

# ECOGRADS

Detailed Site Plan

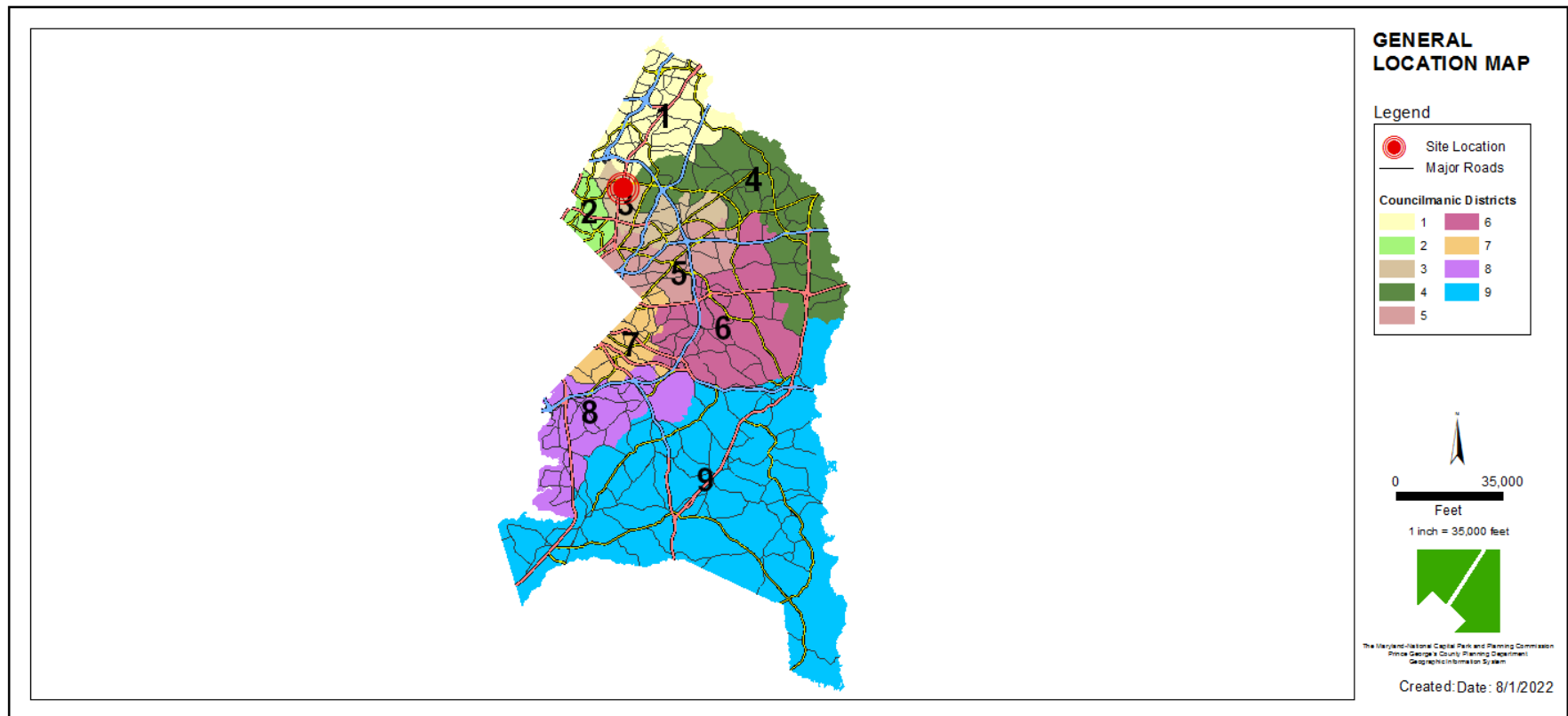
**Staff Recommendation:** APPROVAL with conditions



# GENERAL LOCATION MAP

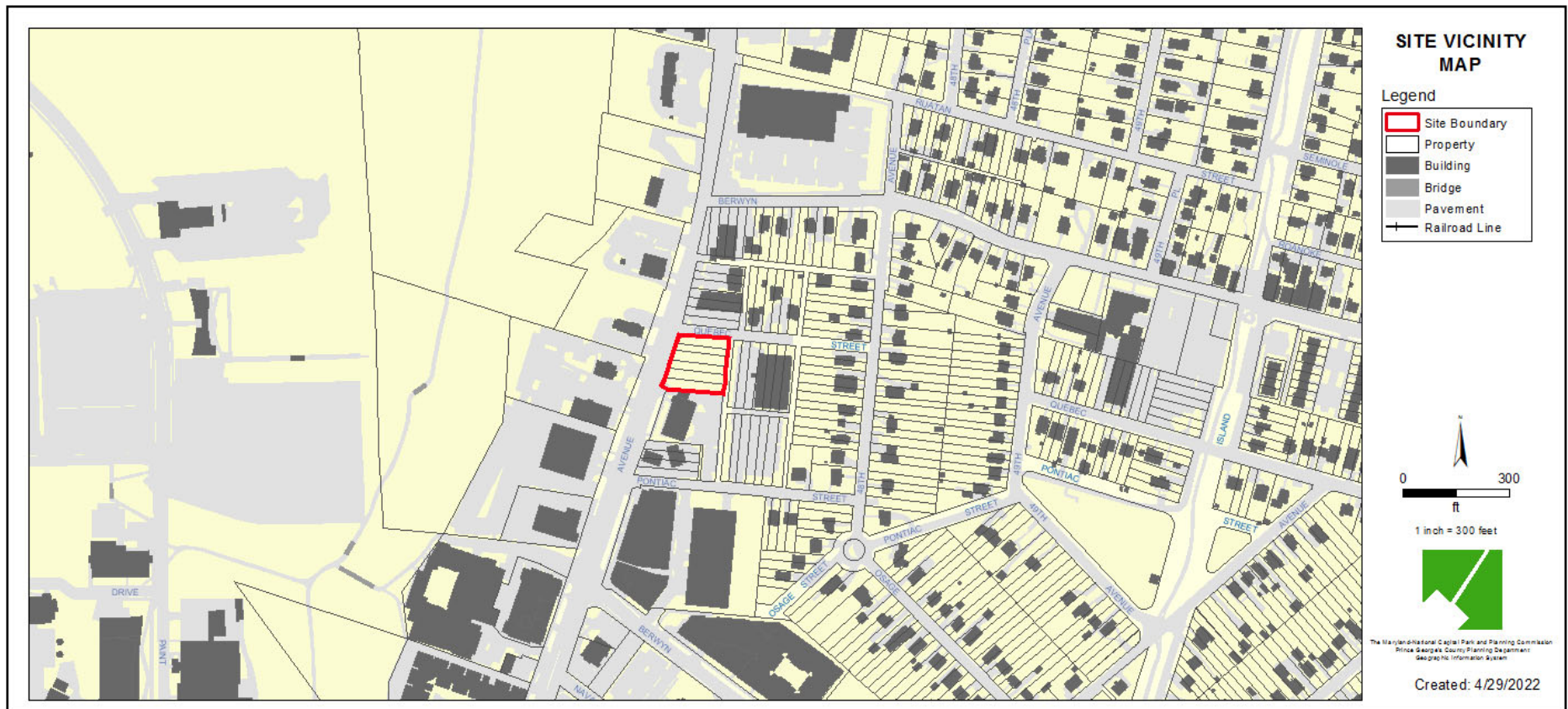
Council District: 03

Planning Area: 66





# SITE VICINITY MAP



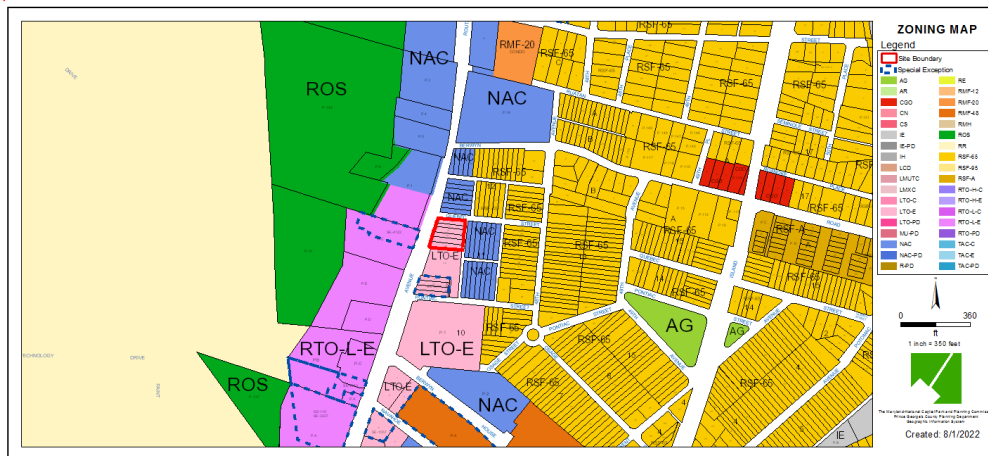
# ZONING MAP NEW & PRIOR

Property Zone:

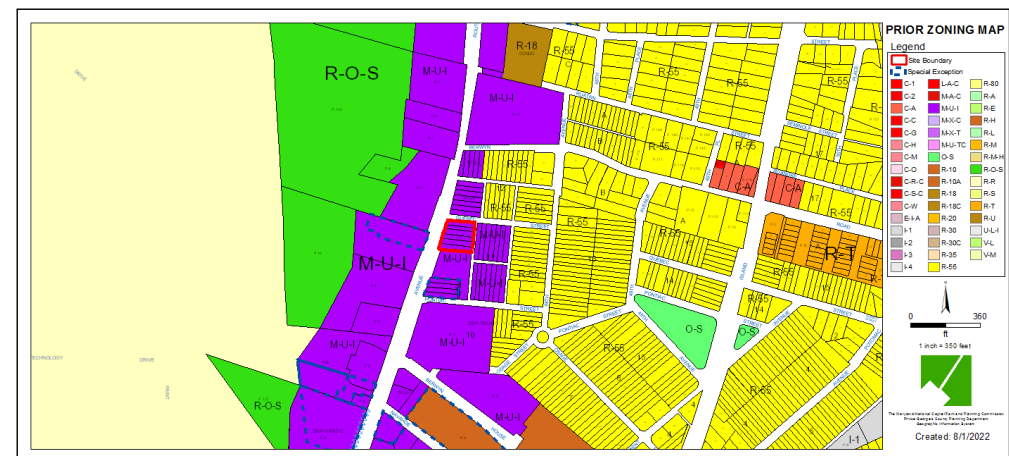
New: LTO-E

Prior: M-U-I/D-D-O

NEW ZONING MAP



PRIOR ZONING MAP



# OVERLAY MAP

PRIOR OVERLAY MAP



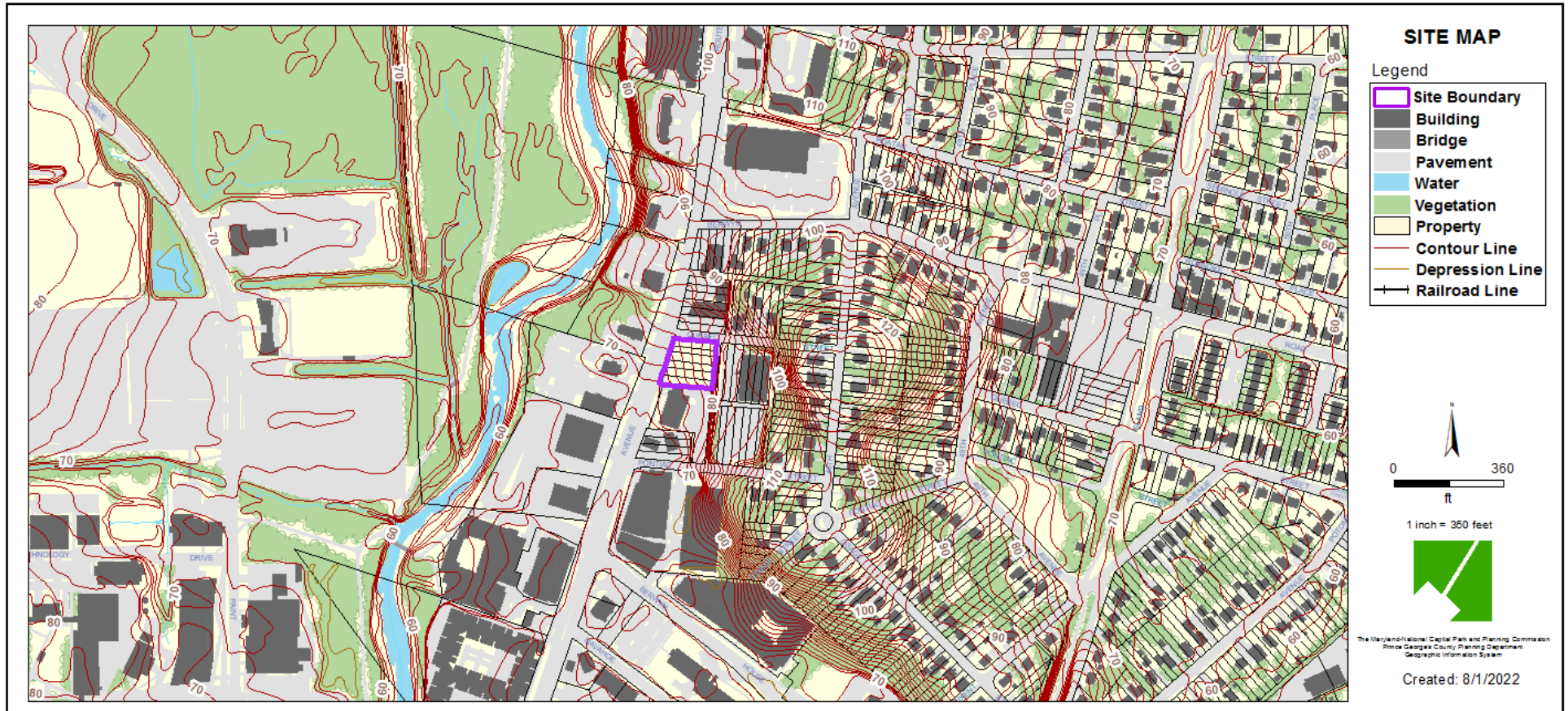


# AERIAL MAP





# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



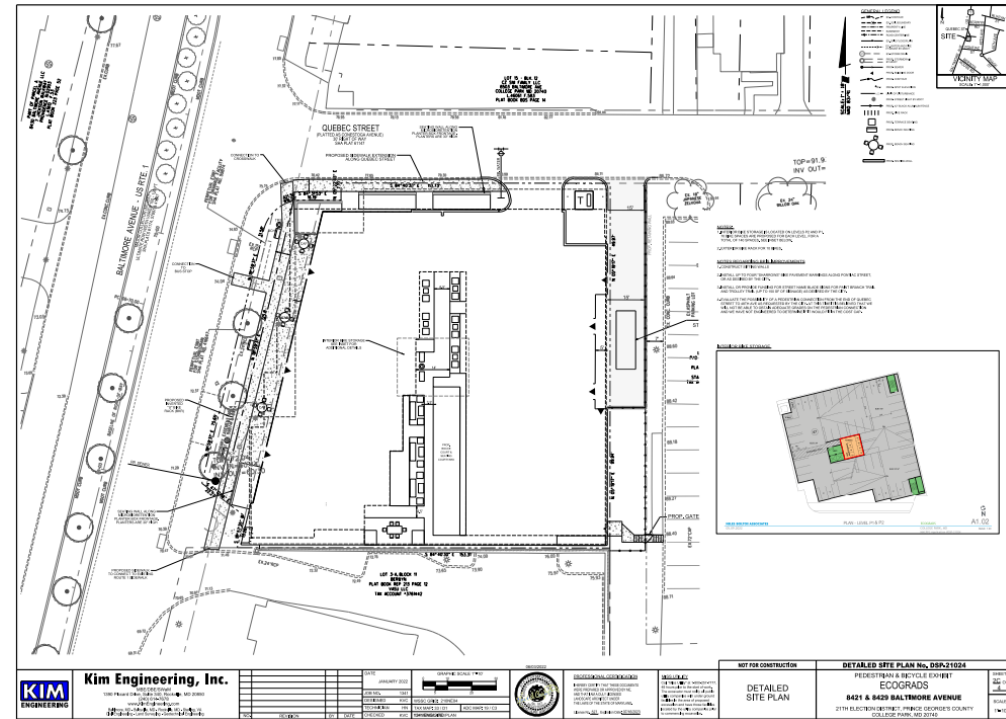
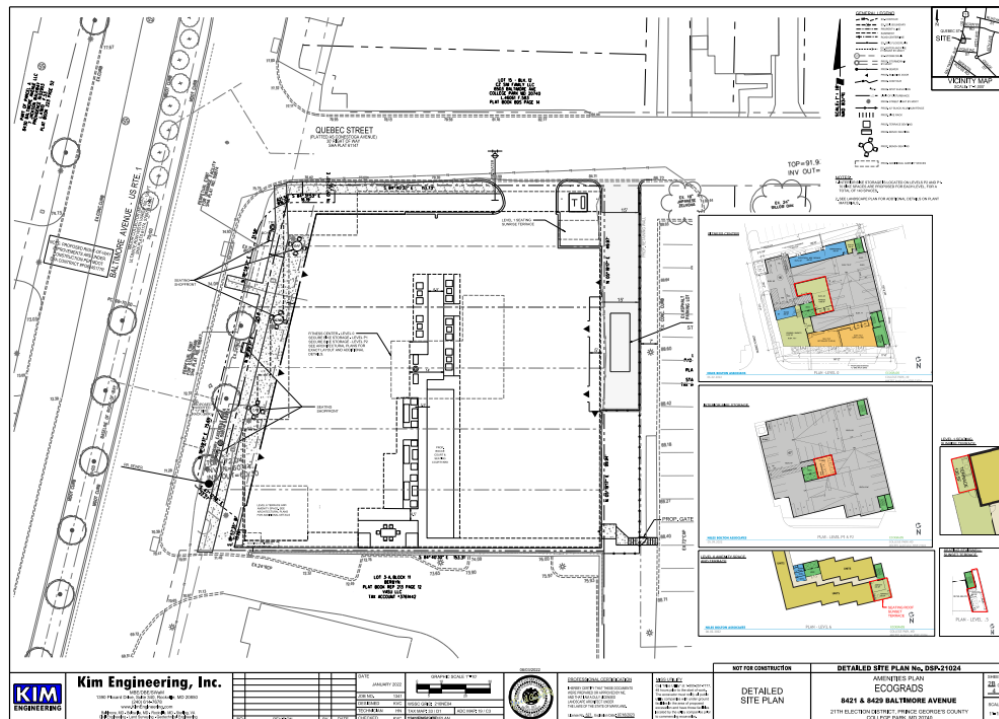


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



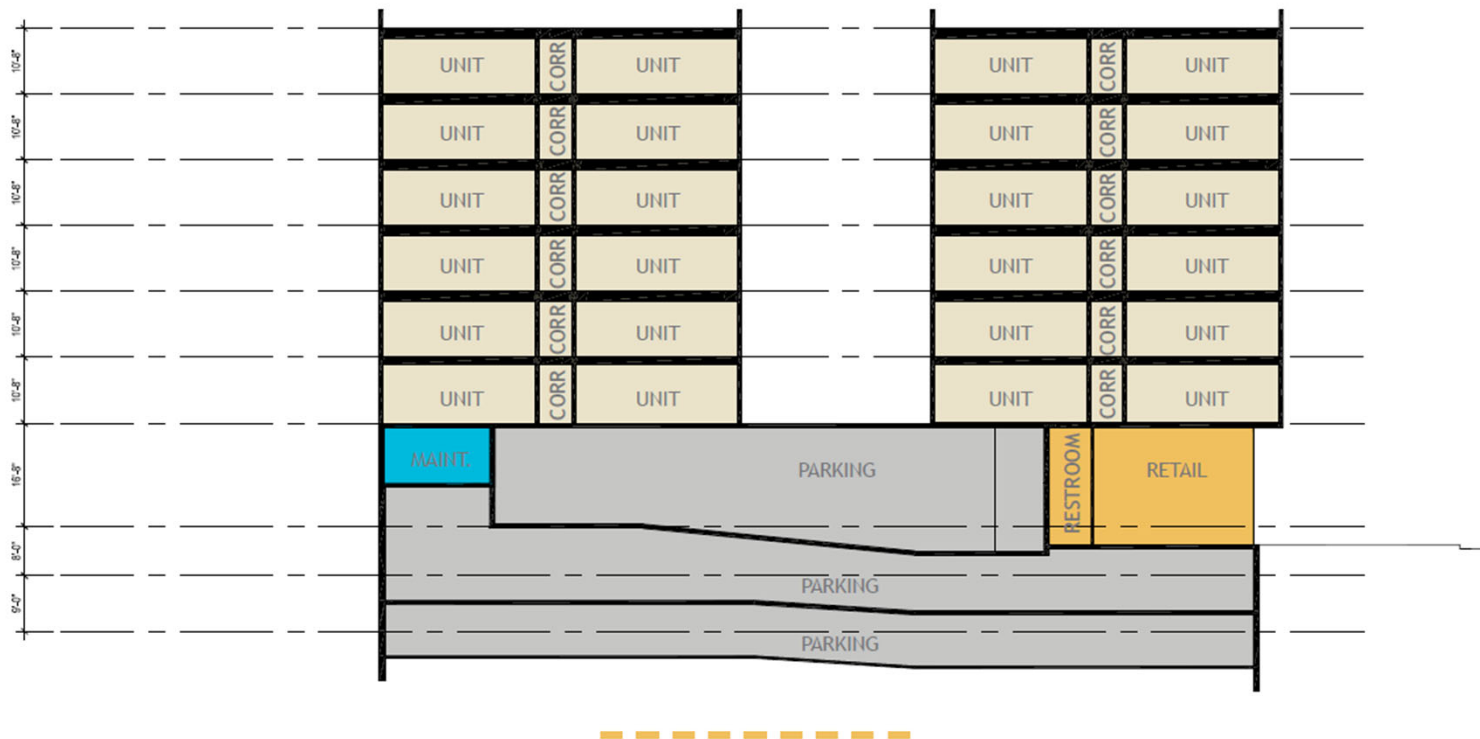


# DETAILED SITE PLAN – AMENITIES





# ON SITE PARKING



# LANDSCAPE PLAN ILLUSTRATIVE



## EXTERIOR ELEVATIONS RENDERING





## EXTERIOR ELEVATIONS RENDERINGS

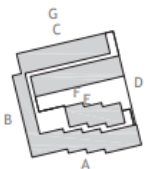


## EXTERIOR ELEVATIONS RENDERINGS



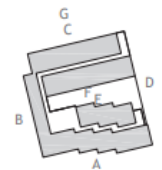


# EXTERIOR ELEVATIONS





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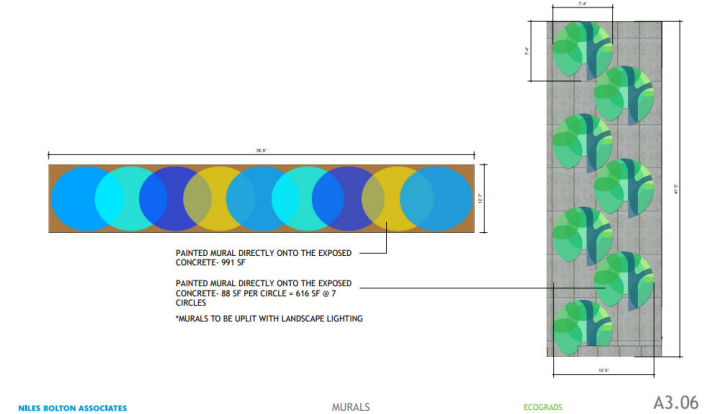
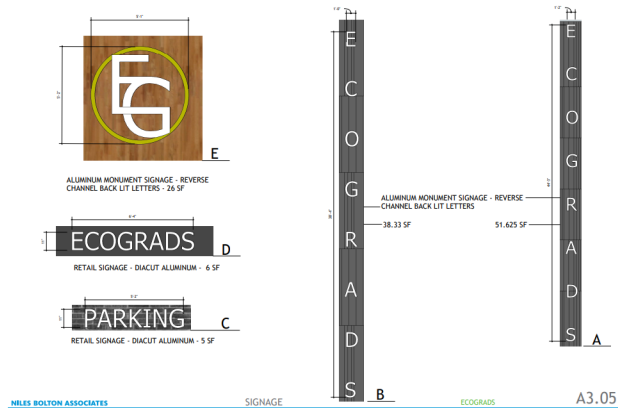


NILES BOLTON ASSOCIATES

ELEVATIONS

ECOGRAI

# SIGNAGE



# STAFF RECOMMENDATION

**APPROVAL** with conditions

**[Major/Minor] Issues:**

- None

**Applicant Required Mailings:**

- Informational Mailing: 9/27/2022
- Acceptance Mailing: 5/31/2022