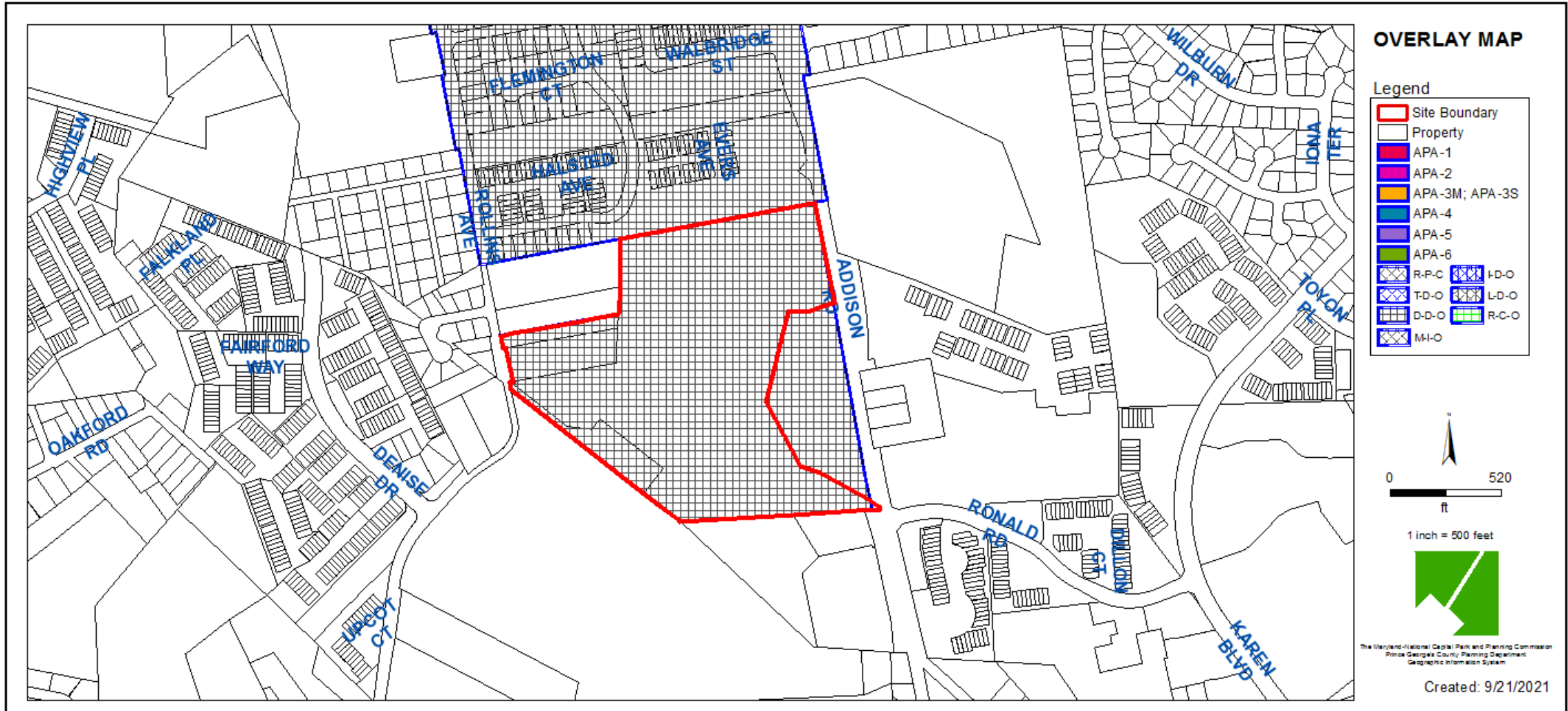


ZONING MAP

Property Zone: M-X-T



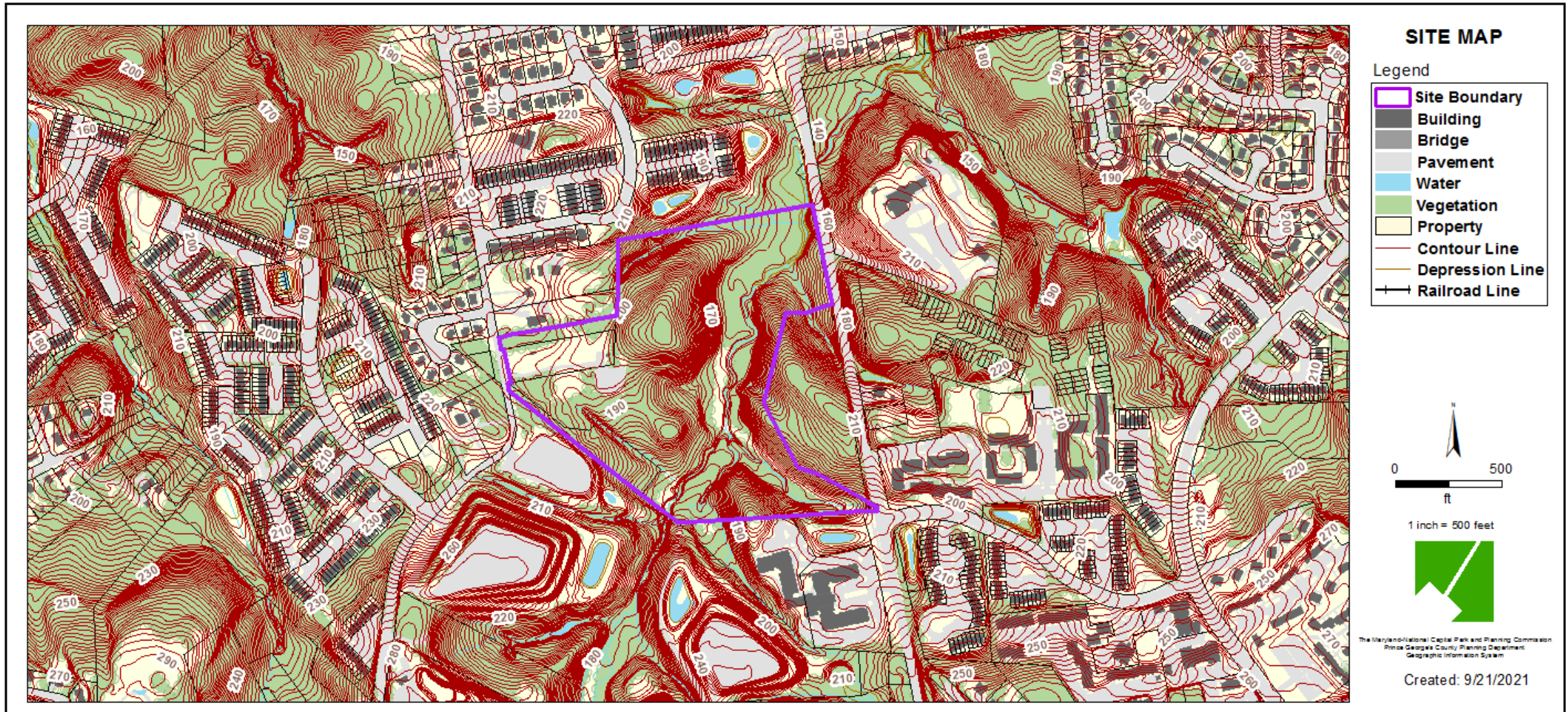
OVERLAY MAP



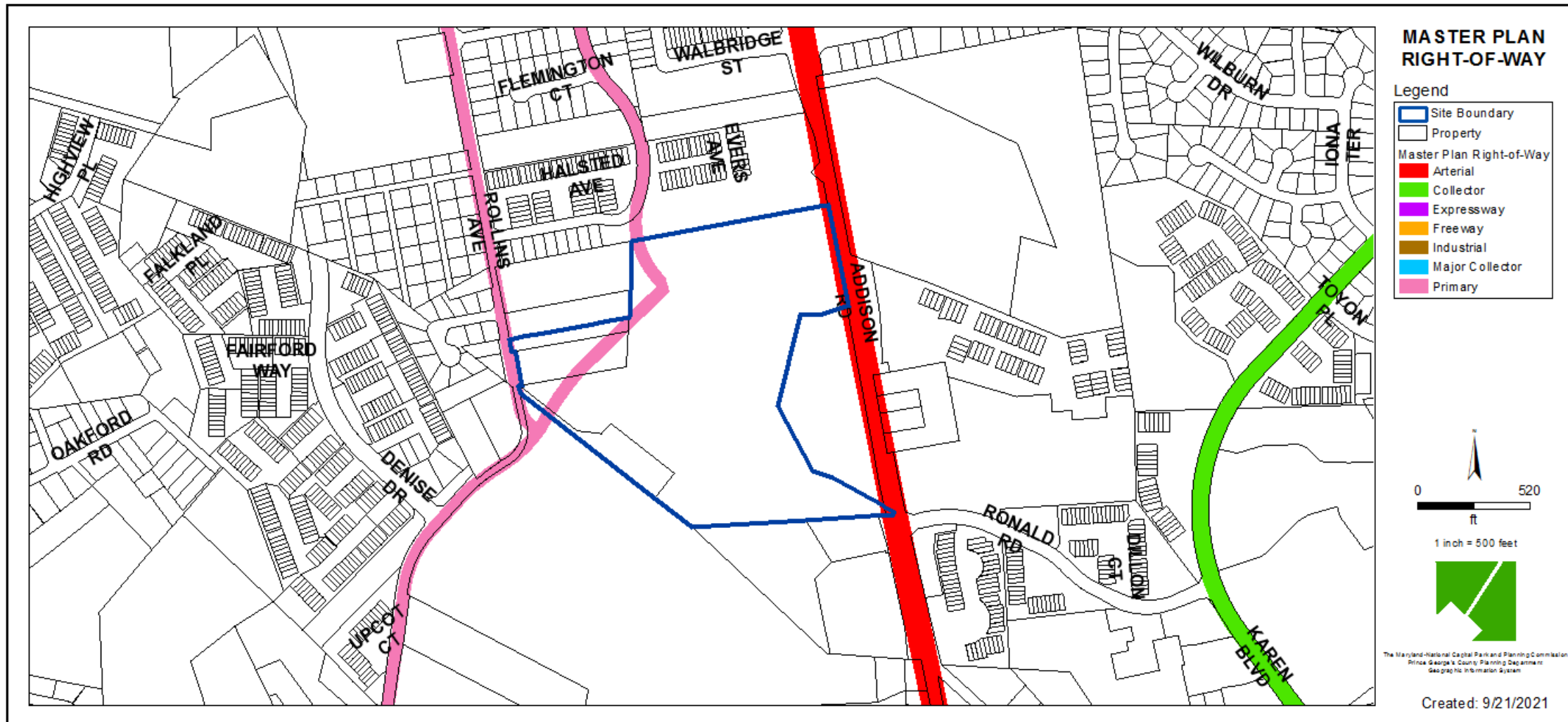
AERIAL MAP



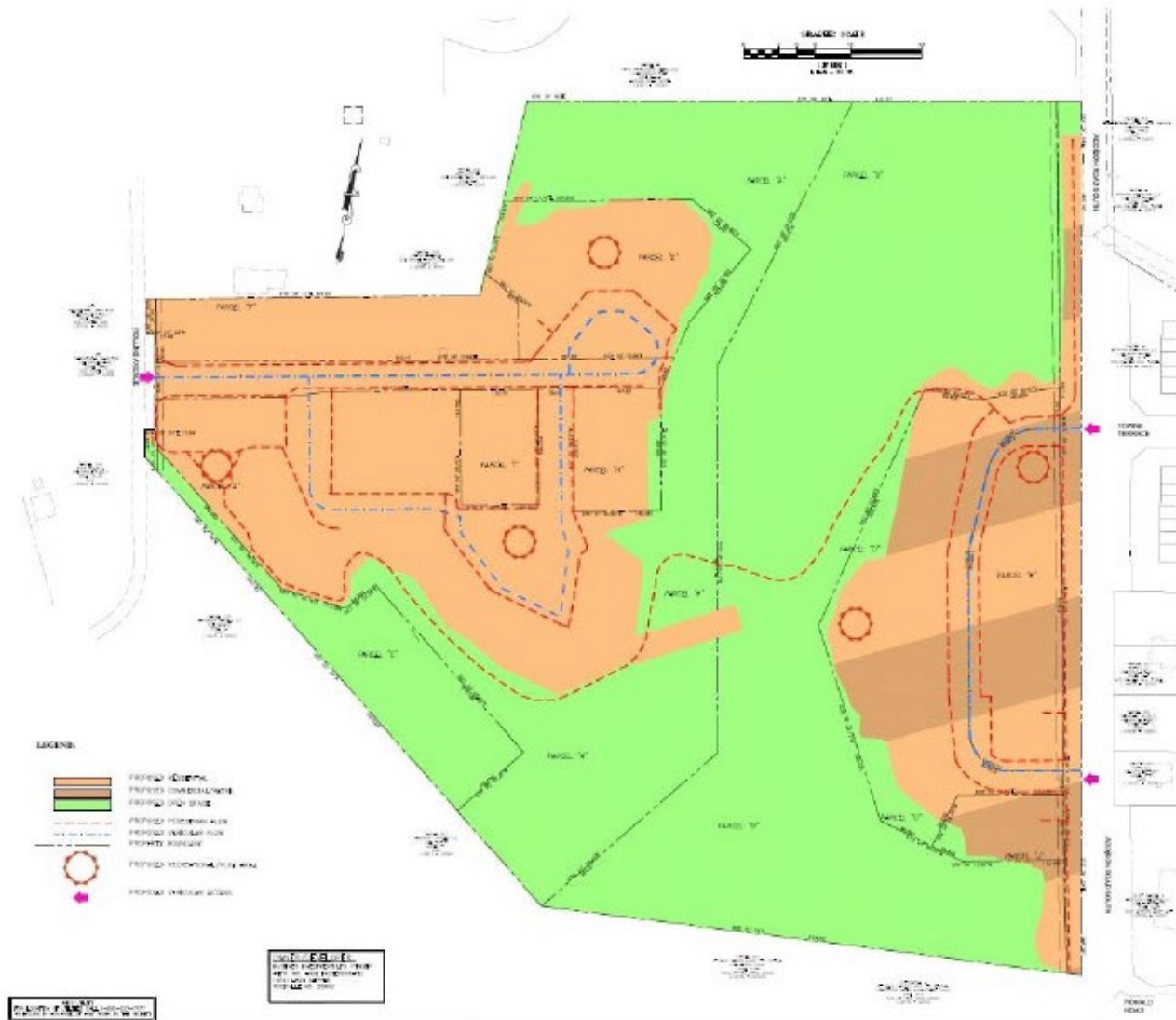
SITE MAP



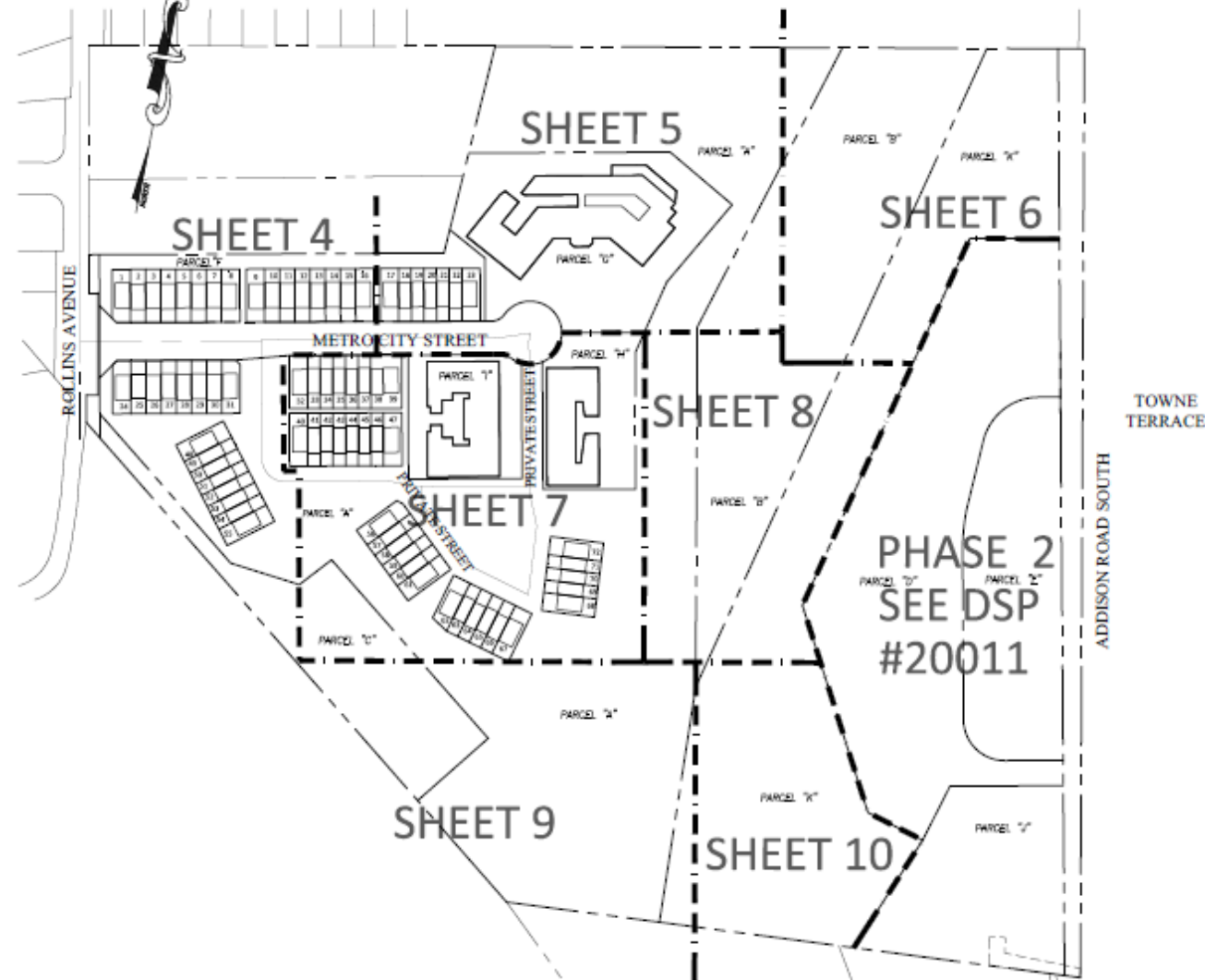
MASTER PLAN RIGHT-OF-WAY MAP



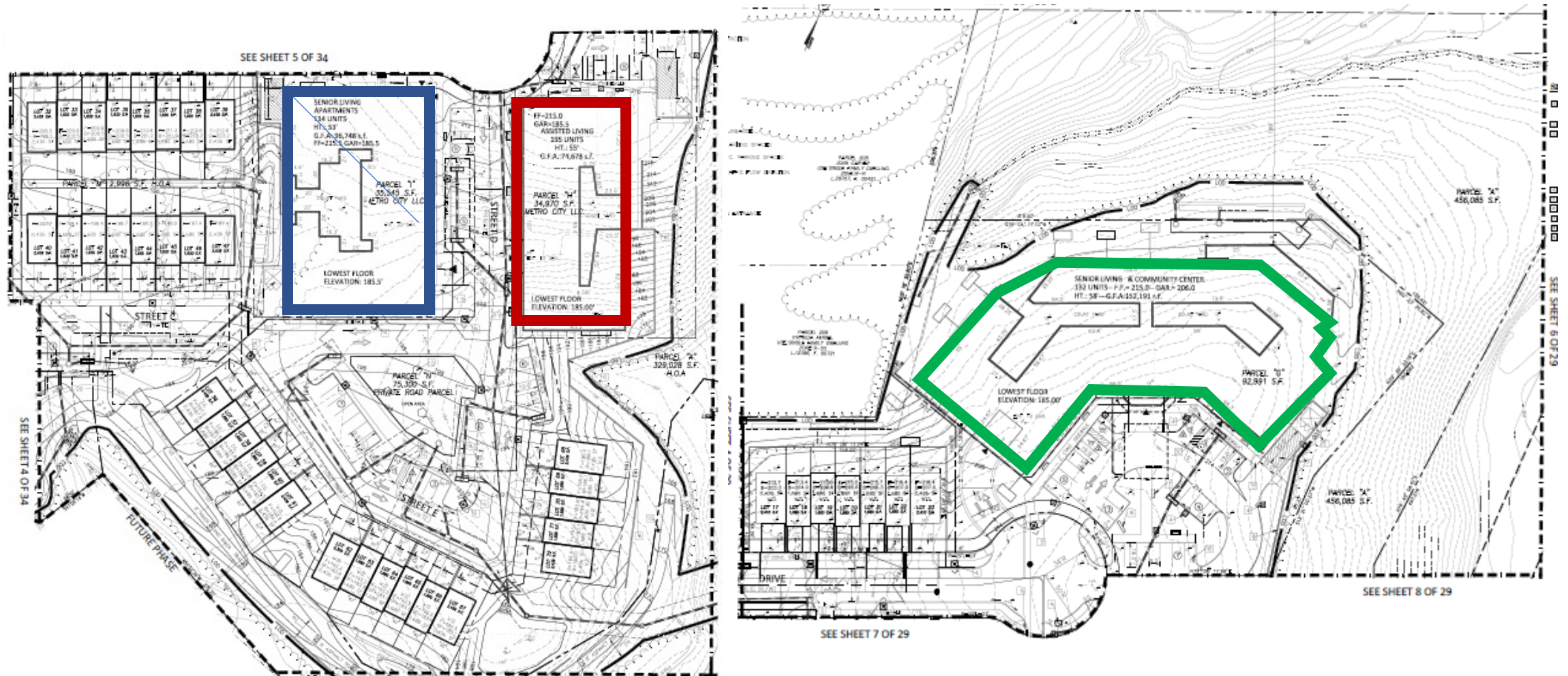
APPROVED CSP-16001



OVERALL DETAILED SITE PLAN



DETAILED SITE PLAN, PORTION OF PHASE 1



PARCEL 'G', SENIOR LIVING BUILDING, FRONT ELEVATION



PARCEL 'G', SENIOR LIVING BUILDING, REAR ELEVATION



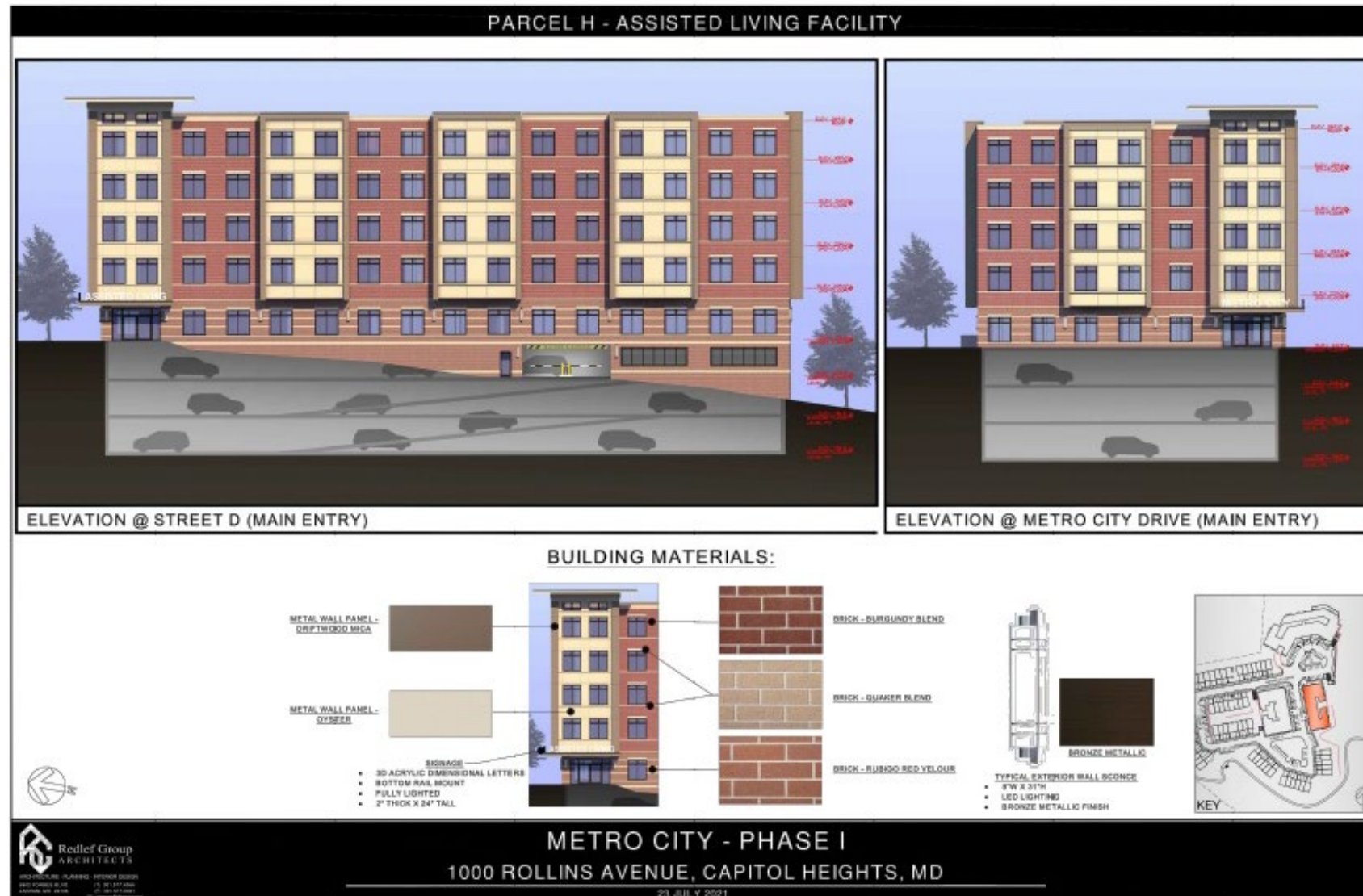
PARCEL 'G', SENIOR LIVING BUILDING, LEFT ELEVATION



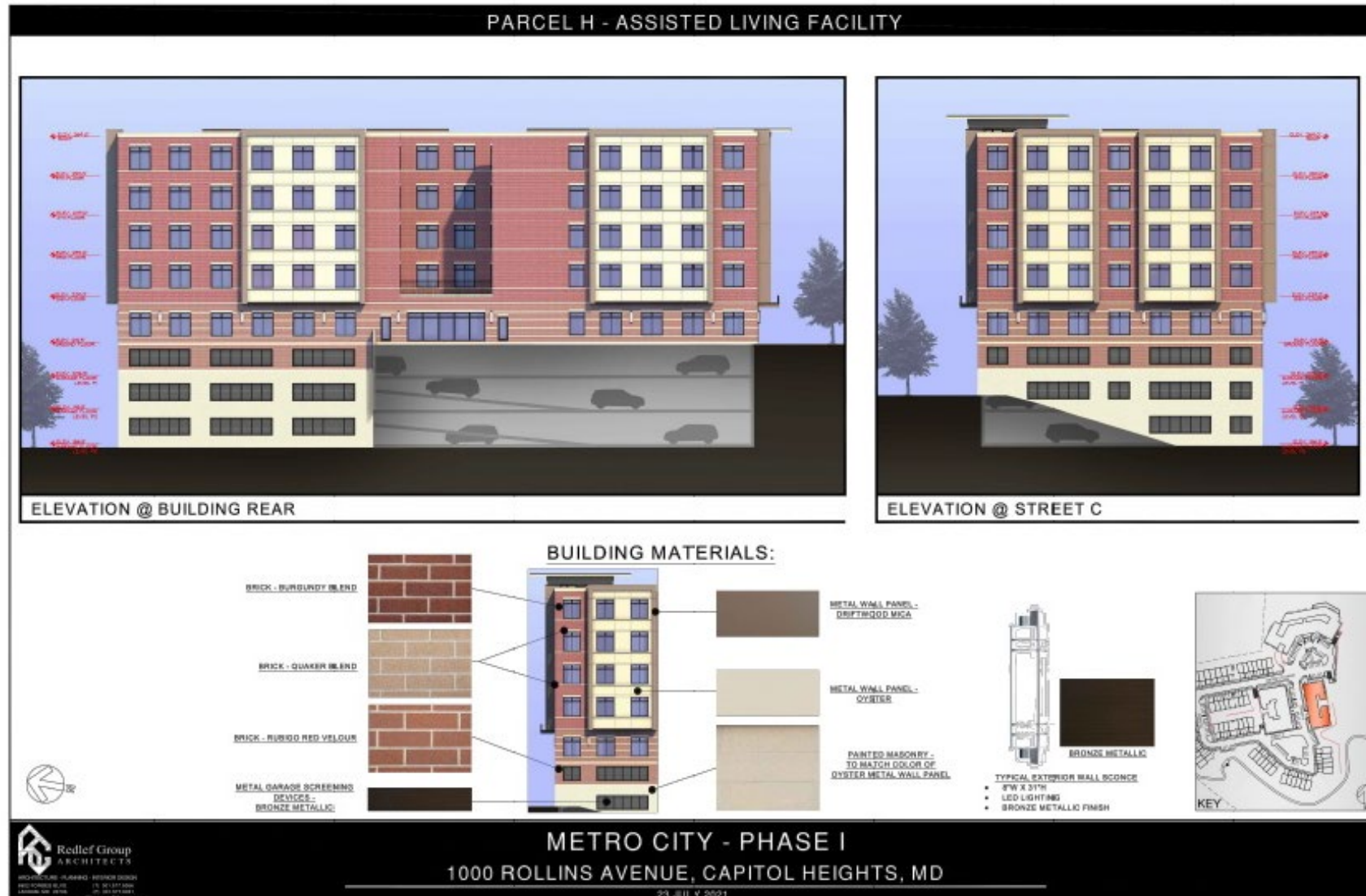
PARCEL 'G', SENIOR LIVING BUILDING, RIGHT ELEVATION



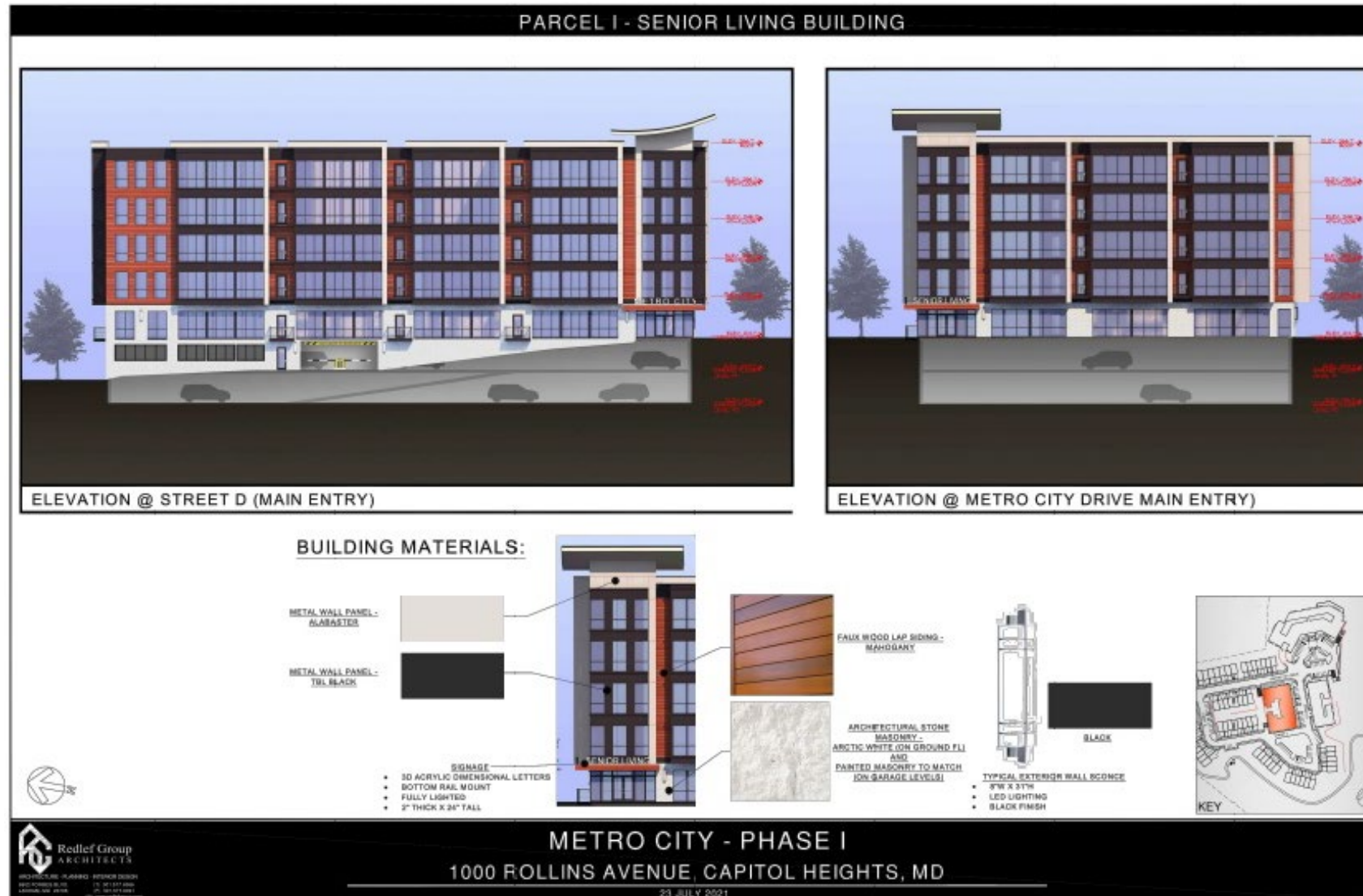
PARCEL 'H', ASSISTED LIVING FACILITY, ELEVATIONS



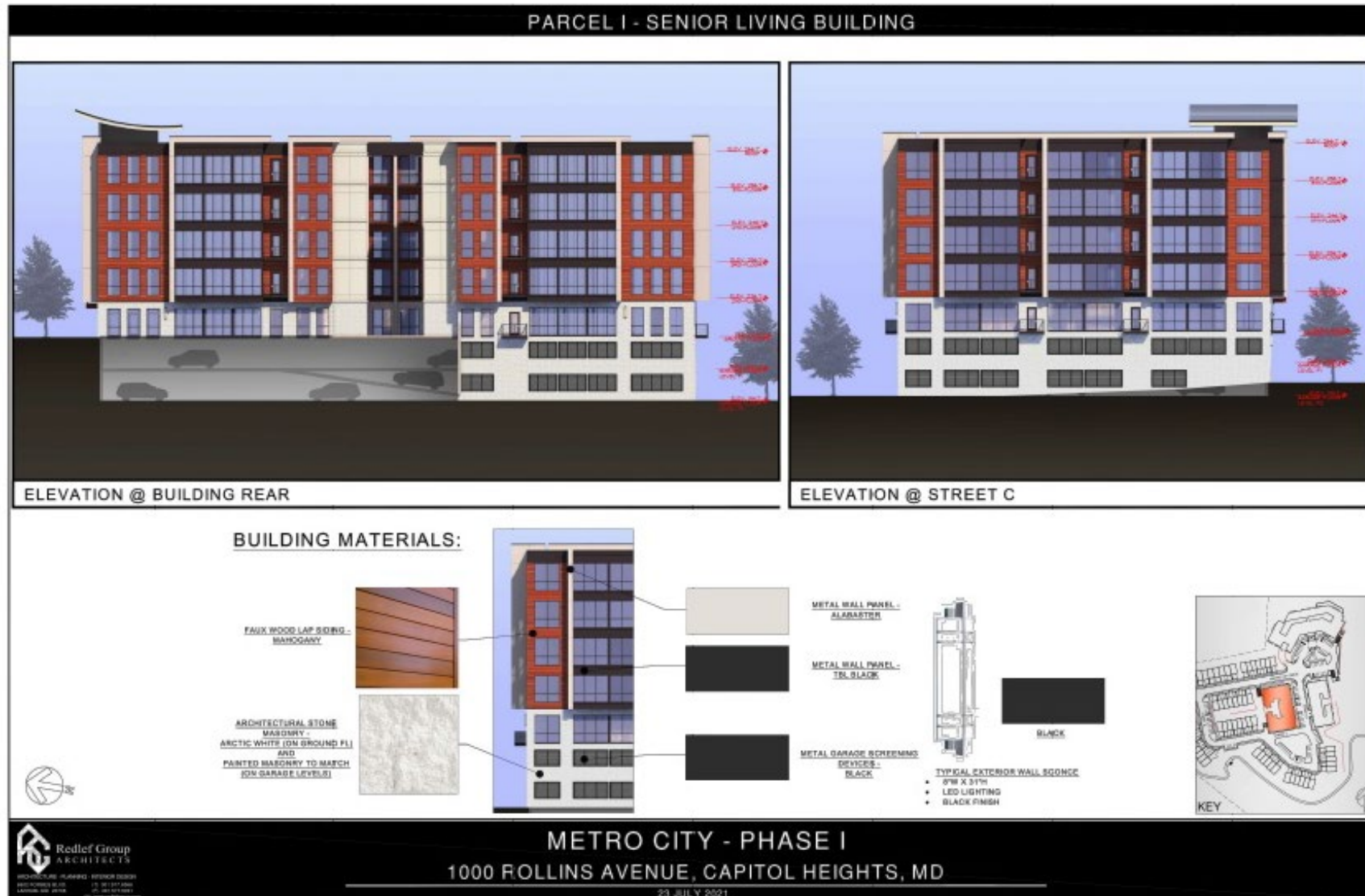
PARCEL 'H', ASSISTED LIVING FACILITY, ELEVATIONS



PARCEL 'I', SENIOR LIVING APARTMENT BUILDING, ELEVATIONS



PARCEL 'I', SENIOR LIVING APARTMENT BUILDING, ELEVATIONS



TOWNHOUSE, FRONT AND REAR ELEVATIONS



TOWNHOUSES FRONT ELEVATIONS

Elevation A - 24' Wide Unit Elevation B - 24' Wide Unit Elevation C - 20' Wide Unit Elevation D - 20' Wide Unit Elevation E - 20' Wide Unit Elevation F - 20' Wide Unit Elevation G - 24' Wide Unit Elevation H - 24' Wide Unit



rear elevation 24' unit
with optional 4th floor
and 12' x 24' balcony

rear elevation 24' unit

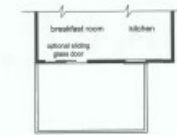
rear elevation 20' unit

model types

- 1.) Model A: 24' wide, two car garage, 3 - story town home
- 2.) Model B: 20' wide, one car garage, 3 story town home
- 3.) Model C: 24' wide, two car garage, 4 - story town home

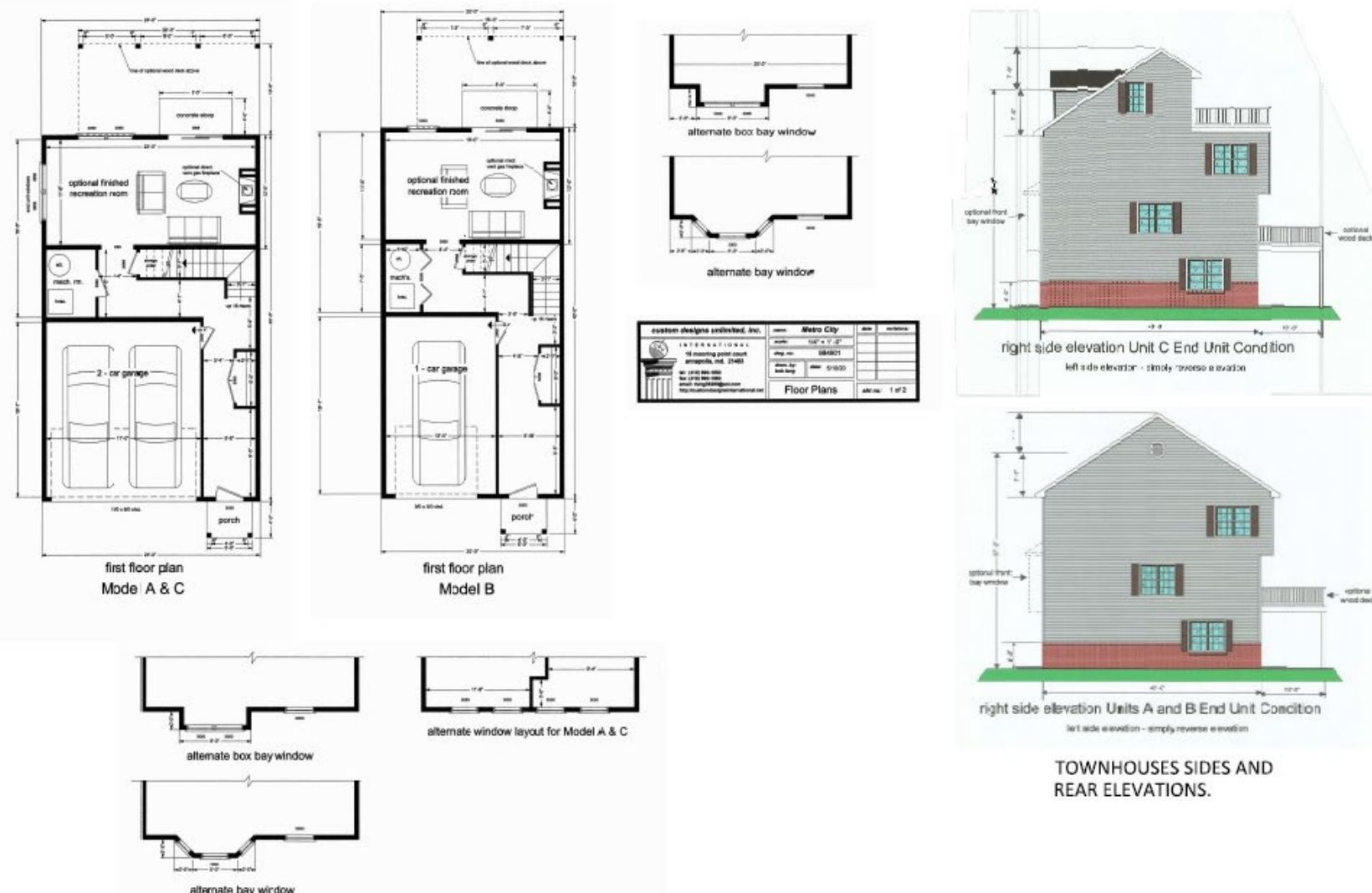


optional 10' x 20' wood deck
for this 24' unit

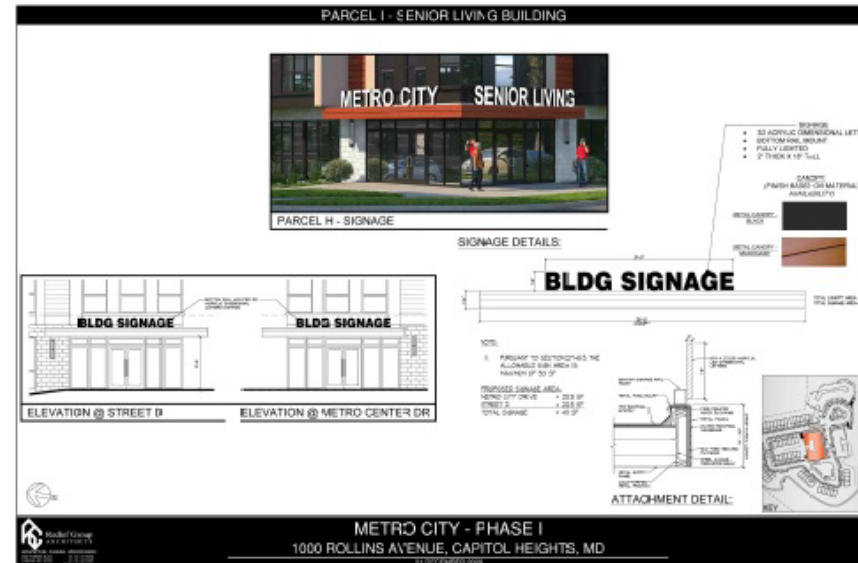


optional 10' x 16' wood deck
for this 20' unit

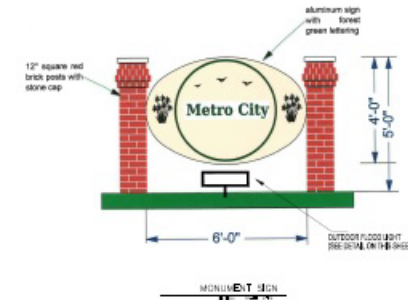
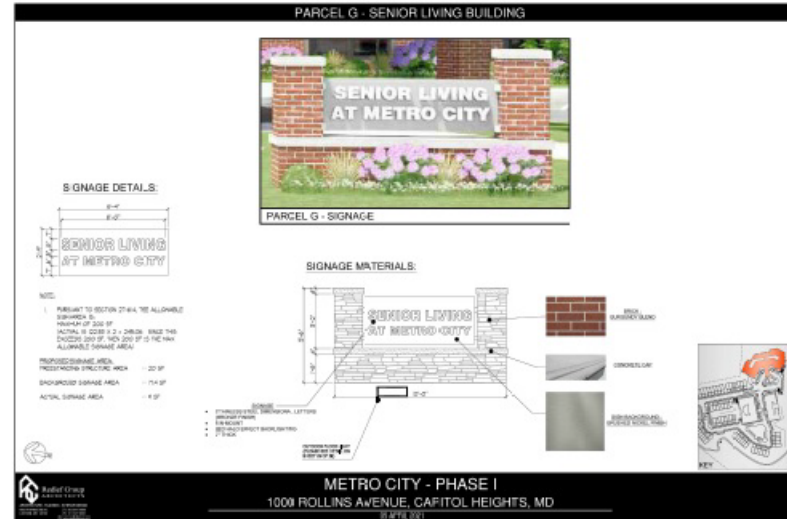
TOWNHOUSE, SIDE ELEVATIONS AND FLOORPLANS



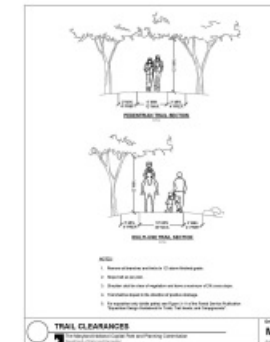
SIGNAGE



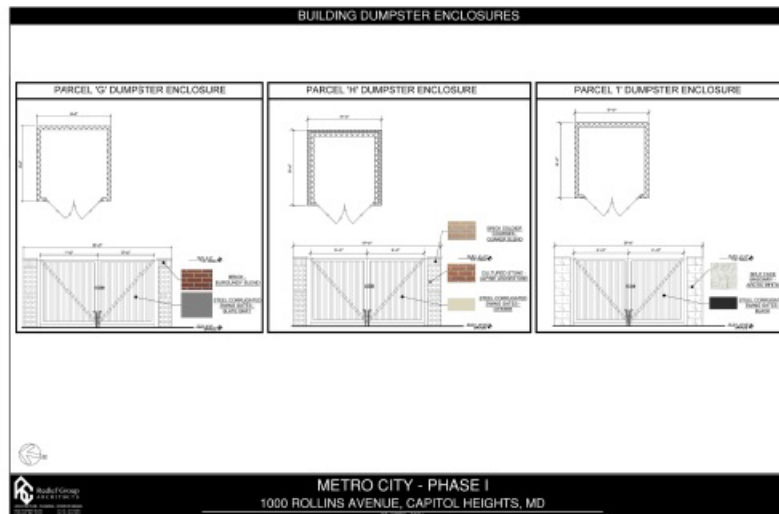
SIGNAGE/DETAILS



10-11-18-001



10-11-18-001



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 1 Alternative Development District Standard
- Approval of DSP-20012 with 3 Conditions

Issues:

- None

Applicant Community Engagement:

- No responses from District Heights and Seat Pleasant
- January 18, 2022, Letter of Support from Capital Heights
- January 18, 2022, Letter of Support from GCHIC