

BRIGHTSEAT INDUSTRIAL

Detailed Site Plan

Tree Conservation Plan TCP2-043-2023

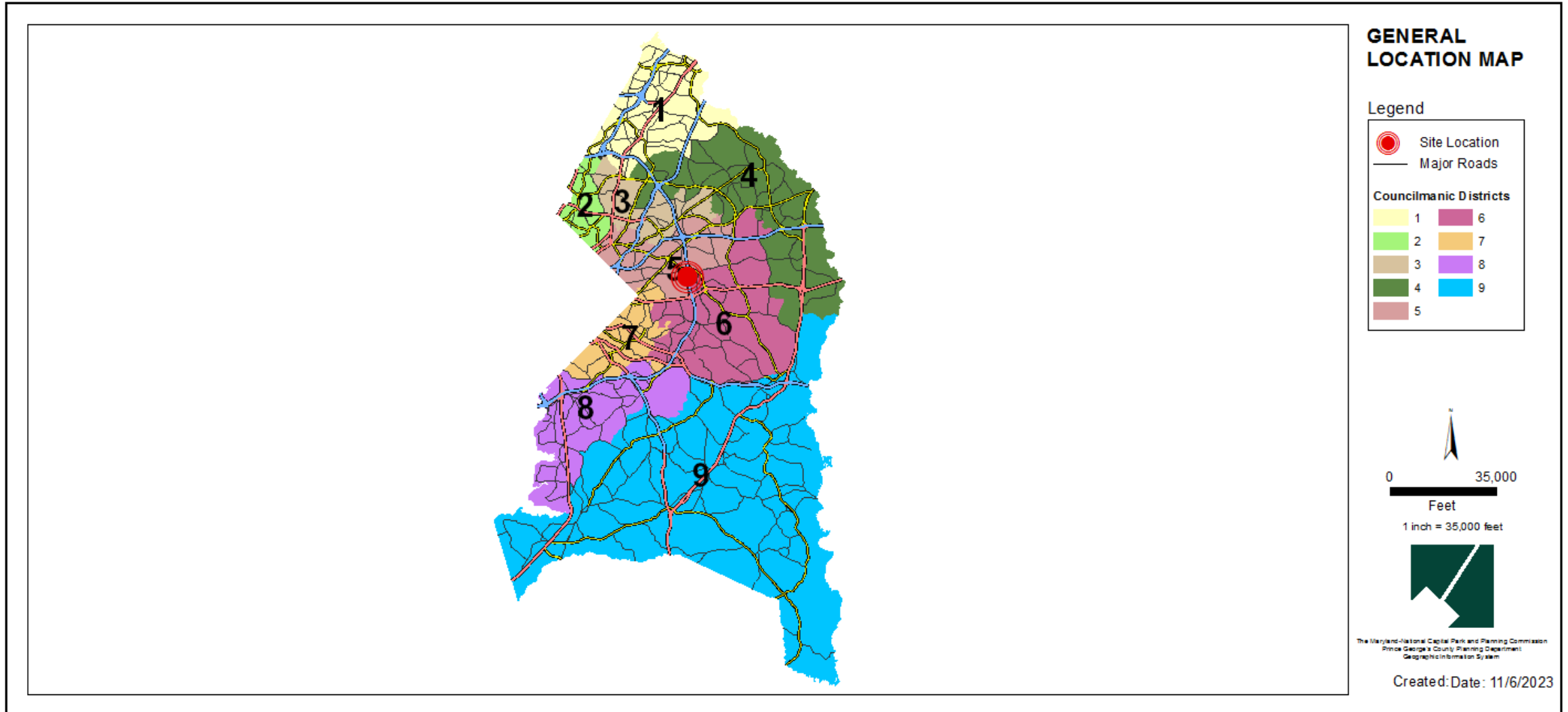
Staff Recommendation: APPROVAL with conditions



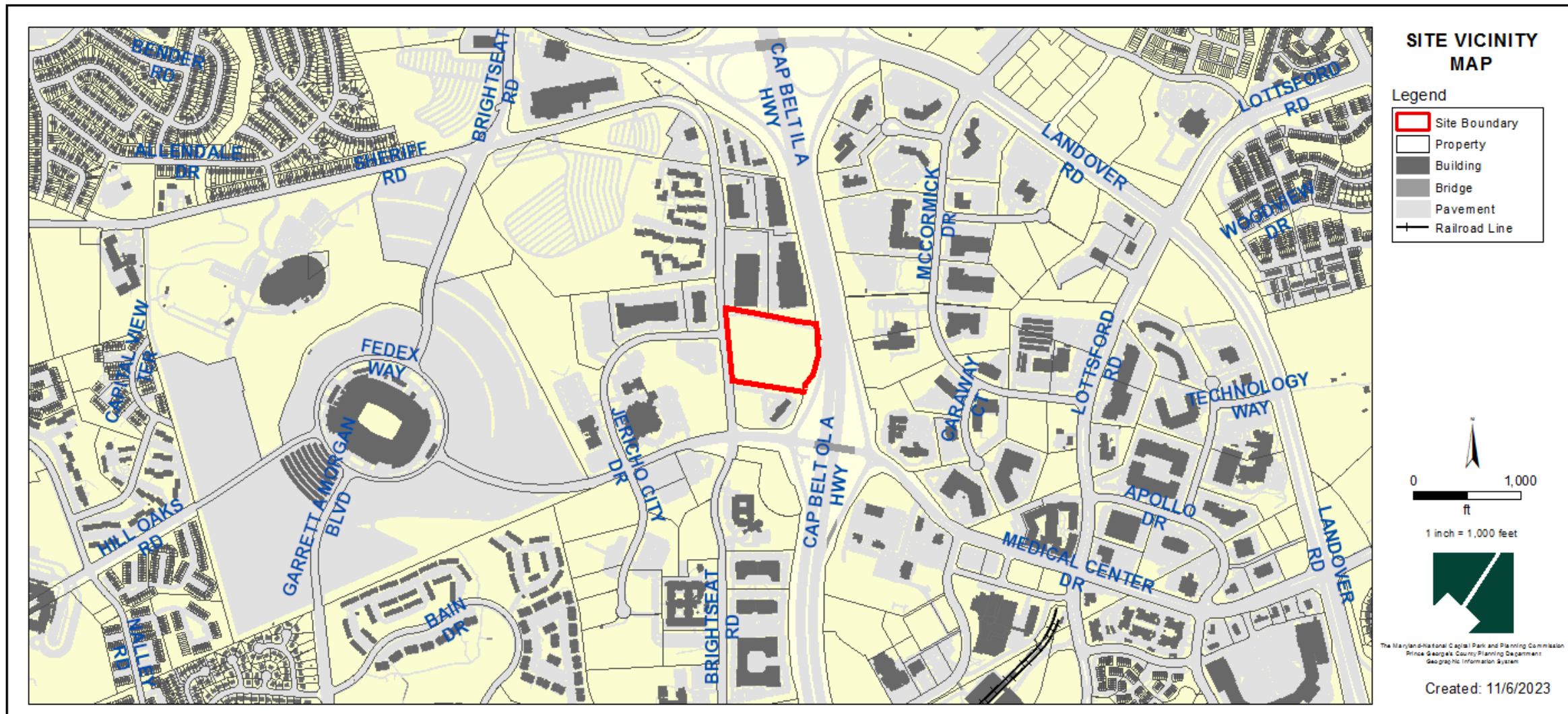
GENERAL LOCATION MAP

Council District: 05

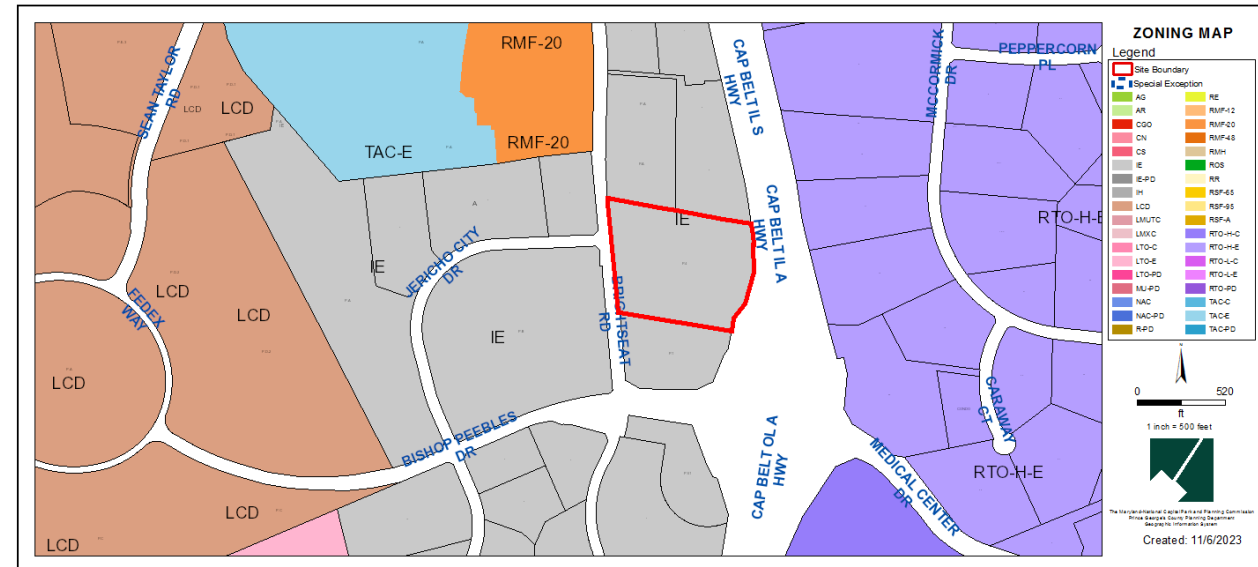
Planning Area: 072



SITE VICINITY MAP



Property Zone: IE (Prior I-3)



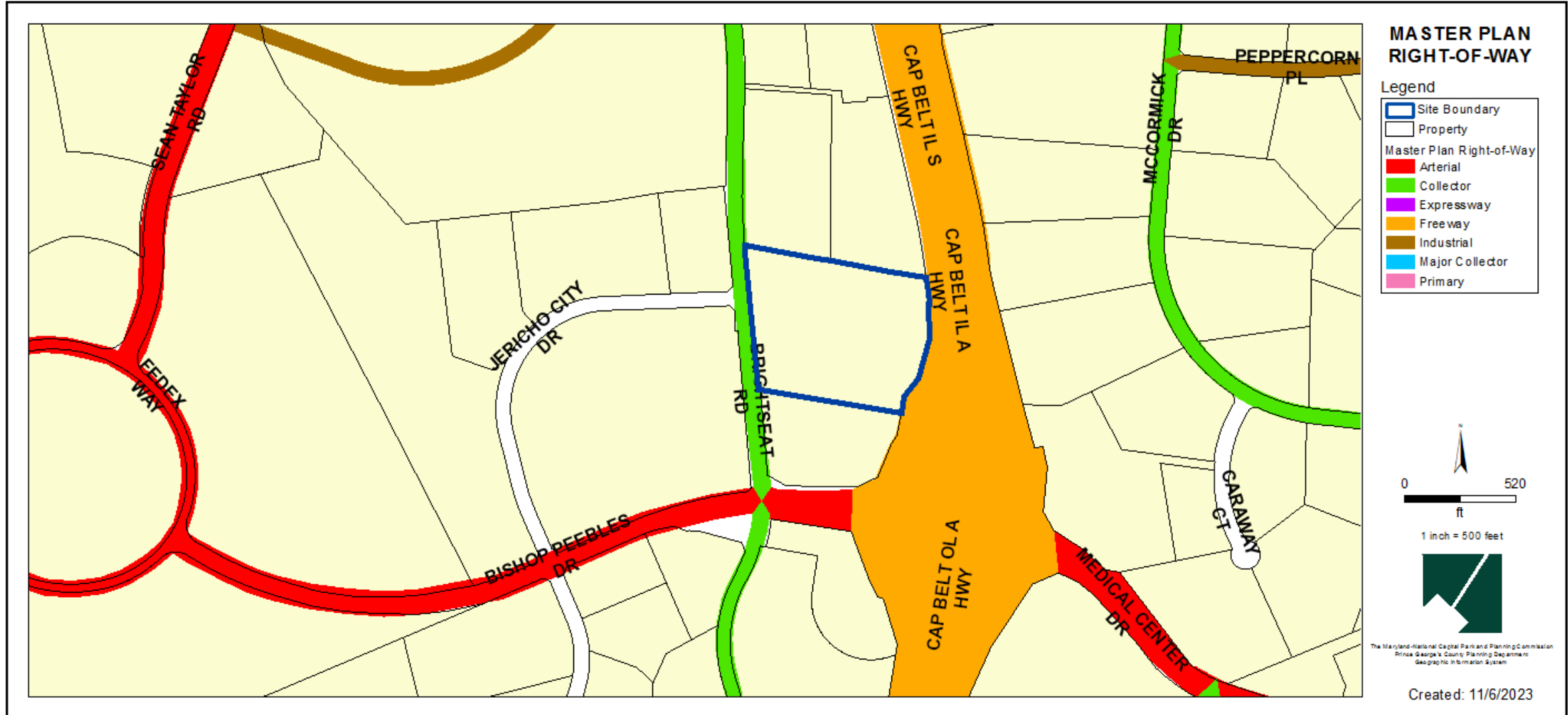
AERIAL MAP



SITE MAP



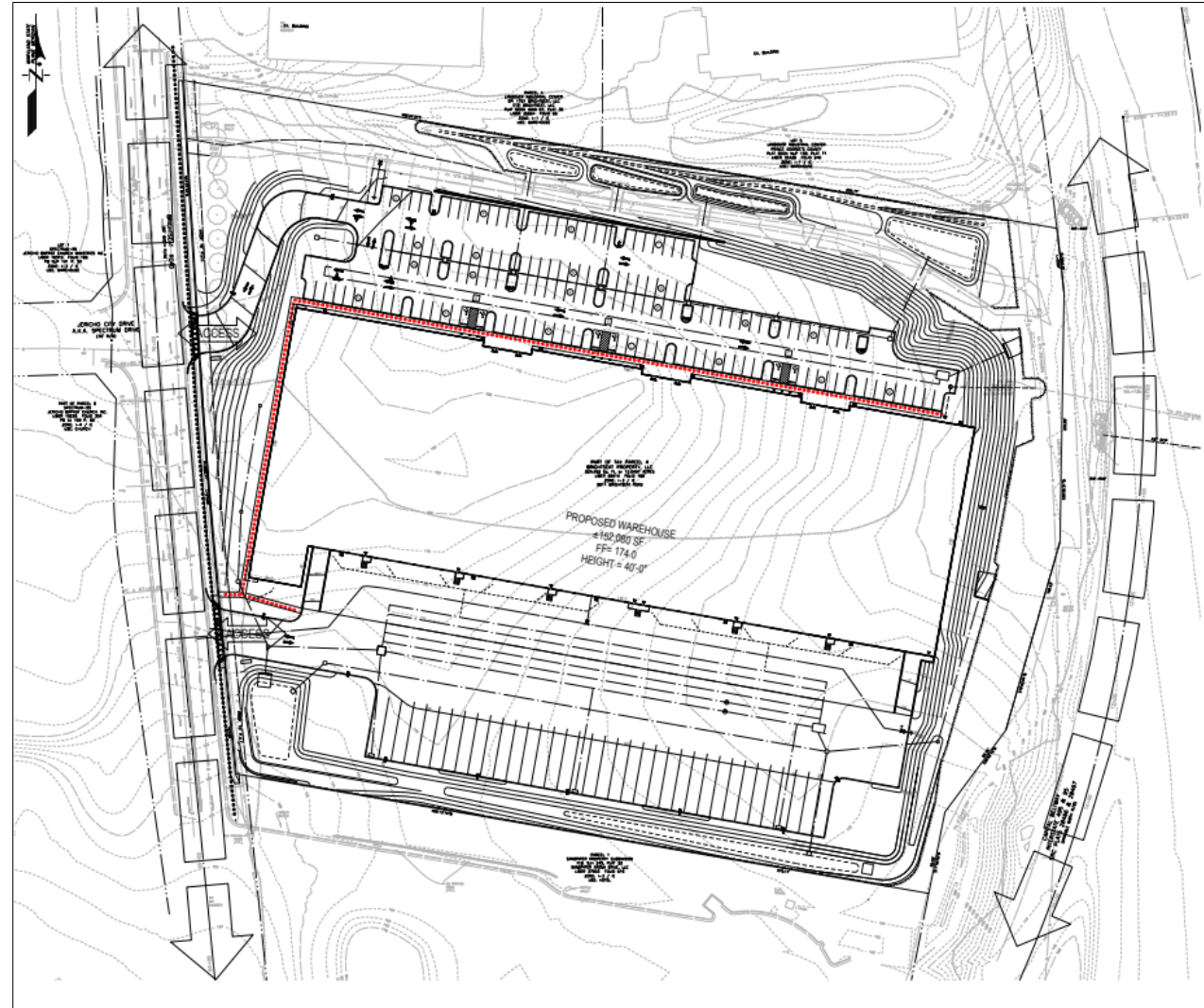
MASTER PLAN RIGHT-OF-WAY MAP



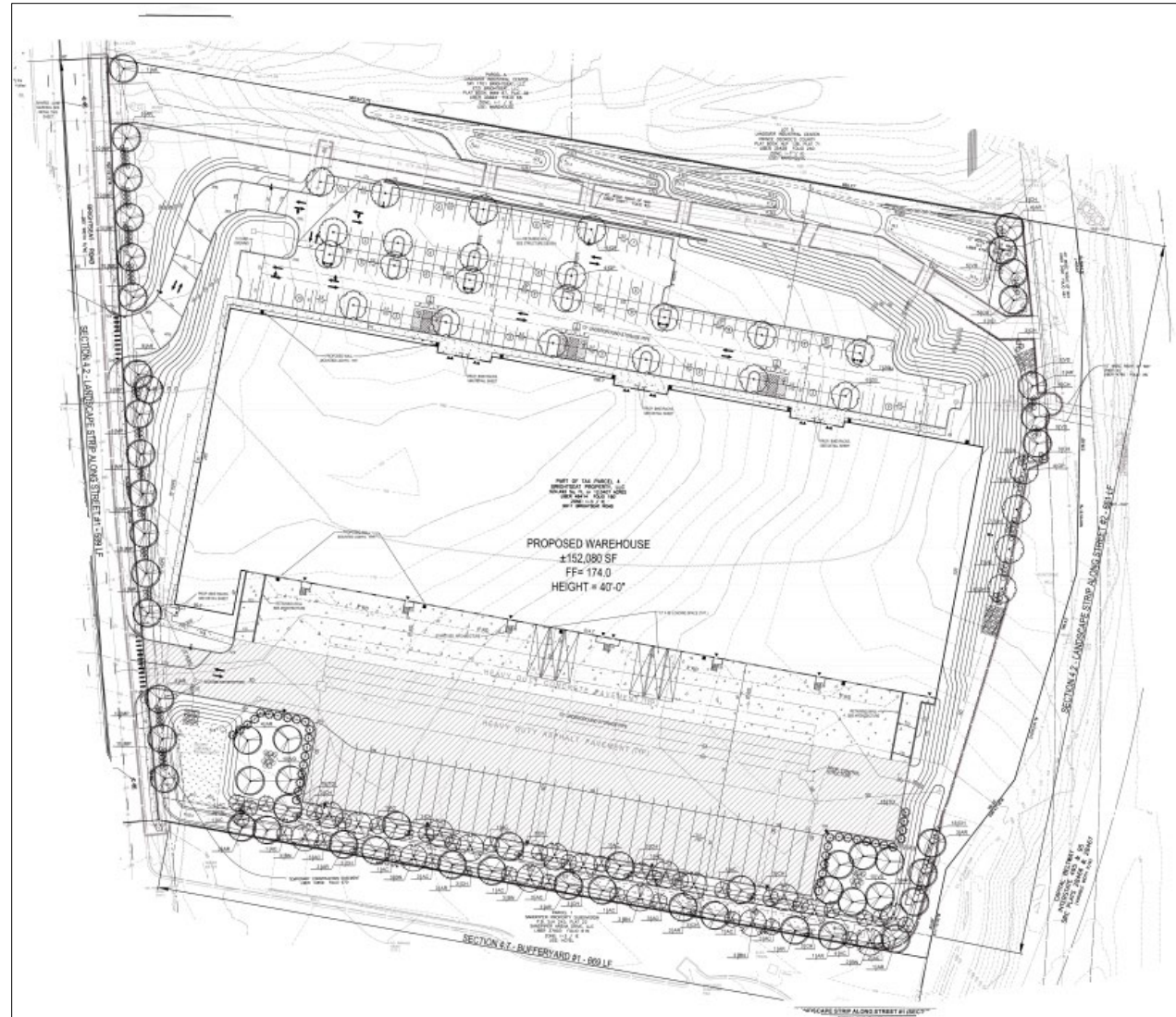
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



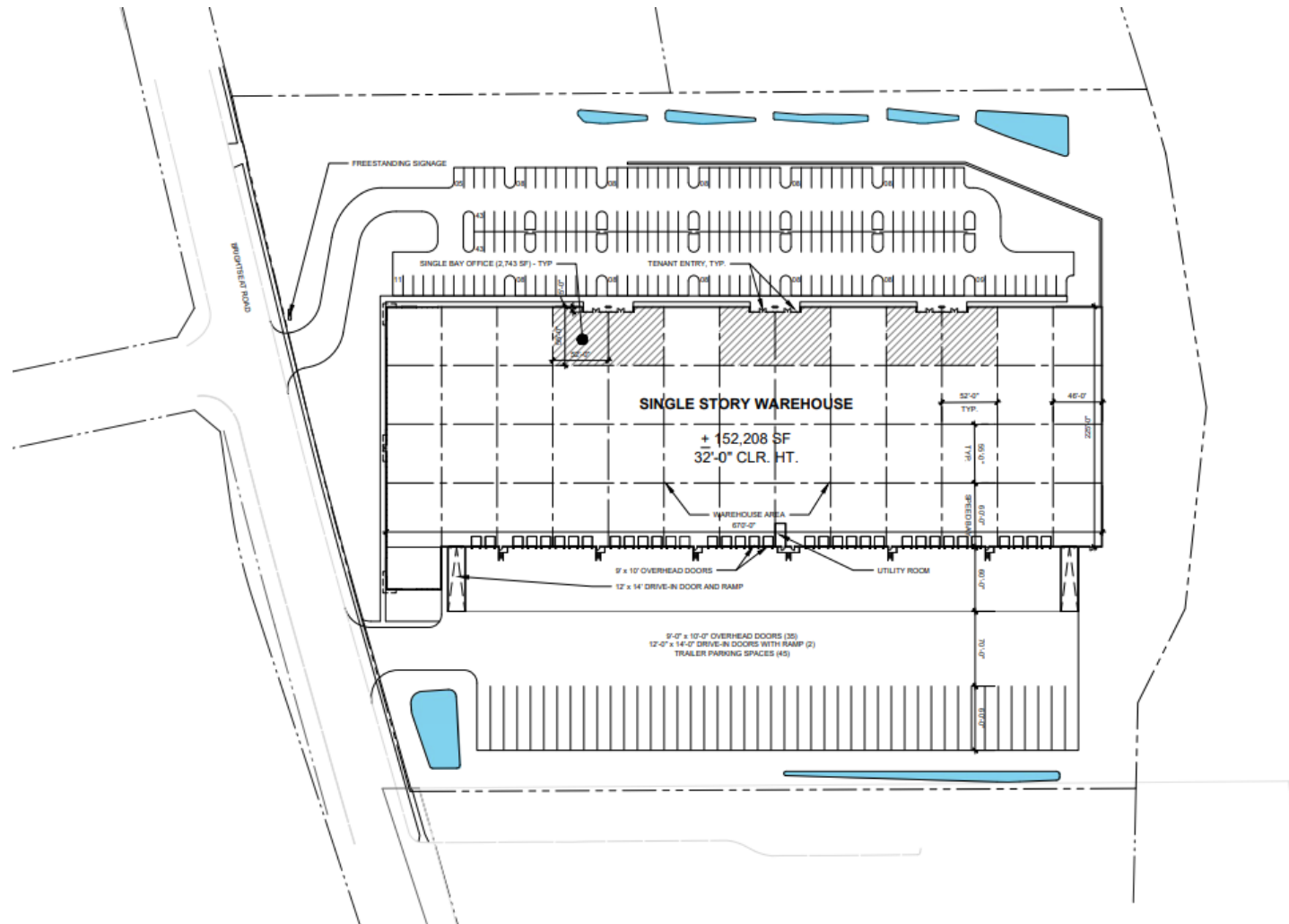
DETAILED SITE PLAN



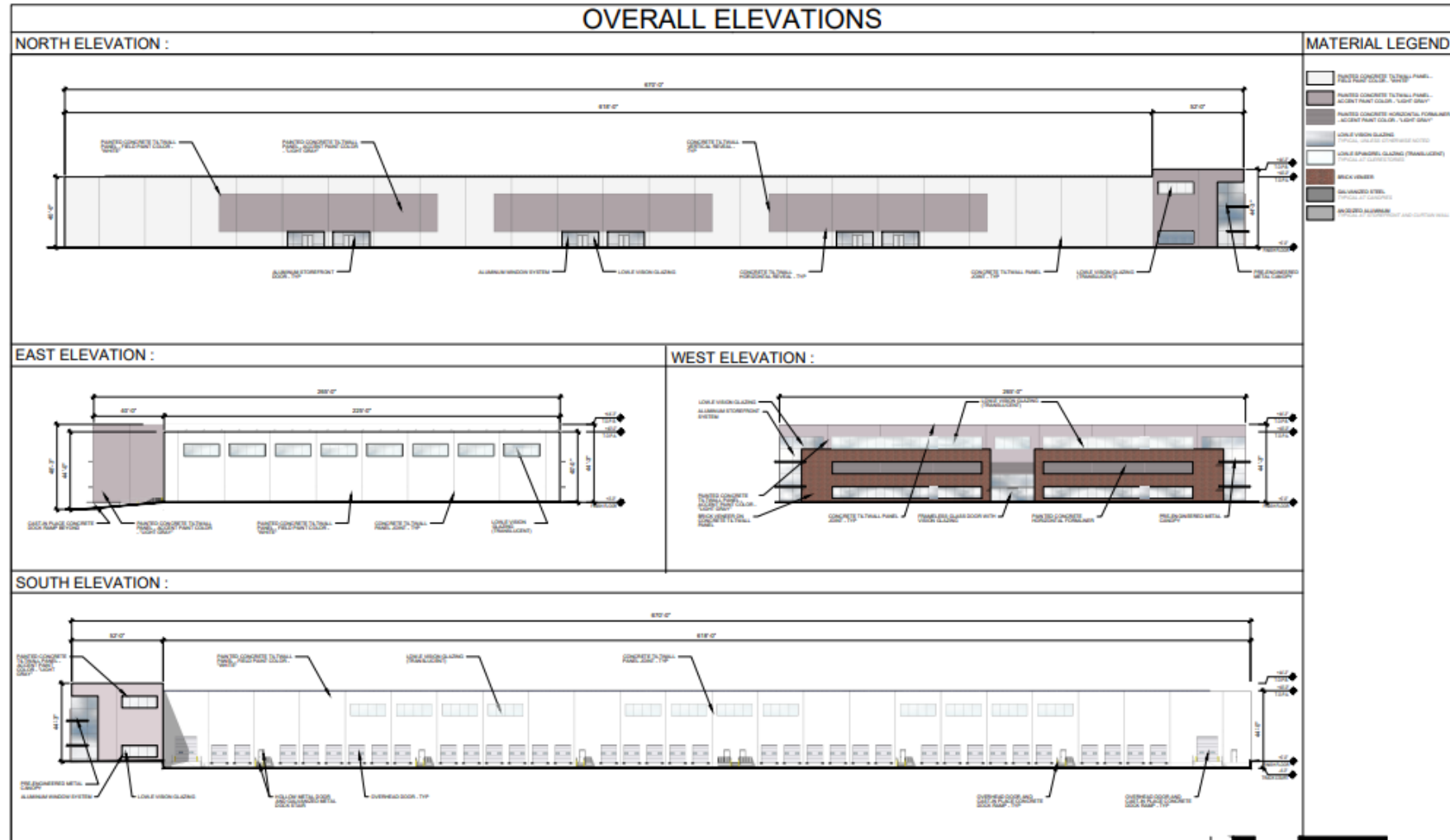
LANDSCAPE PLAN



FLOORPLAN AND SITE LAYOUT



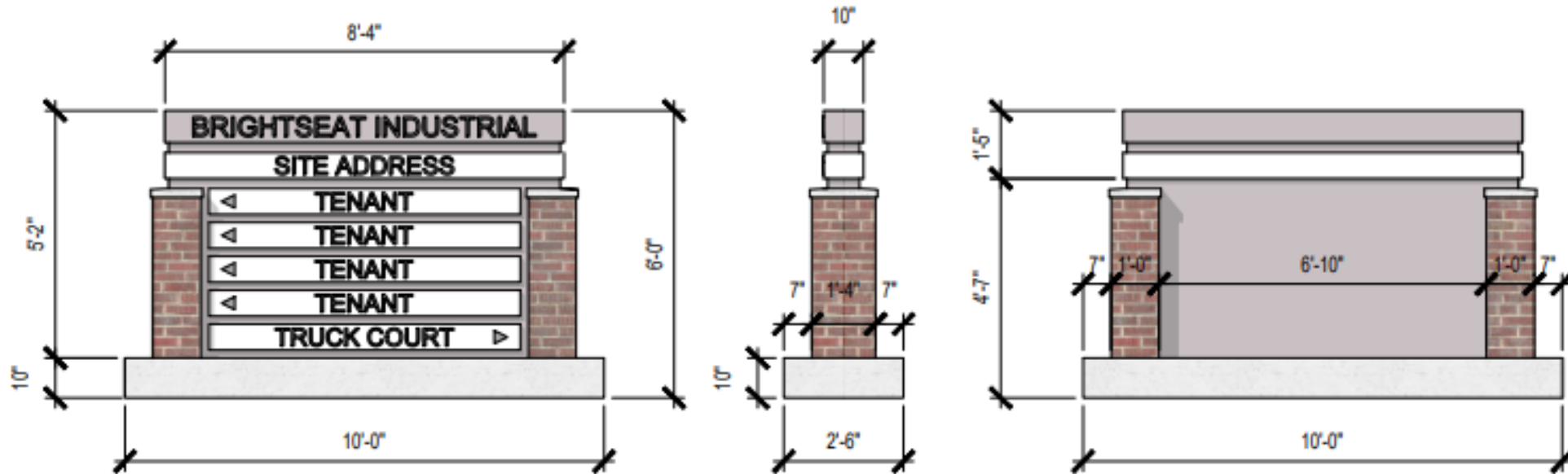
OVERALL ELEVATIONS

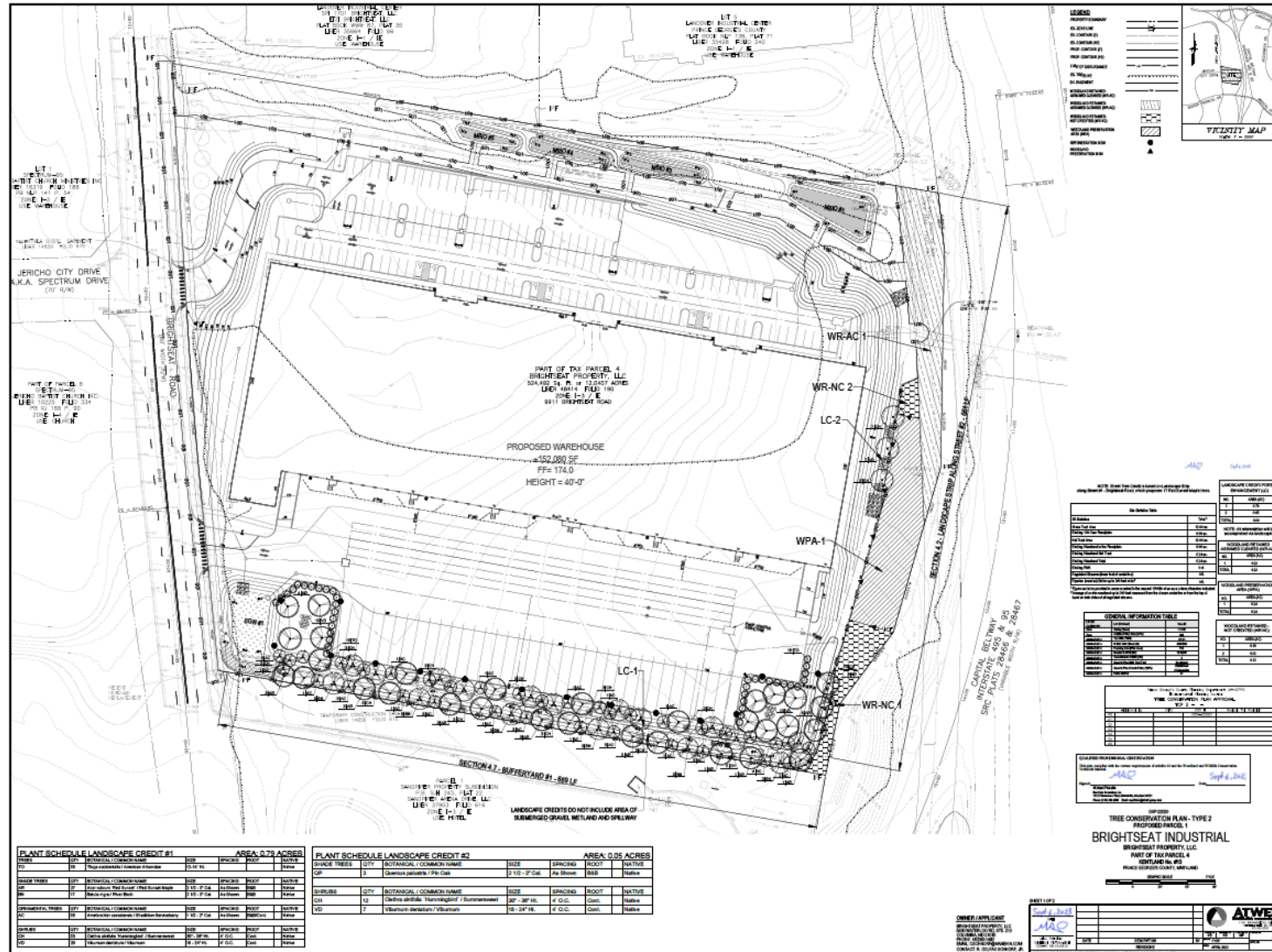


PERSPECTIVE RENDERING



SIGN DETAILS





STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22020
- TCP2-043-2023
- Variance to Section 27-471(f)(2)

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 5/26/2023
- Acceptance Mailing: 10/3/2023