

5801 ARBOR STREET PROPERTY

Detailed Site Plan

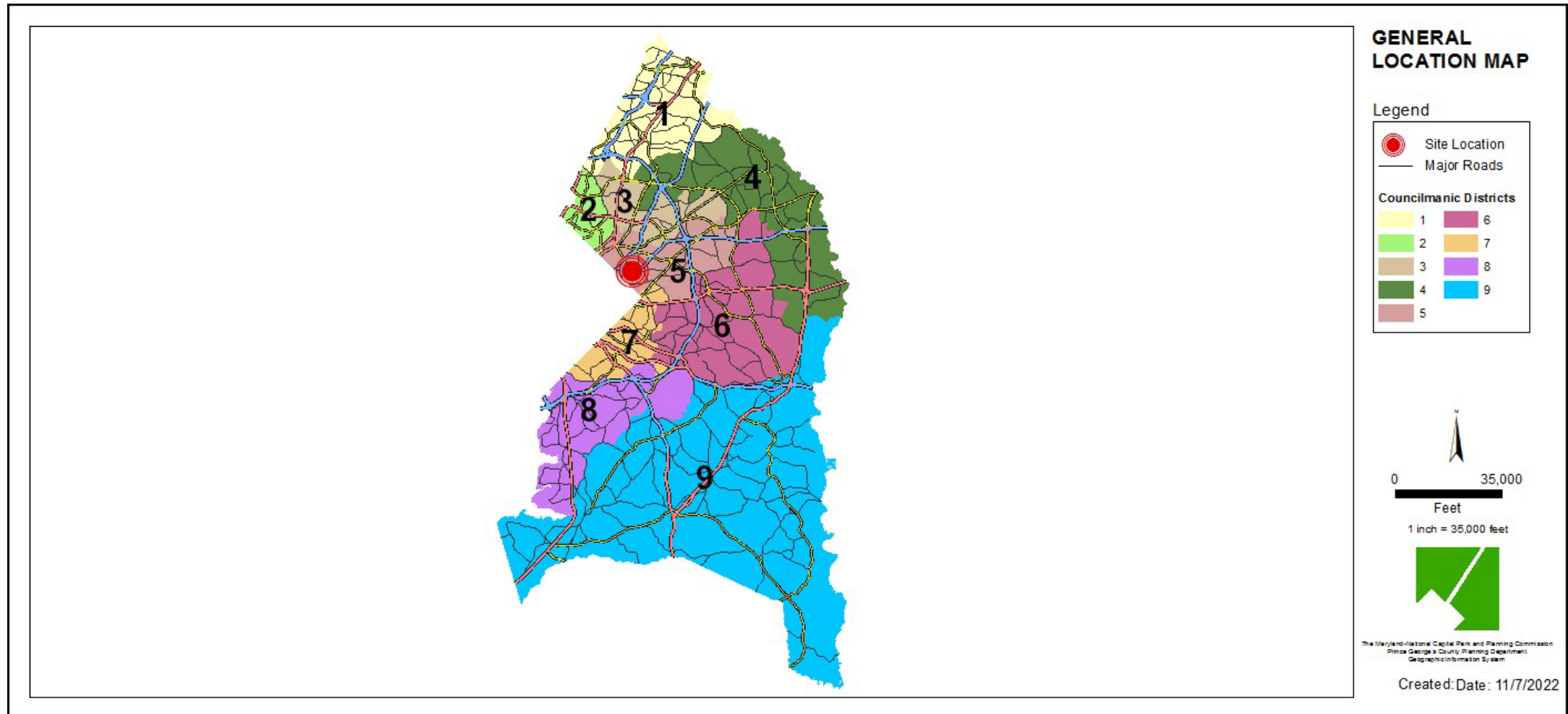
Staff Recommendation: DISAPPROVAL



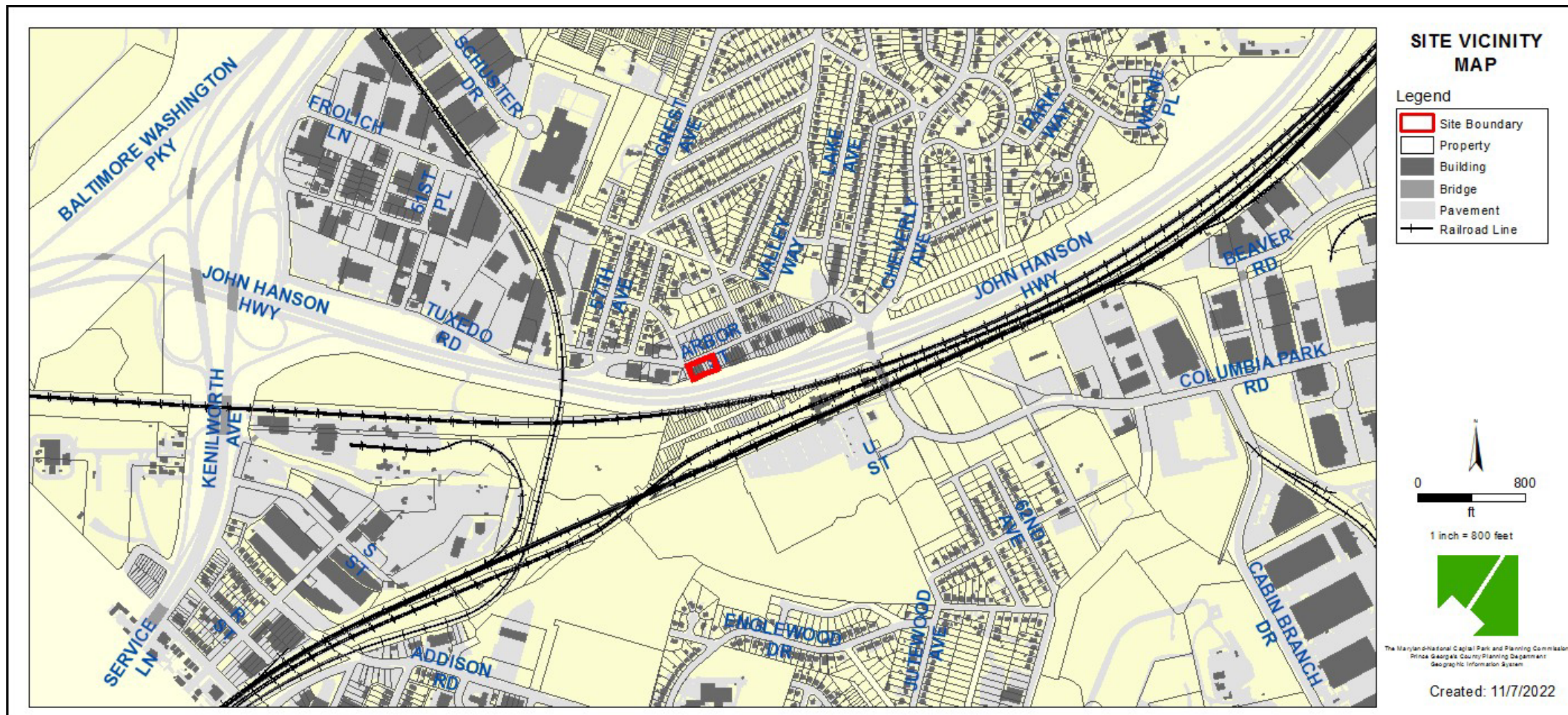
GENERAL LOCATION MAP

Council District: 05

Planning Area: 69



SITE VICINITY MAP



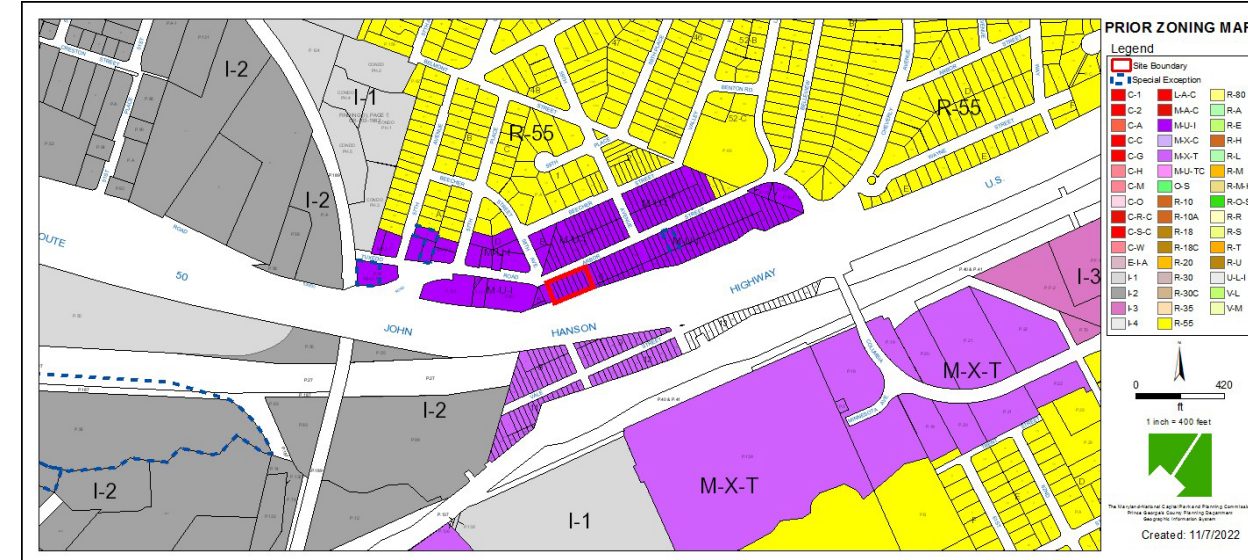
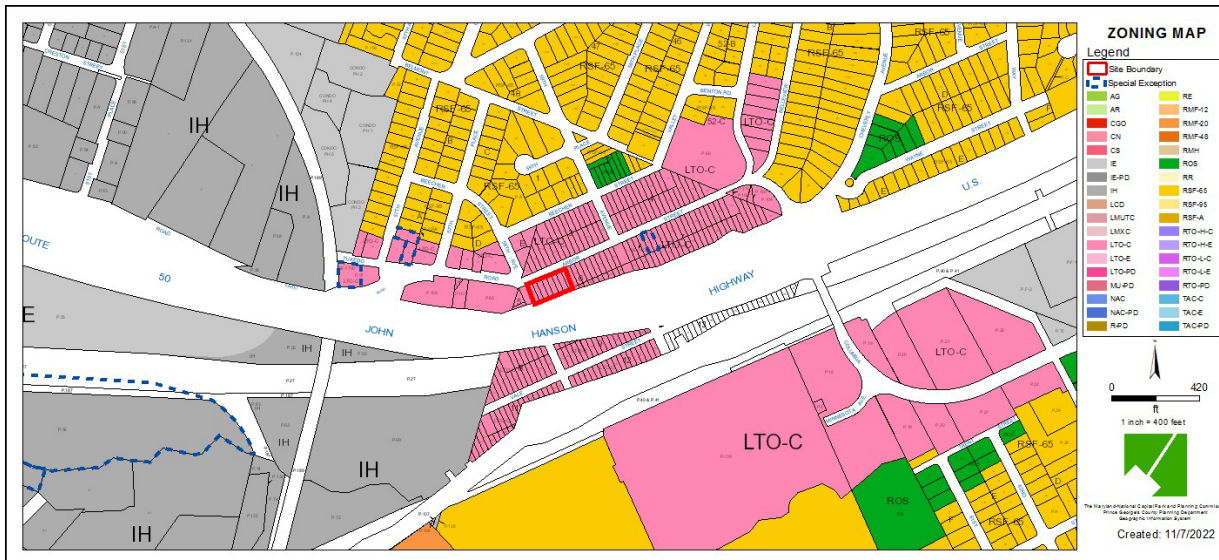
ZONING MAP (CURRENT & PRIOR)

Property Zone: LTO-C

Prior Property Zone: M-U-I

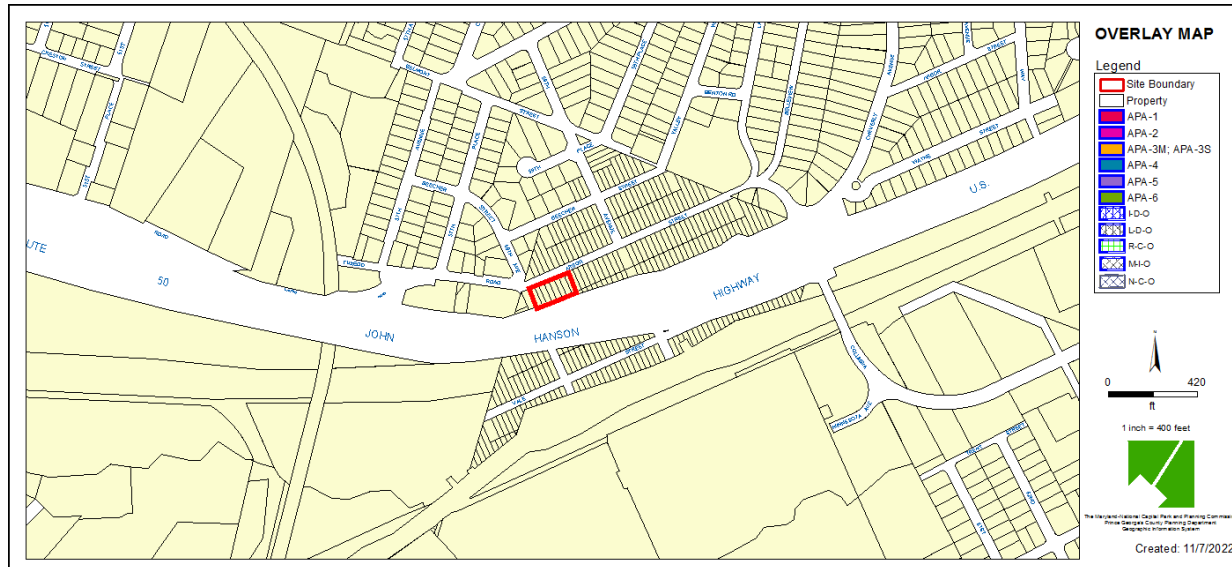
CURRENT ZONING MAP

PRIOR ZONING MAP

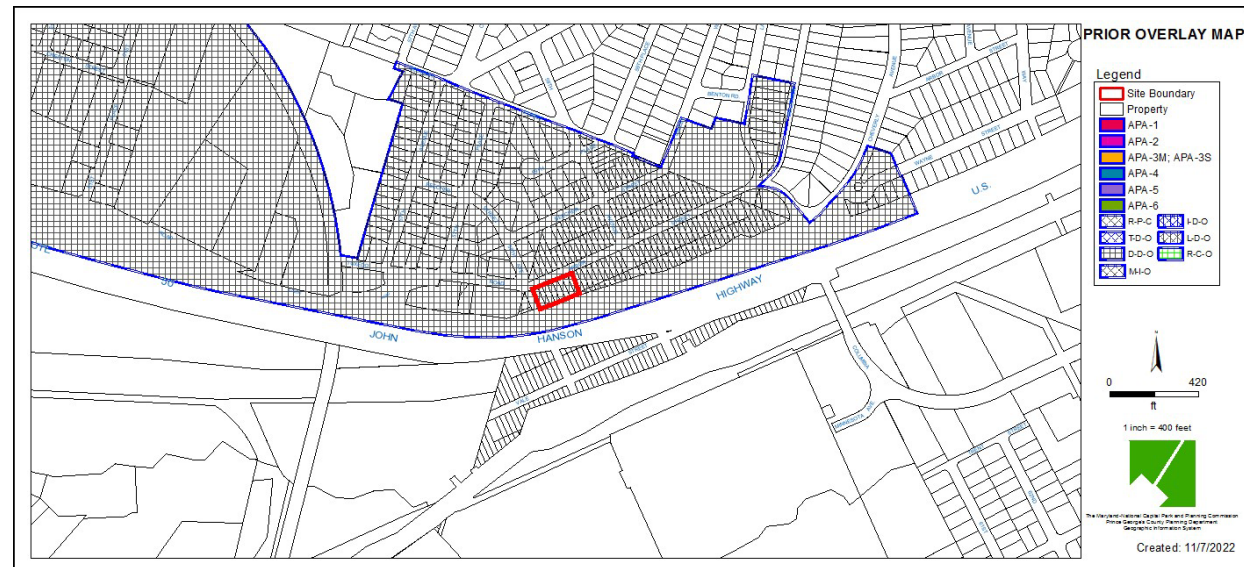


OVERLAY MAP (CURRENT & PRIOR)

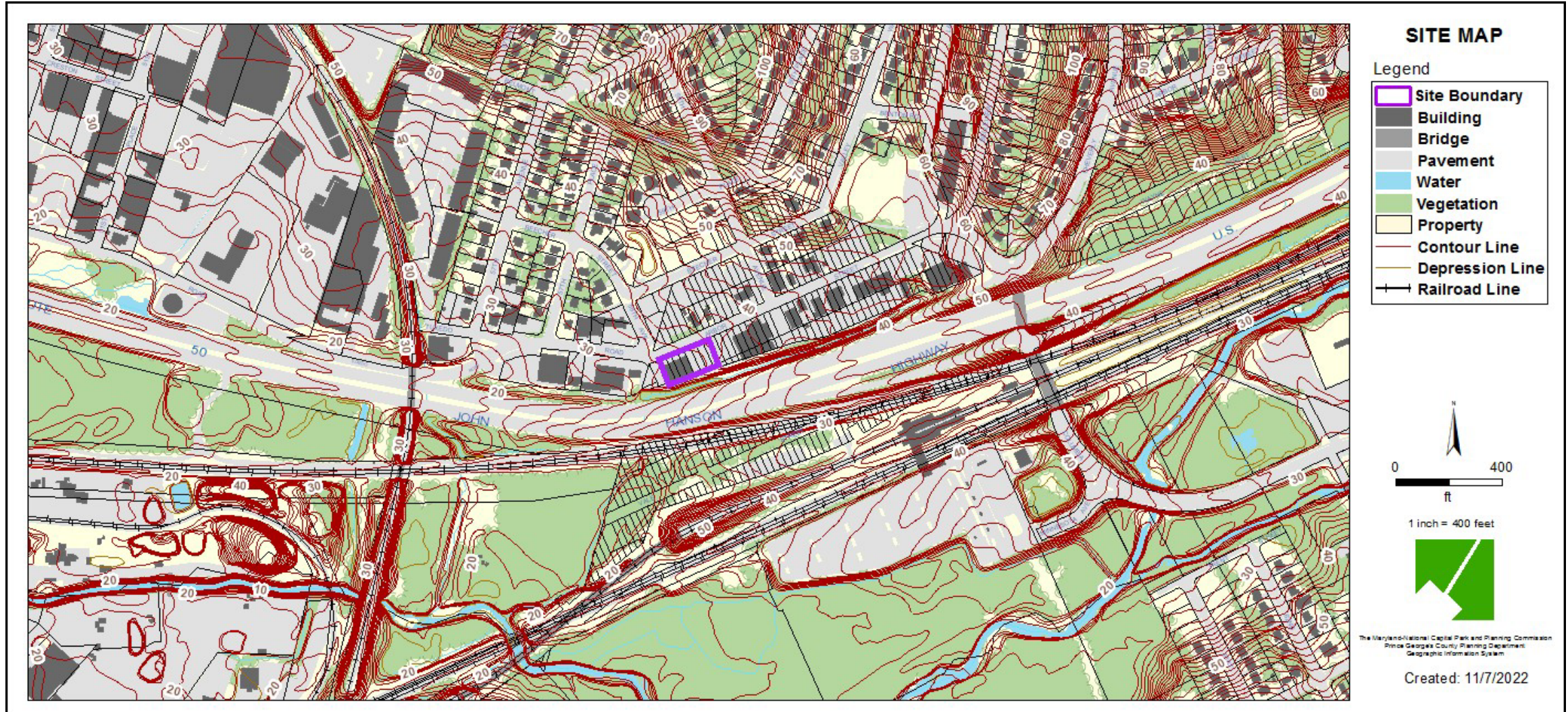
CURRENT OVERLAY MAP



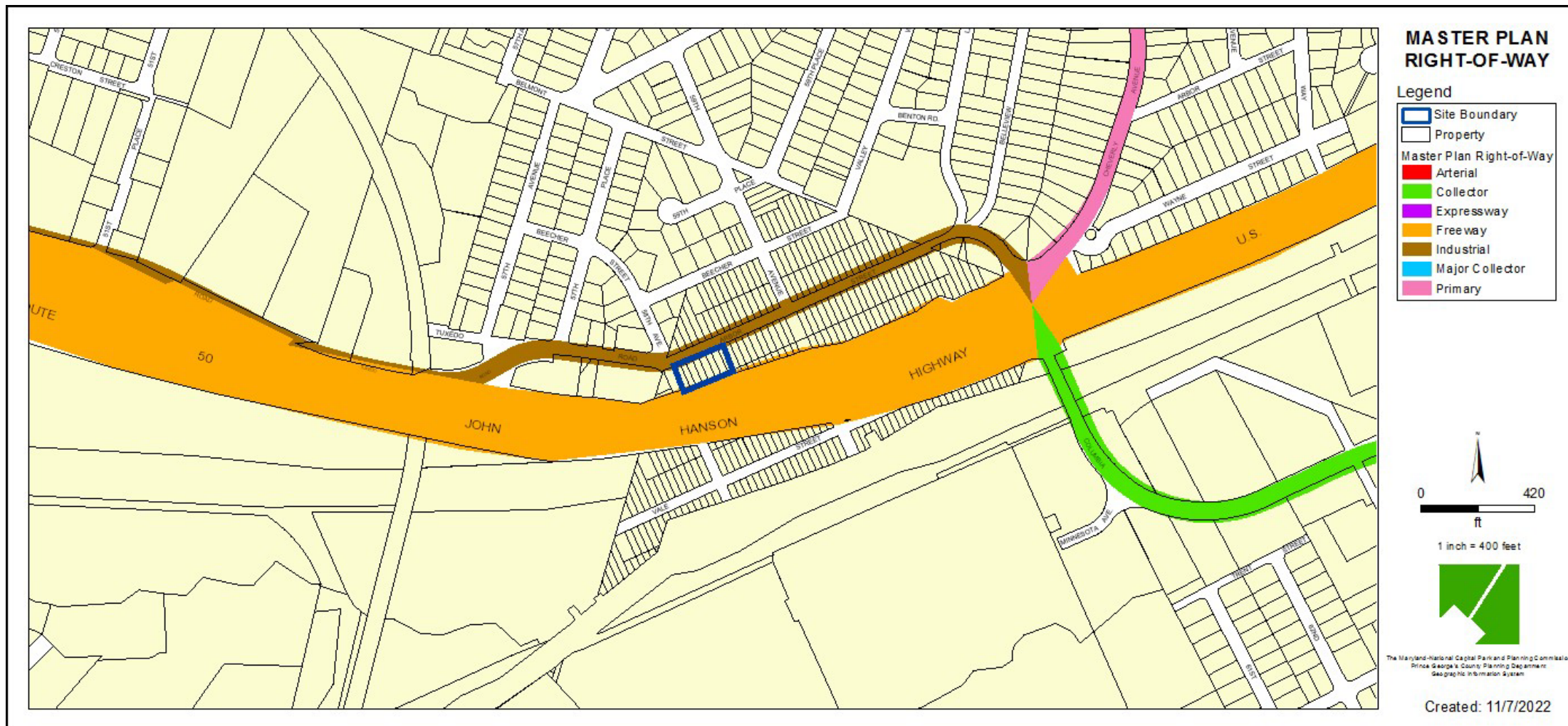
PRIOR OVERLAY MAP



SITE MAP



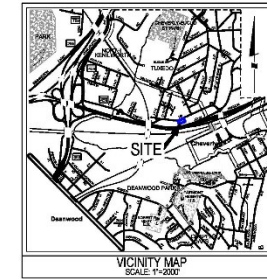
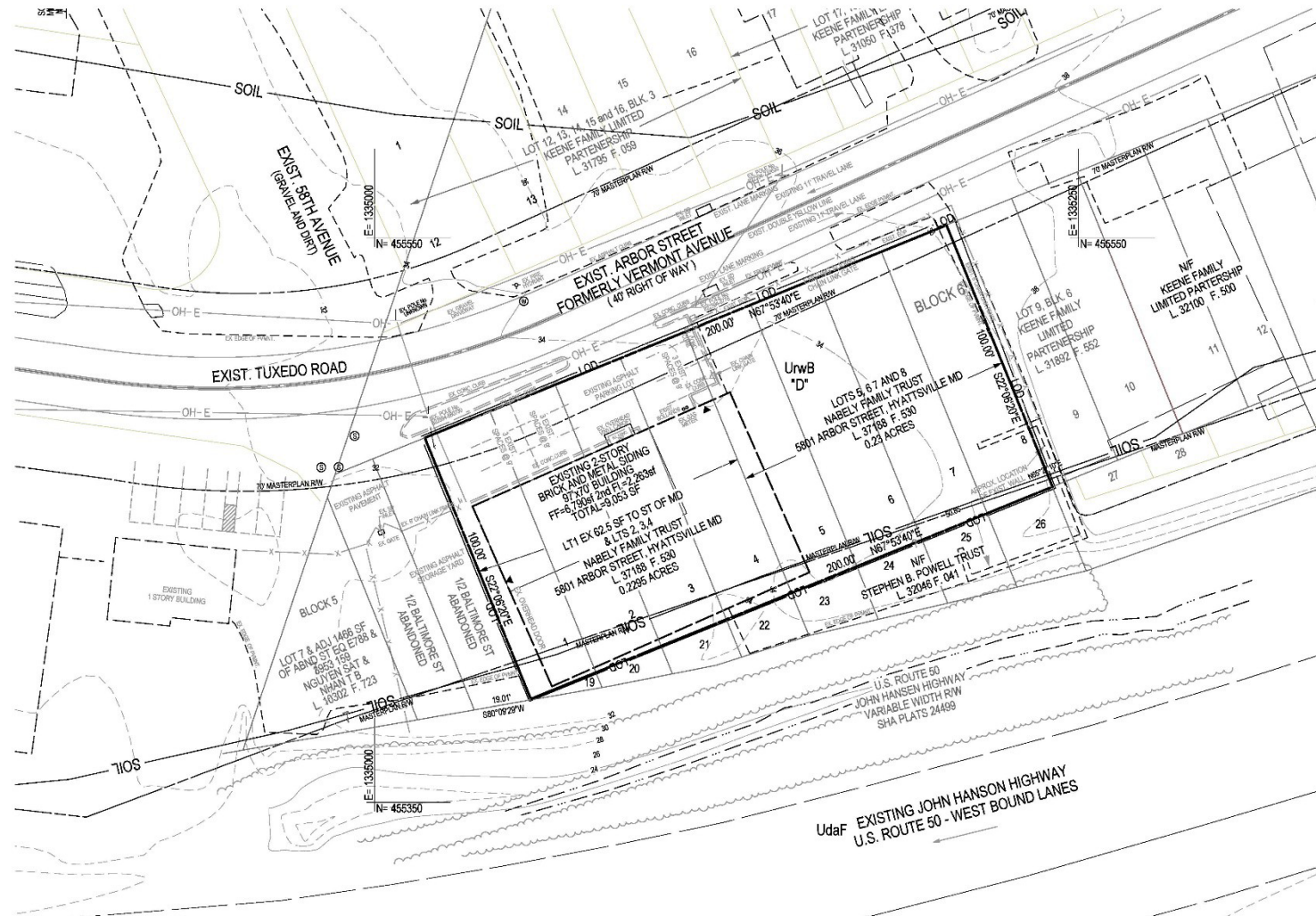
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



DETAILED SITE PLAN



- GENERAL NOTES:
1. PROJECT NAME: NABELY PROPERTY
PLAT BOOK AD2-0264
GROSS ACREAGE: 0.46
FLOODPLAIN ACREAGE:
NET ACREAGE: 0.46 ACRES
 2. EXISTING ZONING: (NEW) LTO-C - LOCAL TRANSIT-ORIENTED CORE
(OLD) MUI - MULT USE INFILL
 3. PROPOSED USE OF PROPERTY:
WHOLESALE OR DISTRIBUTION OF MATERIALS
USED OR PRODUCED ON THE PREMISES AND
CONTRACTORS OFFICE WITH OUTDOOR STORAGE.
NO ADDITIONAL GROSS FLOOR AREA IS PROPOSED.
 4. EXISTING LOTS 1-8
PROPOSED LOTS: 0
PROPOSED PARCELS: 0
PROPOSED OUTLOTS: 0
PROPOSED OUTPARCELS: 0
 5. PROPOSED DWELLING UNITS: N/A
 6. GROSS FLOOR AREA (COMMERCIAL/INDUSTRIAL ONLY)
EXISTING: APPROX. 9,053 SF
PROPOSED:
 7. WSSC SHEET: 203NE05
TAX MAP NUMBER/GRID: 58-F3
AVIATION POLICY AREA: N/A
MILITARY INSTALLATION OVERLAY ZONE (MIOZ): NO
WATER/SEWER CATEGORY DESIGNATION:
EXISTING: W-3 & S-3
PROPOSED: W-3 & S-3
 8. STORMWATER MANAGEMENT CONCEPT N/A
 9. 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY: NO
 10. MANDATORY PARK DEDICATION: N/A
 11. NO CEMETERIES EXIST ON OR CONTIGUOUS TO PROPERTY.
 12. NO HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY.
 13. THERE ARE NO STREAMS ON SITE.
 14. THERE ARE NO WETLANDS ON SITE.
 15. 100-YEAR FLOODPLAIN ON SITE: NO
 16. SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
 17. SOURCE OF TOPOGRAPHY: PG GIS
 18. APPLICANT: NABELY FAMILY TRUST
8316 ARDWICK ARDMORE ROAD
LANDOVER, MARYLAND 20785
 19. PARKING TABLE:
ZONED: MUI
USE: WAREHOUSE
a. REQUIRED: 3 SPACES FOR FIRST 1,500 SF = 3 SPACES
1 SPACE FOR ADDITIONAL 1,500 SF = 5 SPACES
TOTAL SPACES REQUIRED: 8 SPACES
b. EXISTING: 9 SPACES

FRONT BUILDING VIEW



WESTWARD (LEFT) SIDE OF BUILDING VIEW



REAR BUILDING VIEW



STAFF RECOMMENDATION

DISAPPROVAL

Major Issues:

- Does not meet the intent of the D-D-O Zone

Applicant Required Mailings:

- Informational Mailing 11/23/2021
- Acceptance Mailing 9/14/2021