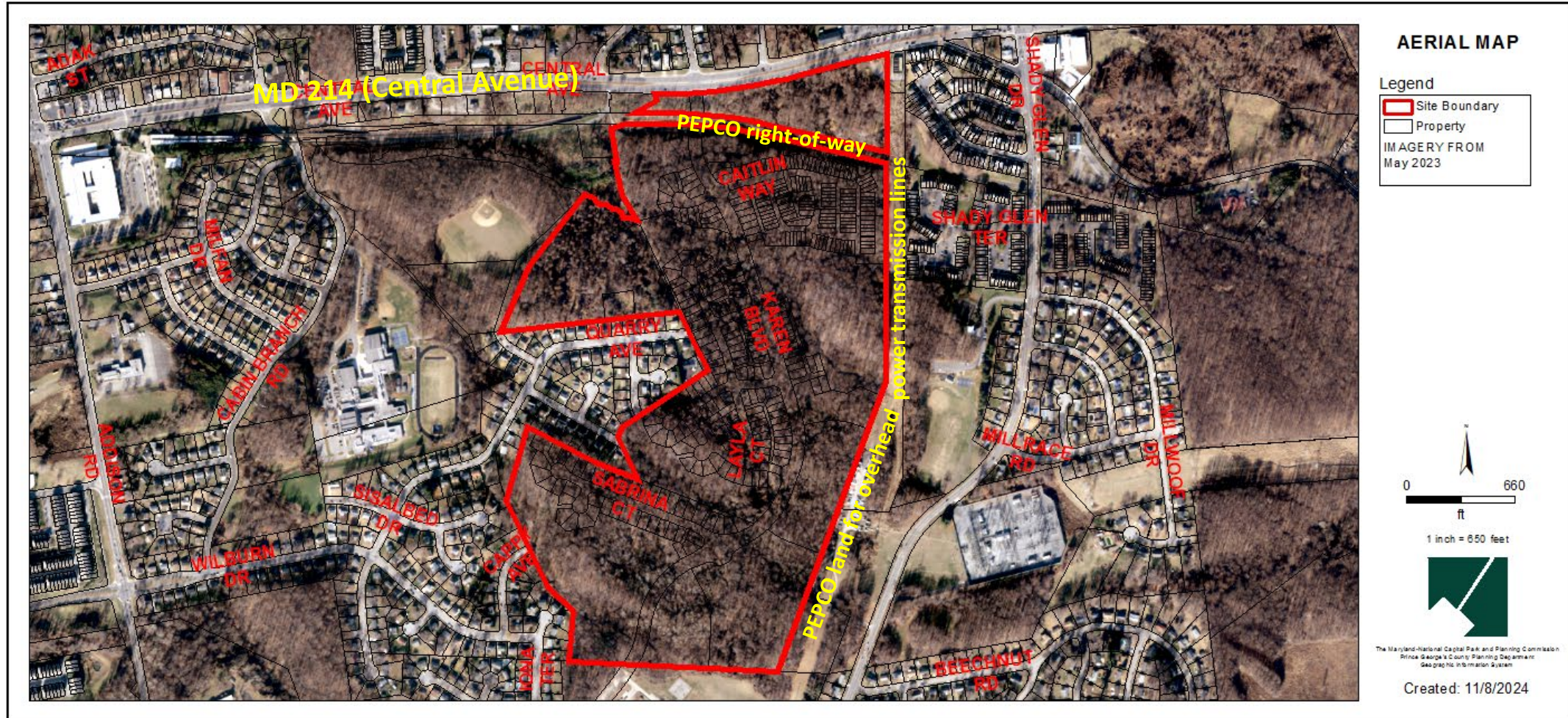


GLENWOOD HILLS

Detailed Site Plan

TCP2-038-2023-01

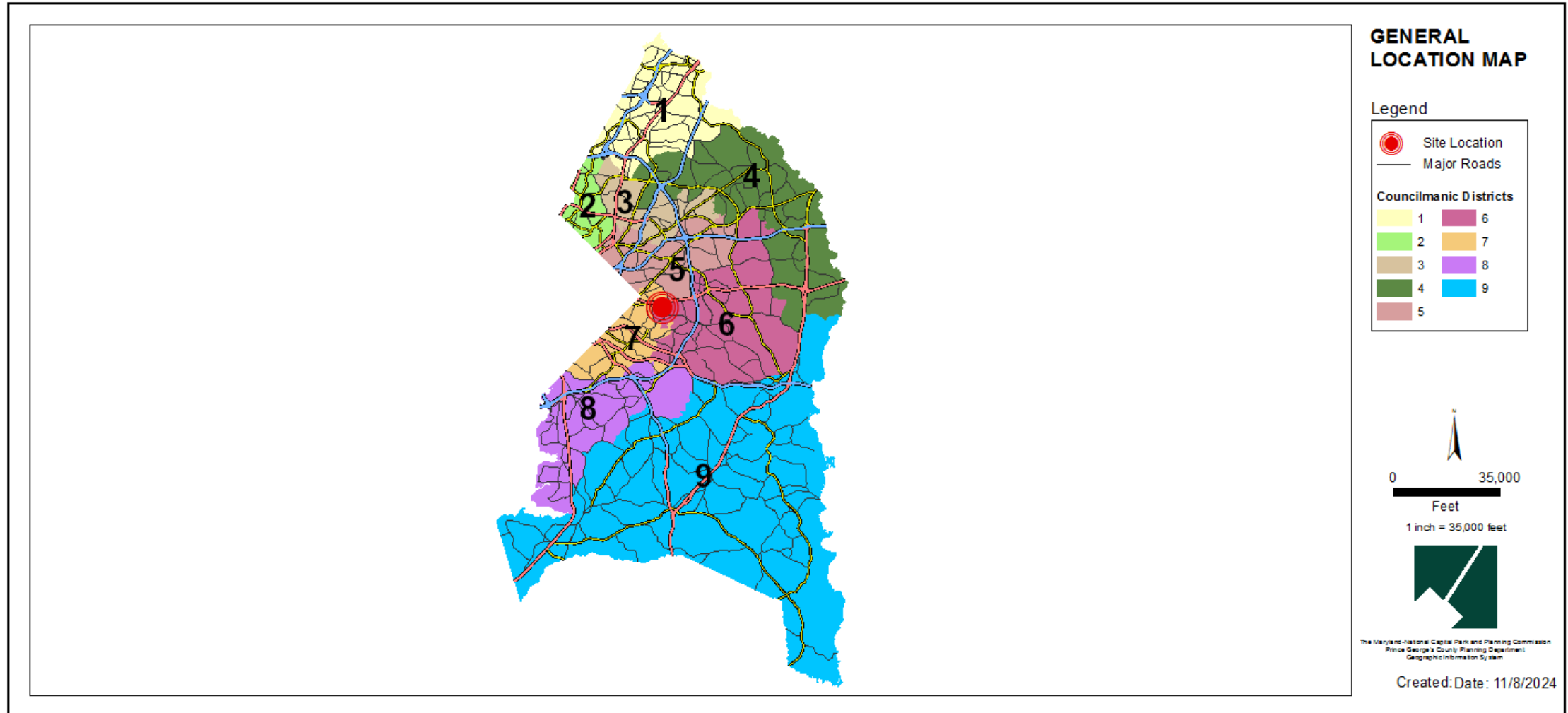
Staff Recommendation: APPROVAL of Continuance



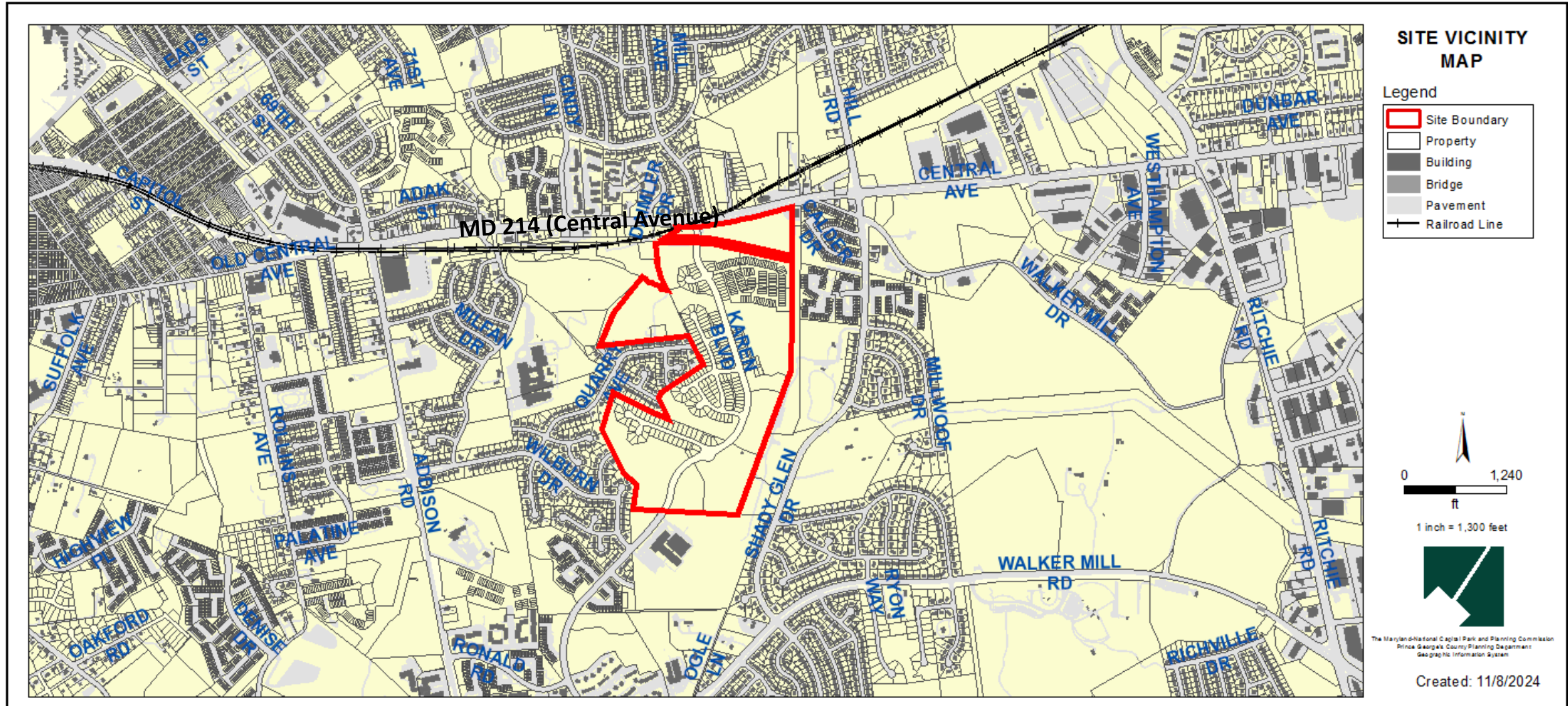
GENERAL LOCATION MAP

Council District: 06

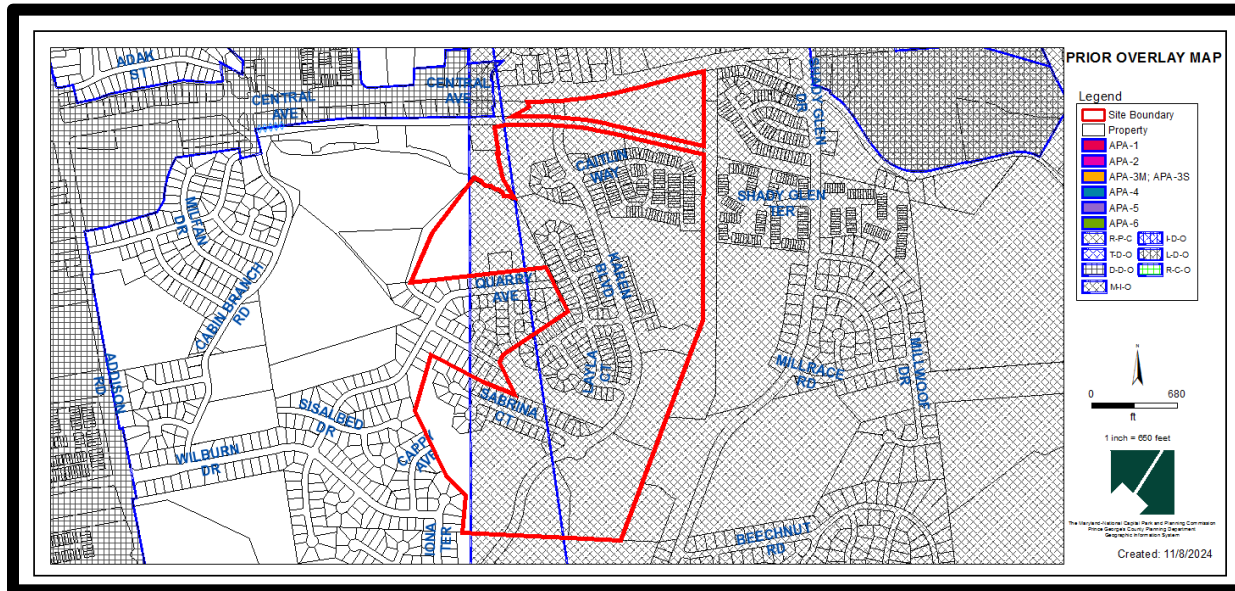
Planning Area: 75A



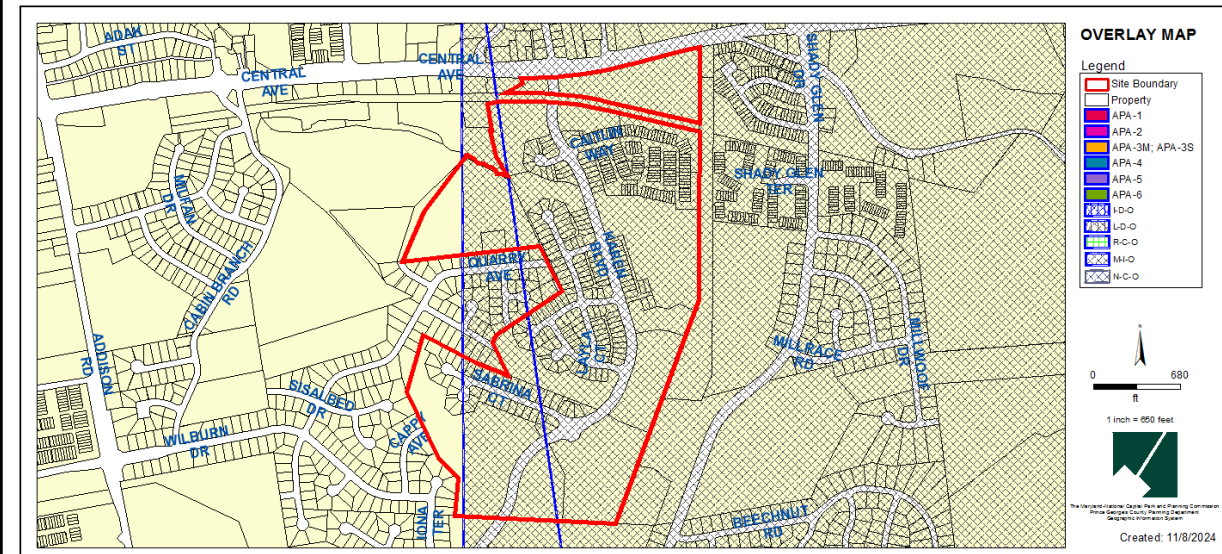
SITE VICINITY MAP



OVERLAY MAP



Prior Zoning: M-I-O

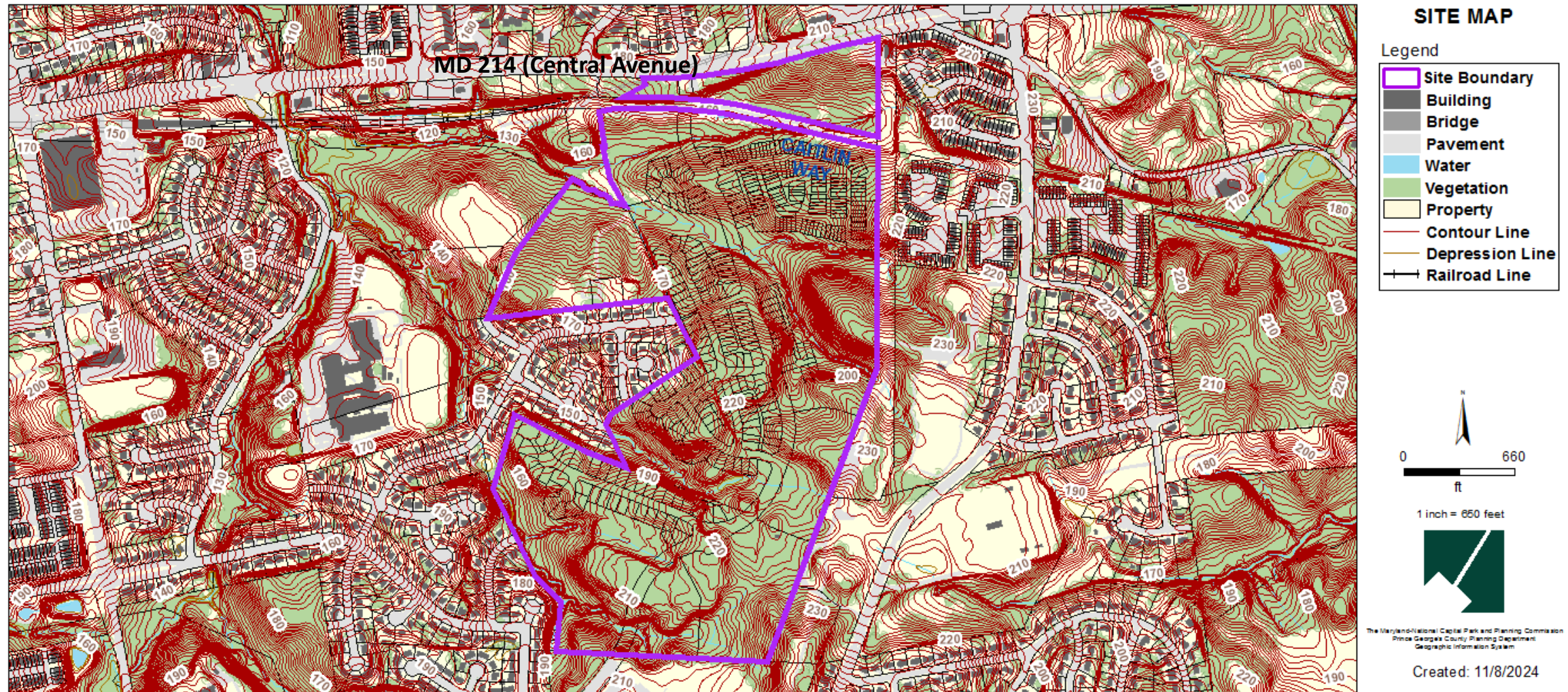


Current Zoning: MIO

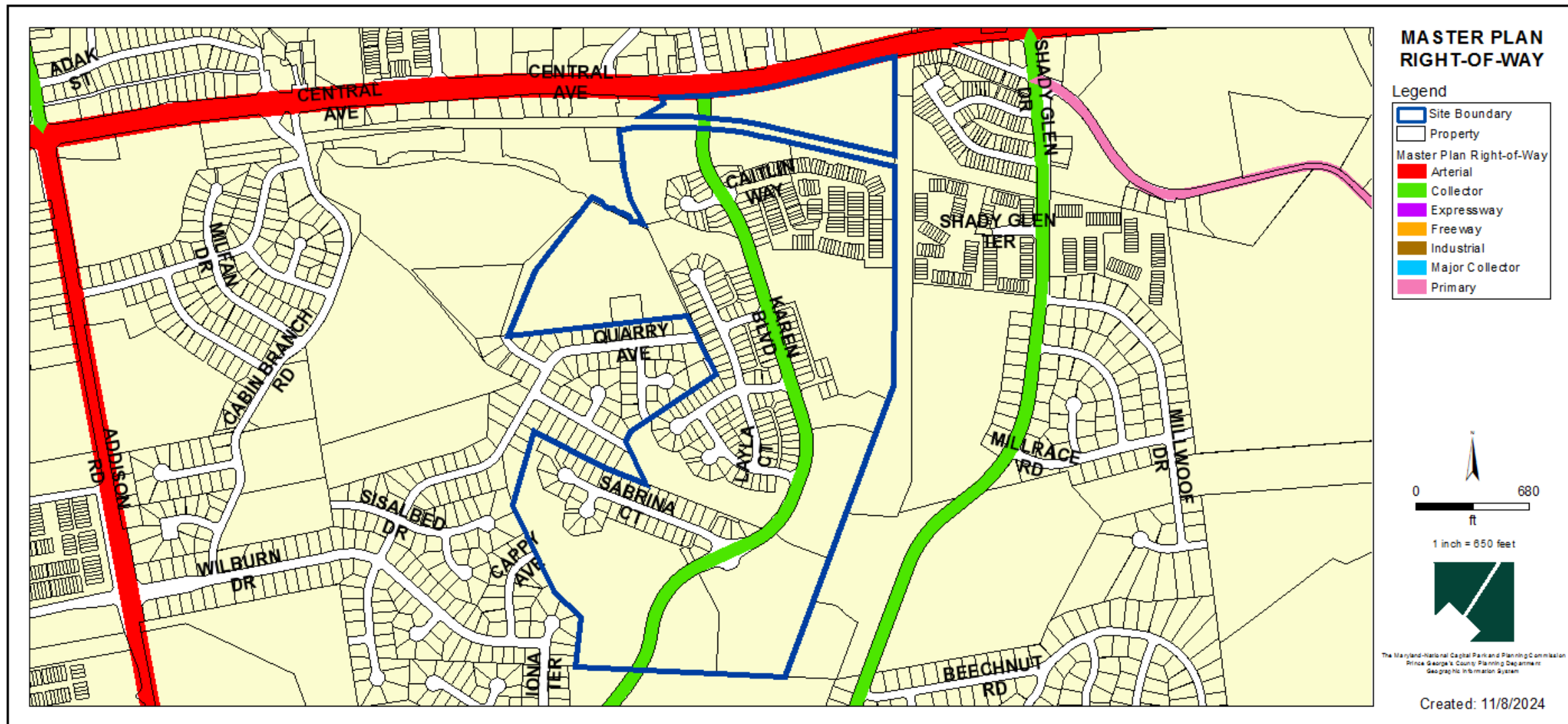
3D VICINITY MAP



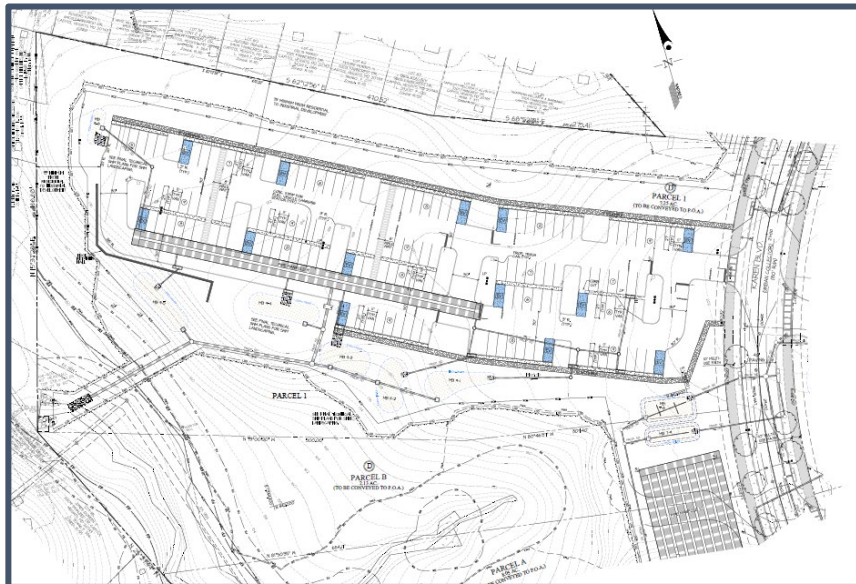
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



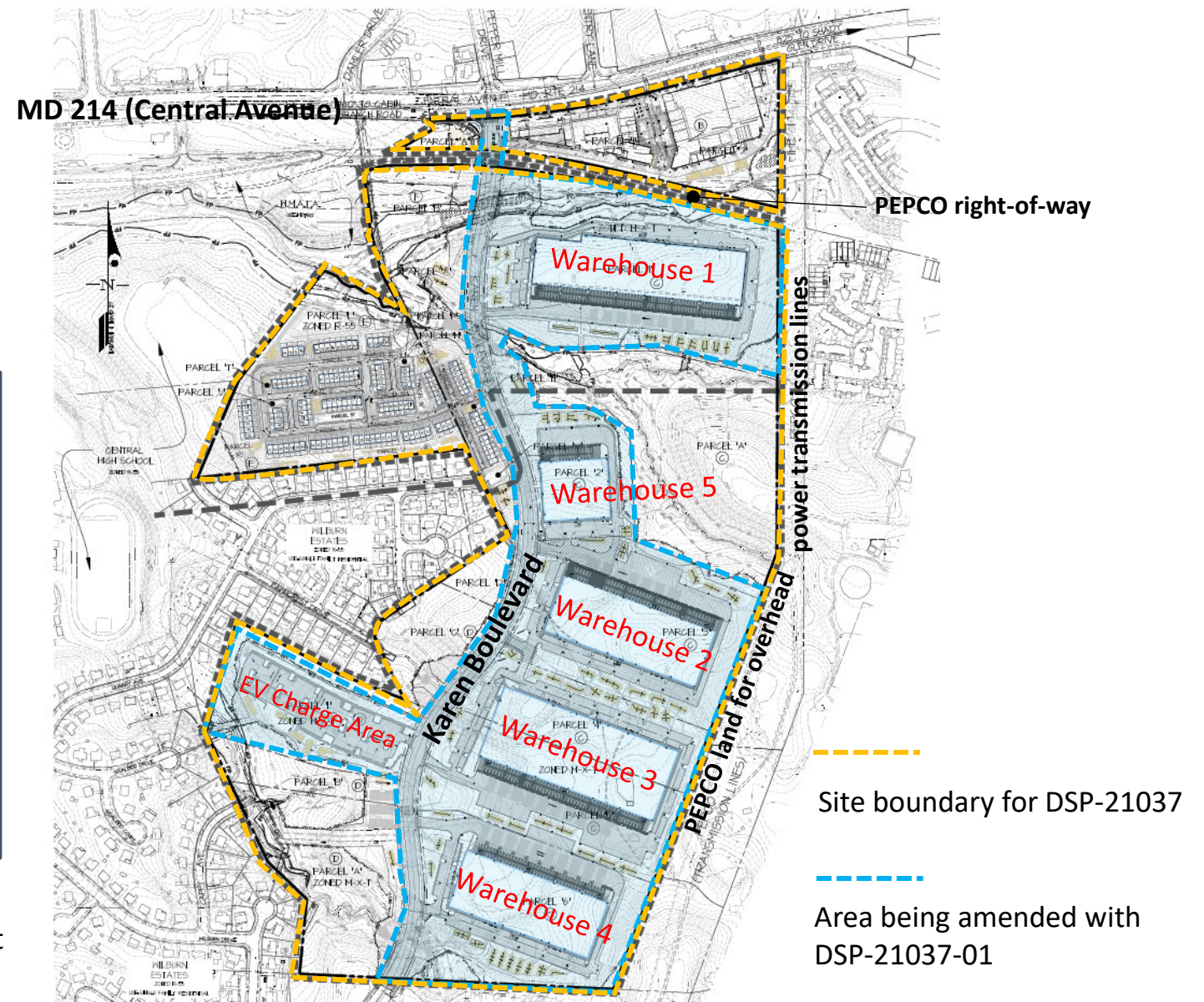
SITE PLAN



Electric Vehicle
(EV) Charging Area



EV Charging Equipment



CIRCULATION PLAN

PROPOSED

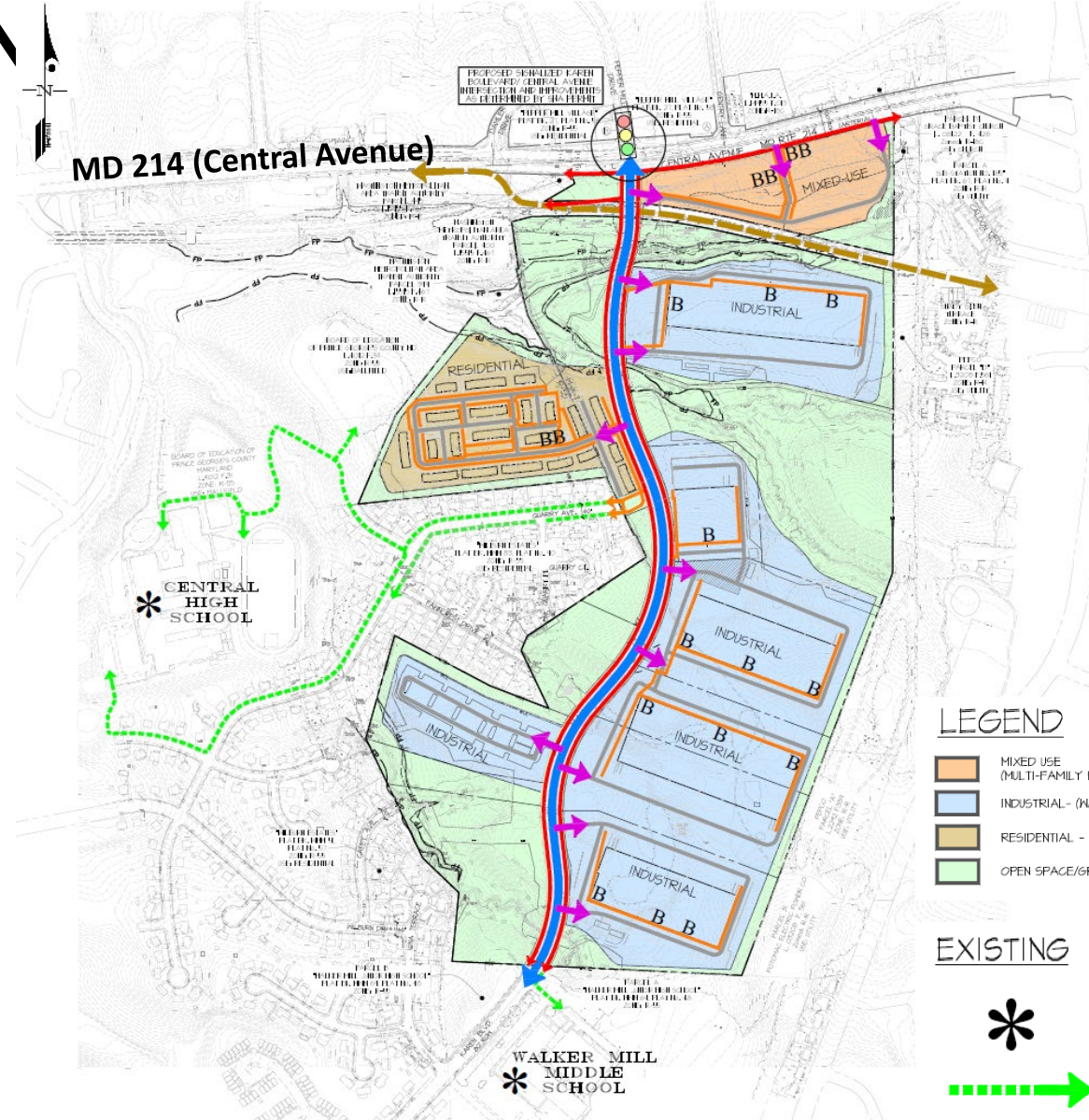
-  MAIN VEHICULAR CIRCULATION
(KAREN BOULEVARD)
INCLUDES BOTH DIRECTIONS
-  VEHICULAR ACCESS POINTS
-  INTERIOR VEHICULAR CIRCULATION
-  10 FT WIDE SHARED USE PATH
-  5 FT WIDE SIDEWALK
-  SIGNALIZED INTERSECTION
-  CENTRAL AVENUE CONNECTOR TRAIL
(FUTURE BY OTHERS)
-  2 BIKE RACKS,
-  4 BIKE RACKS,

LEGEND

-  MIXED USE
(MULTI-FAMILY RESIDENTIAL, RETAIL, COMMERCIAL)
-  INDUSTRIAL - (WAREHOUSE-DISTRIBUTION)
-  RESIDENTIAL - SINGLE-FAMILY ATTACHED
-  OPEN SPACE/GREEN AREA

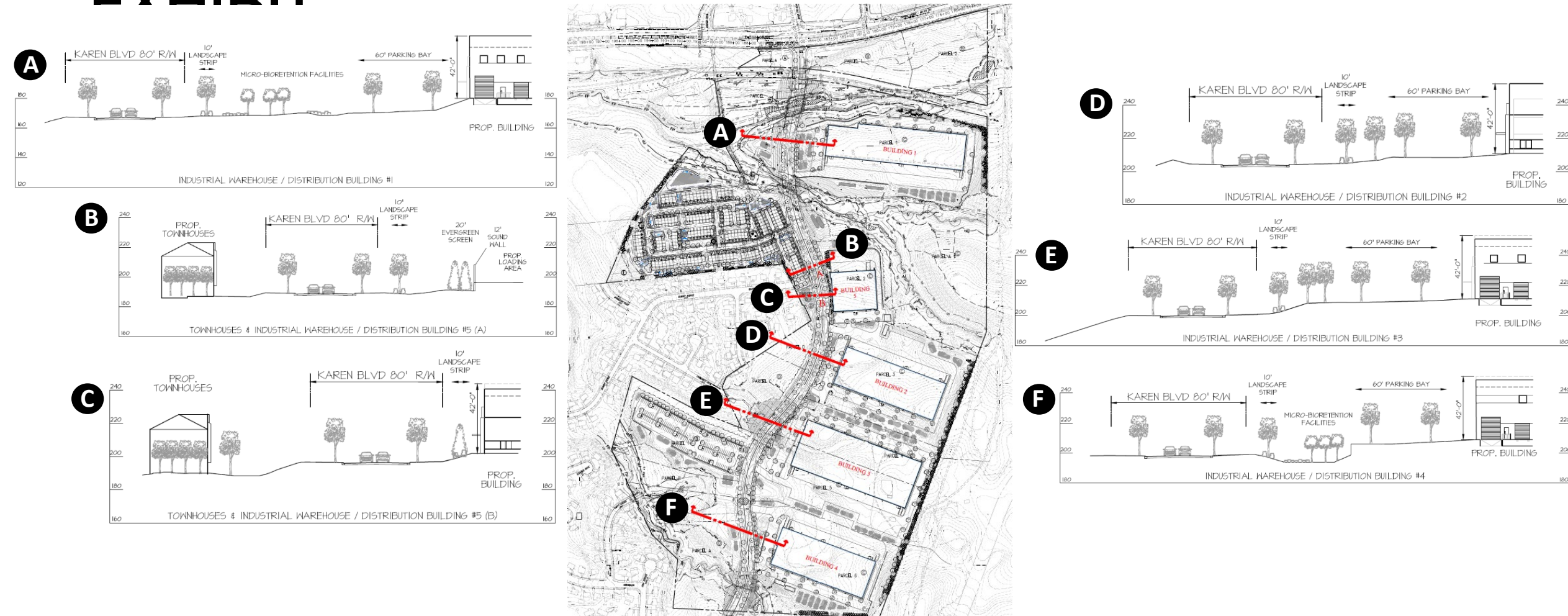
EXISTING

-  NEIGHBORHOOD SCHOOL
-  CONNECTION TO NEIGHBORHOODS,
SCHOOLS & FIELDS



KAREN BOULEVARD CROSS-SECTION

CYLIDIT



ELEVATIONS – WAREHOUSE 5



West Elevation
(facing Karen Boulevard)



North Elevation



East Elevation

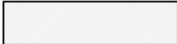


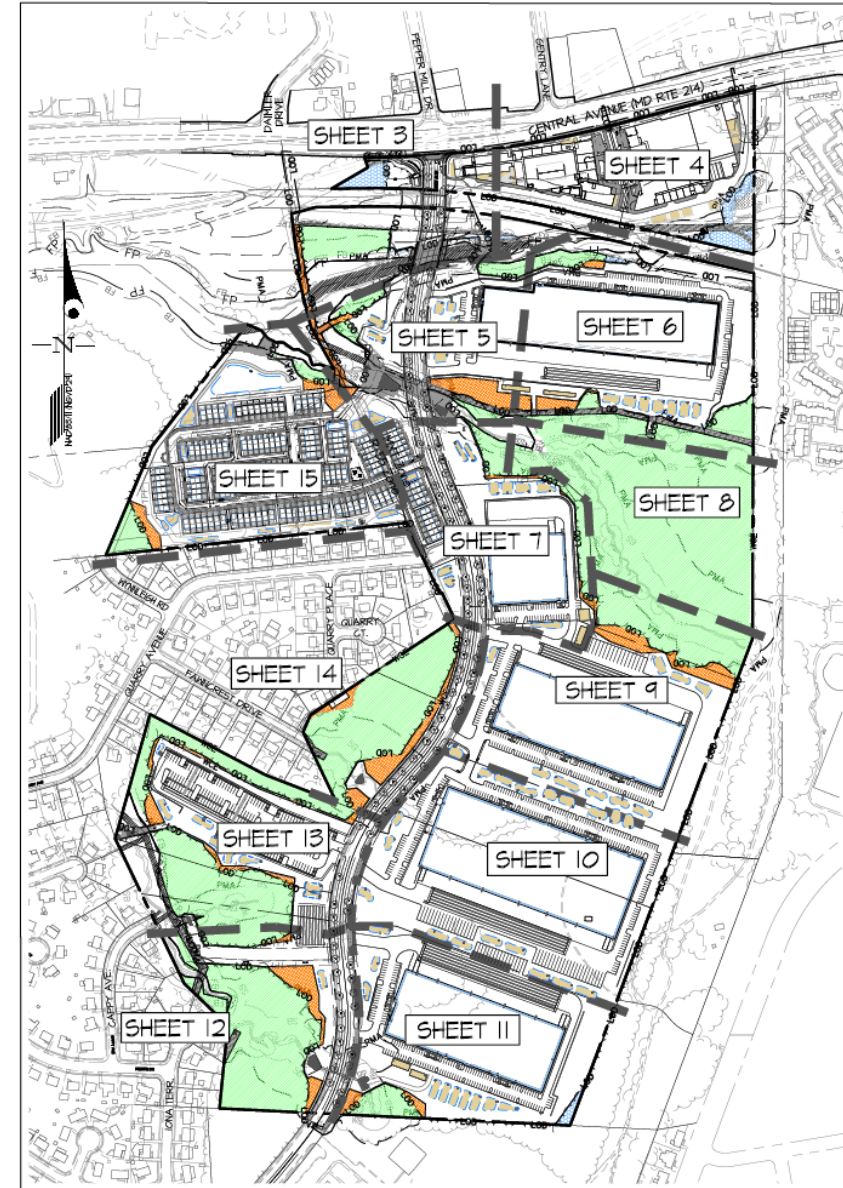
South Elevation

Note: Similar architectural treatment will be applied to Buildings 1-4 and be reviewed by staff of the Urban Design Section.

TYPE II TREE CONSERVATION PLAN TCP2-038-2023-01

LEGEND

	CLEARED OFF-SITE AREA (C-OS)
	WOODLAND PRESERVATION AREA (WPA)
	WOODLAND REFORESTATION AREA (WRA)
	WOODLAND RETAINED-NOT CREDITED (WP-NC)
	MICRO-BIORETENTION FACILITY



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-21037-01
- TCP2-038-2023-01

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 12/27/2023
- Acceptance Mailing: 10/11/2024