

NATIONAL CAPITAL BUSINESS PARK – PHASE 2

Specific Design Plan

TCP2-026-2021-09

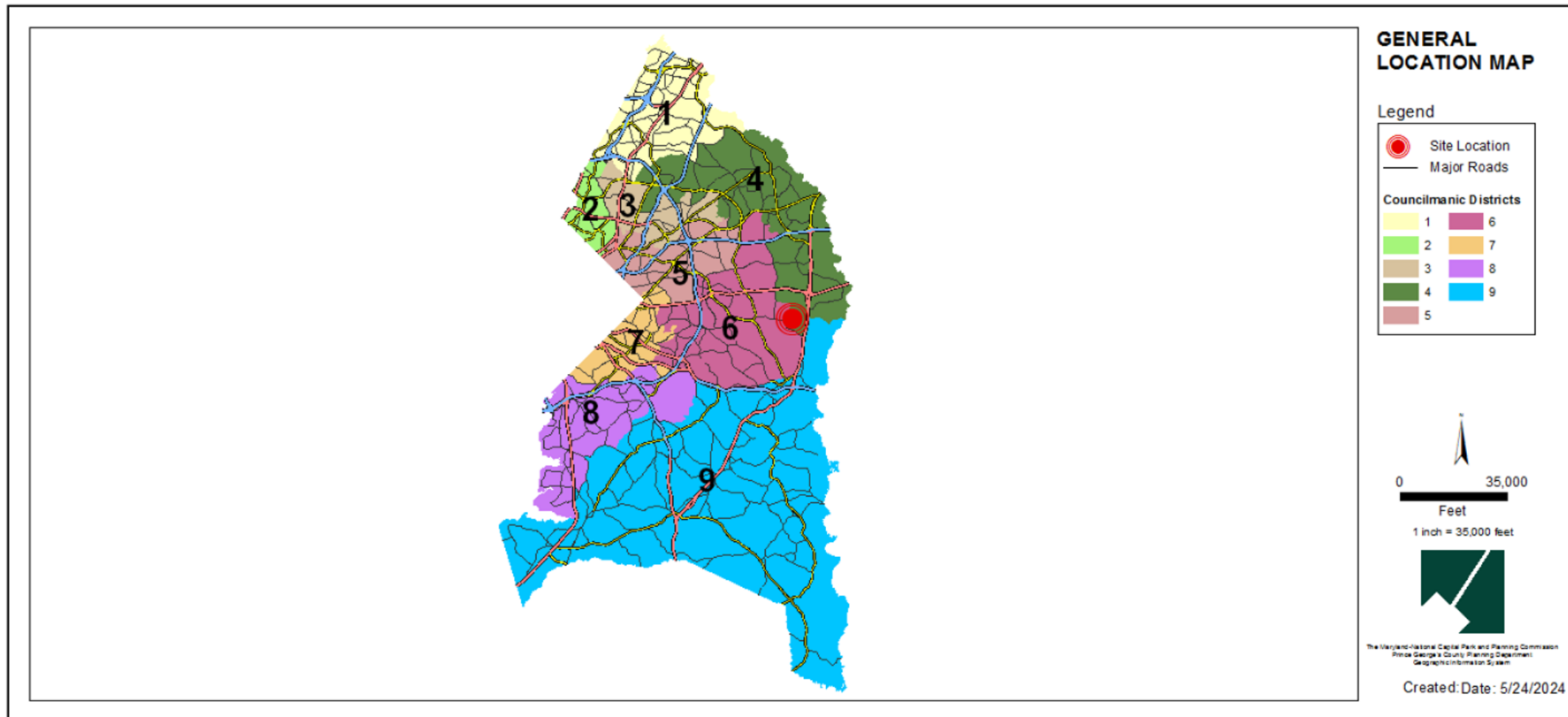
Staff Recommendation: APPROVAL with conditions



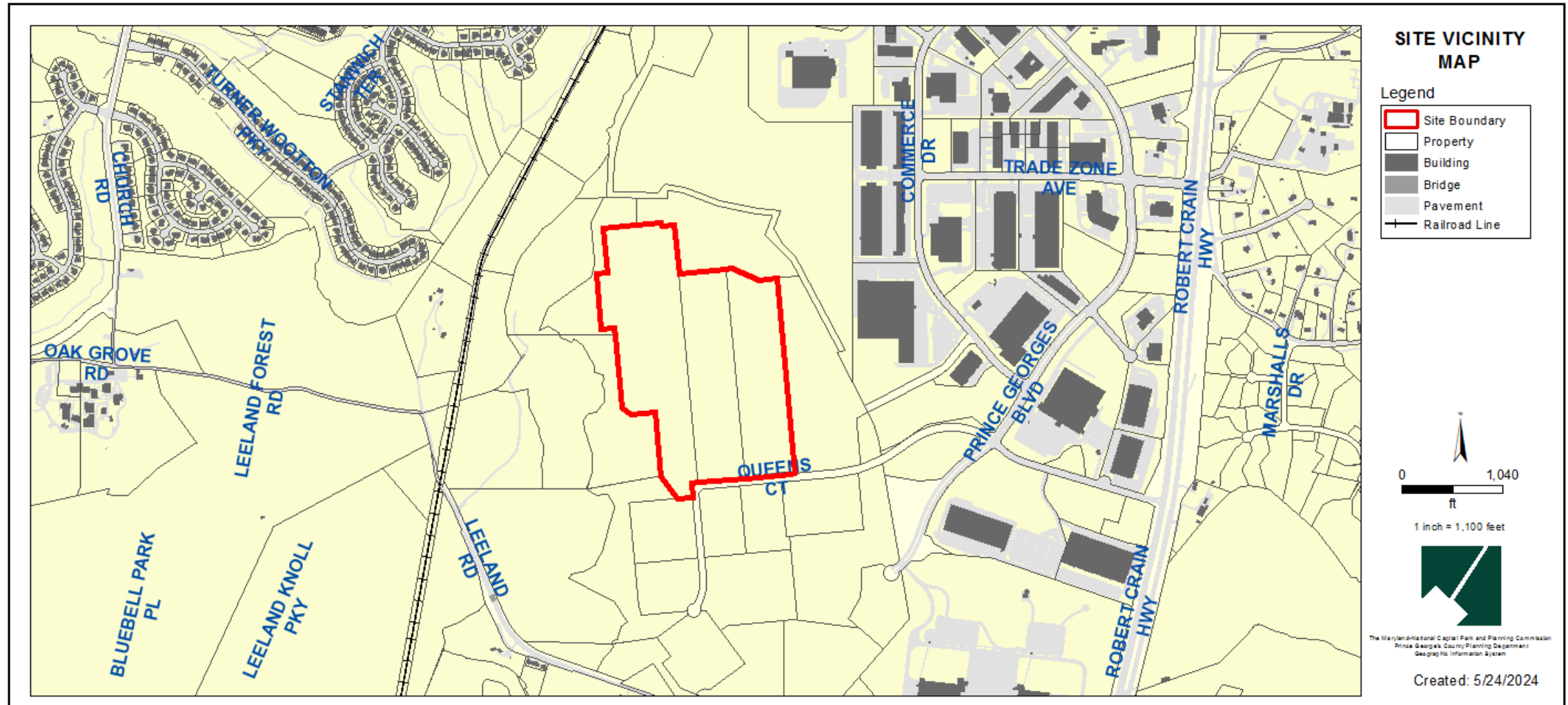
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP

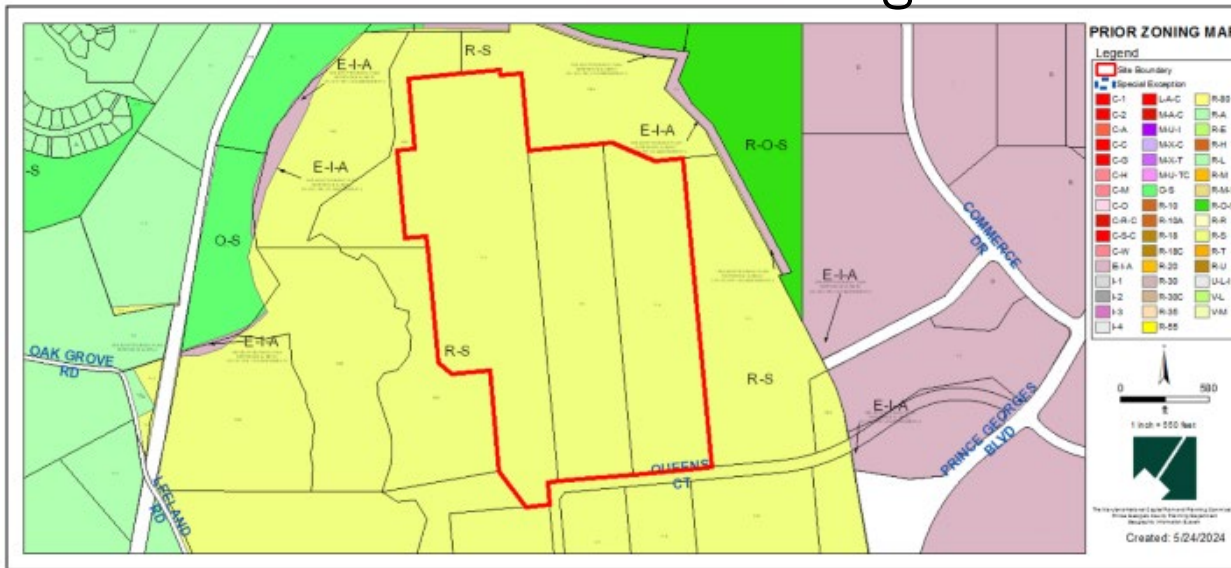


ZONING MAP (PRIOR & CURRENT)

Prior Property Zone: R-S

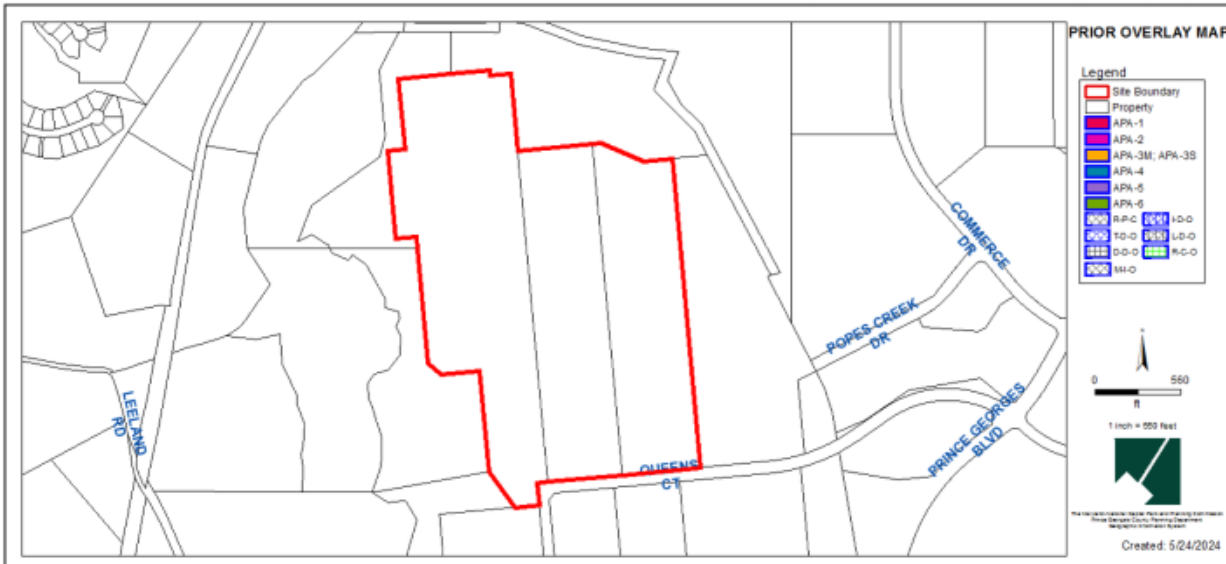
Property Zone: LCD

(Note: rezoned to IH (Industrial, Heavy) on June 4, 2024,
via approval of the Bowie-Mitchellville and Vicinity
Sectional Map Amendment)

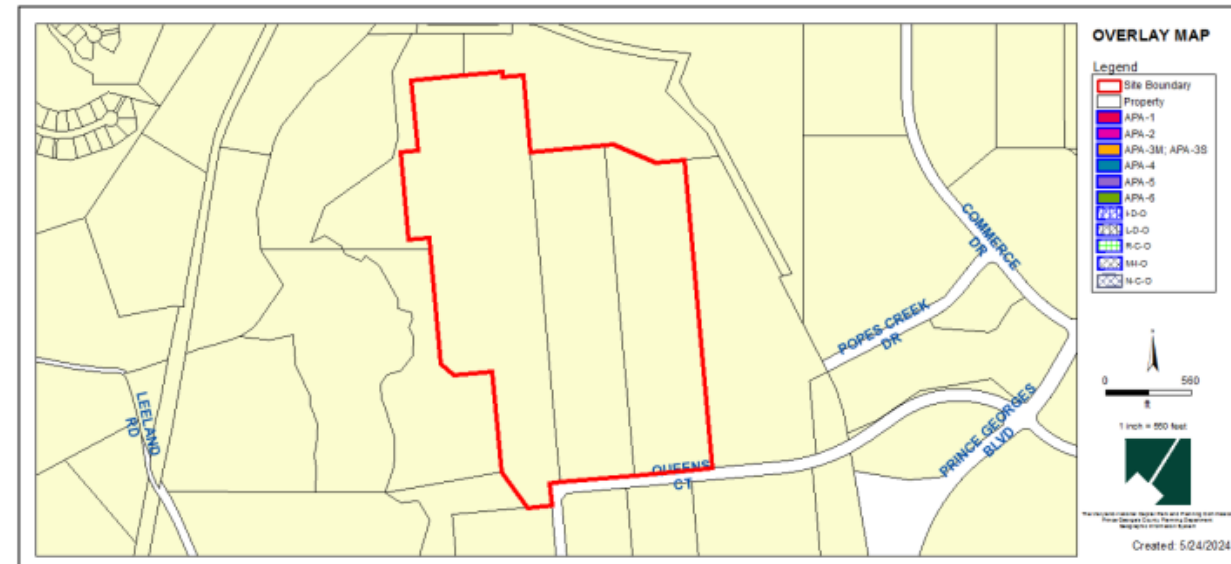


OVERLAY MAP (PRIOR & CURRENT)

No Applicable Overlay Zone



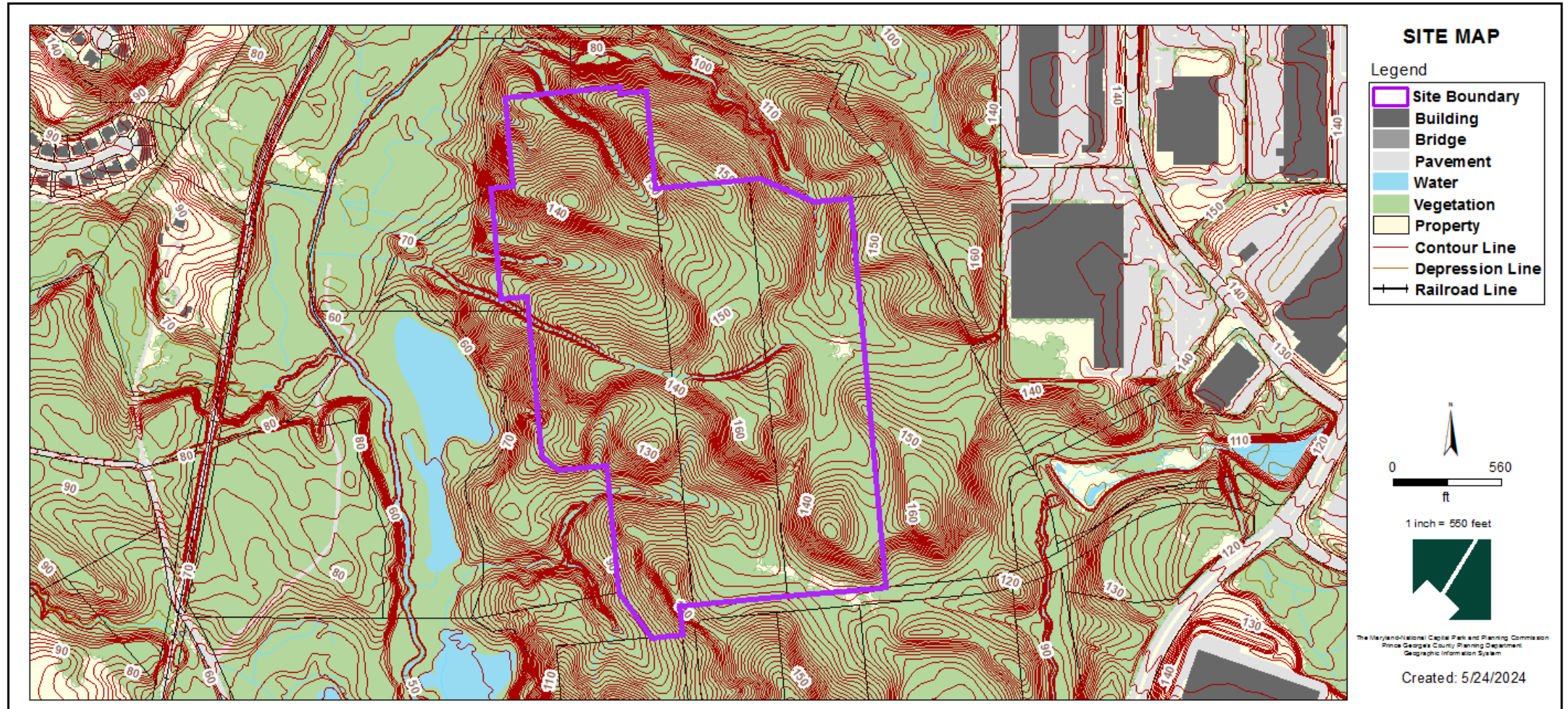
No Applicable Overlay Zone



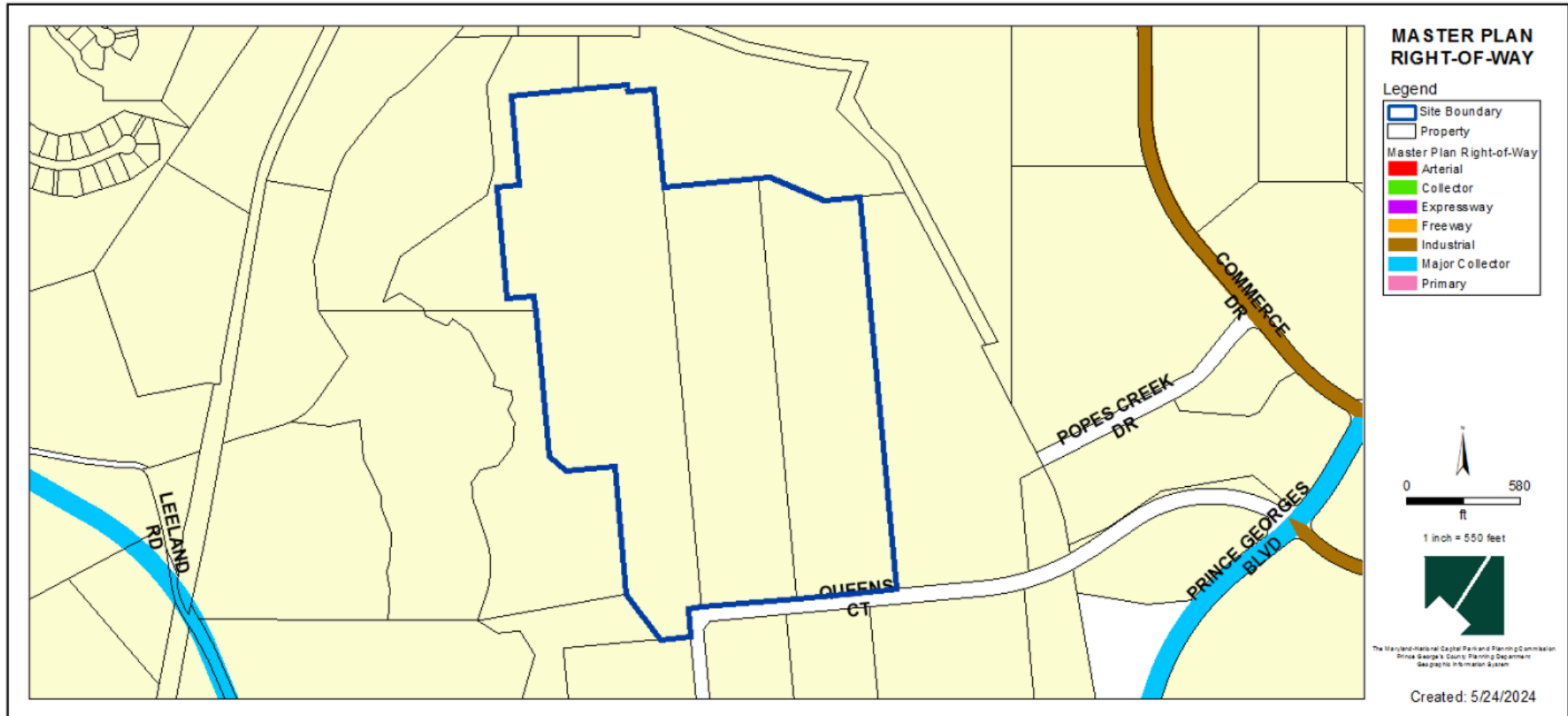
AERIAL MAP



SITE MAP



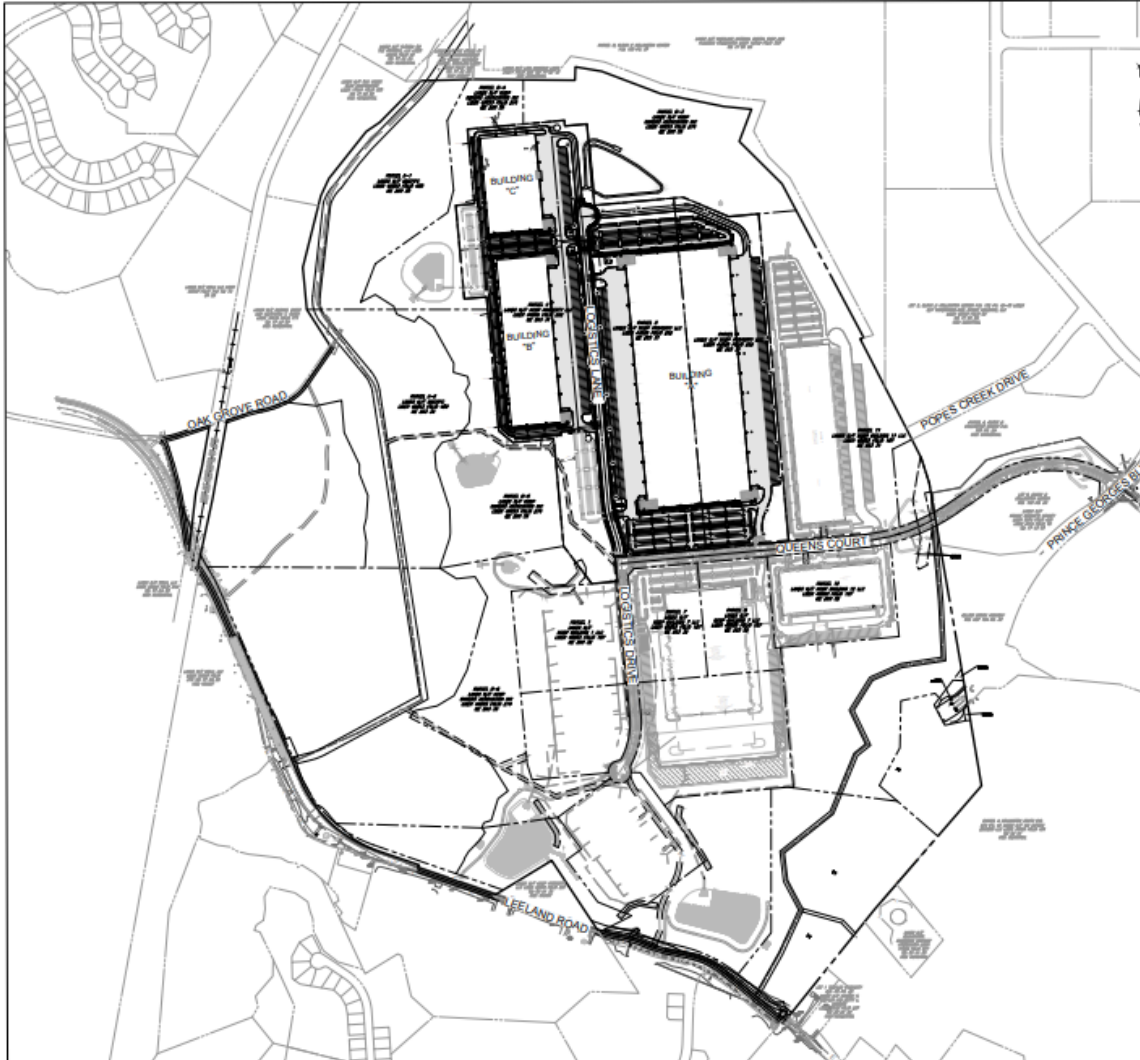
MASTER PLAN RIGHT-OF-WAY MAP



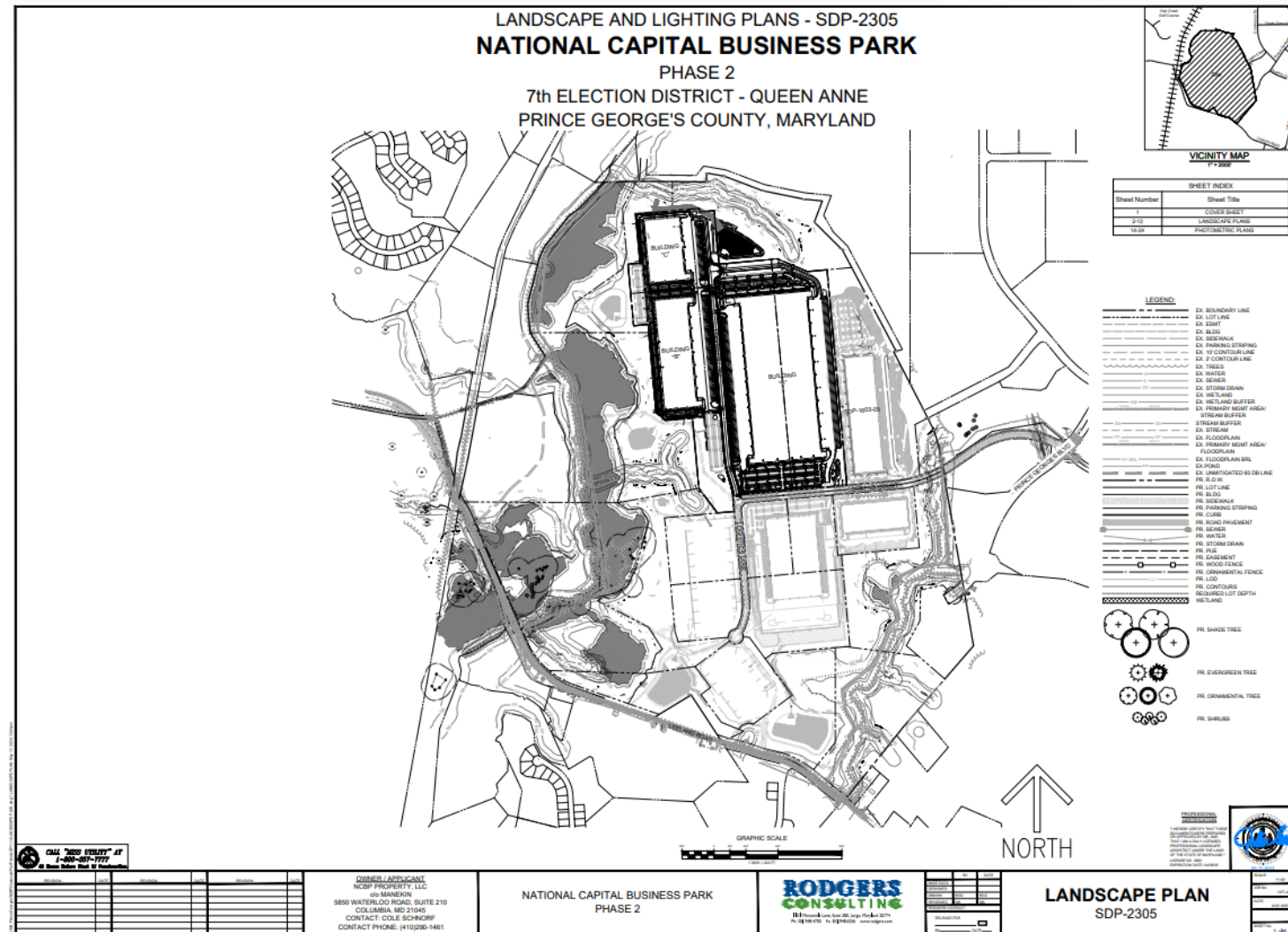
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



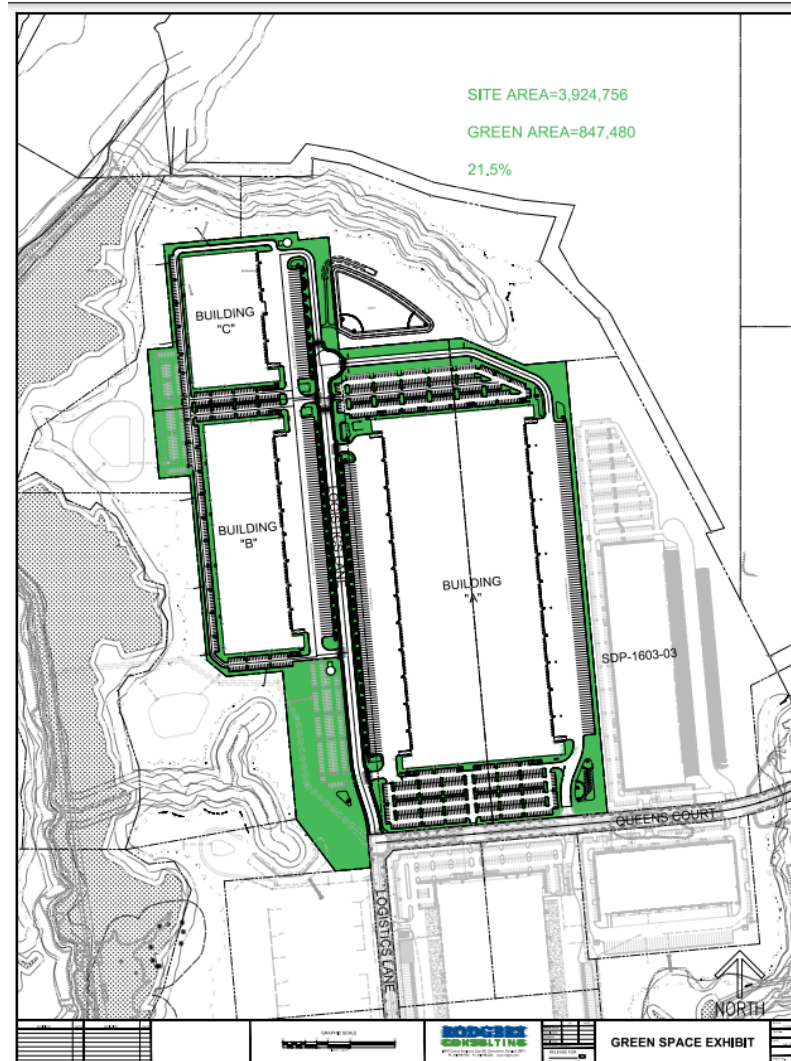
SITE PLAN



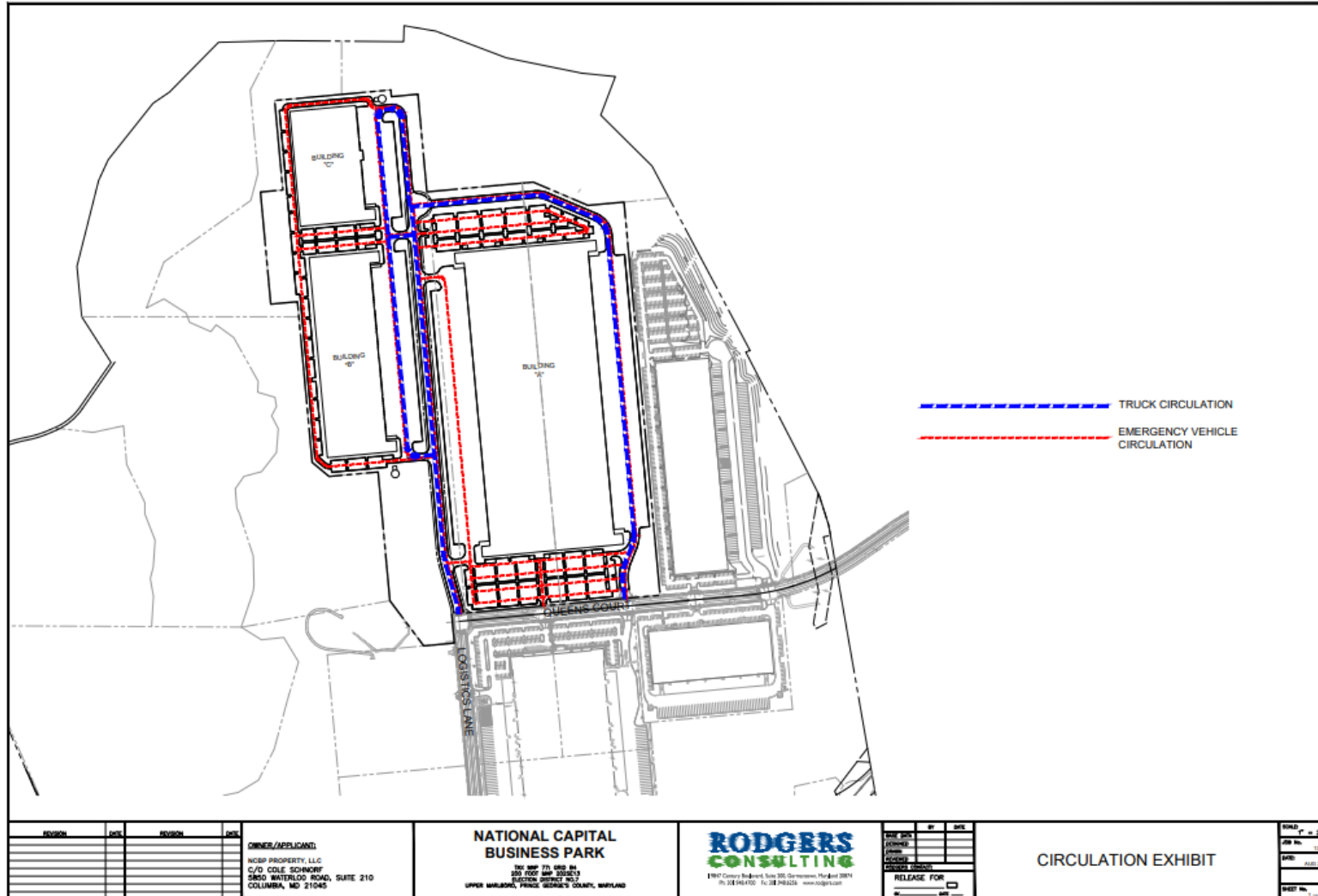
LANDSCAPE PLAN



GREEN SPACE EXHIBIT



CIRCULATION PLAN



PHASE 2 – BUILDING A



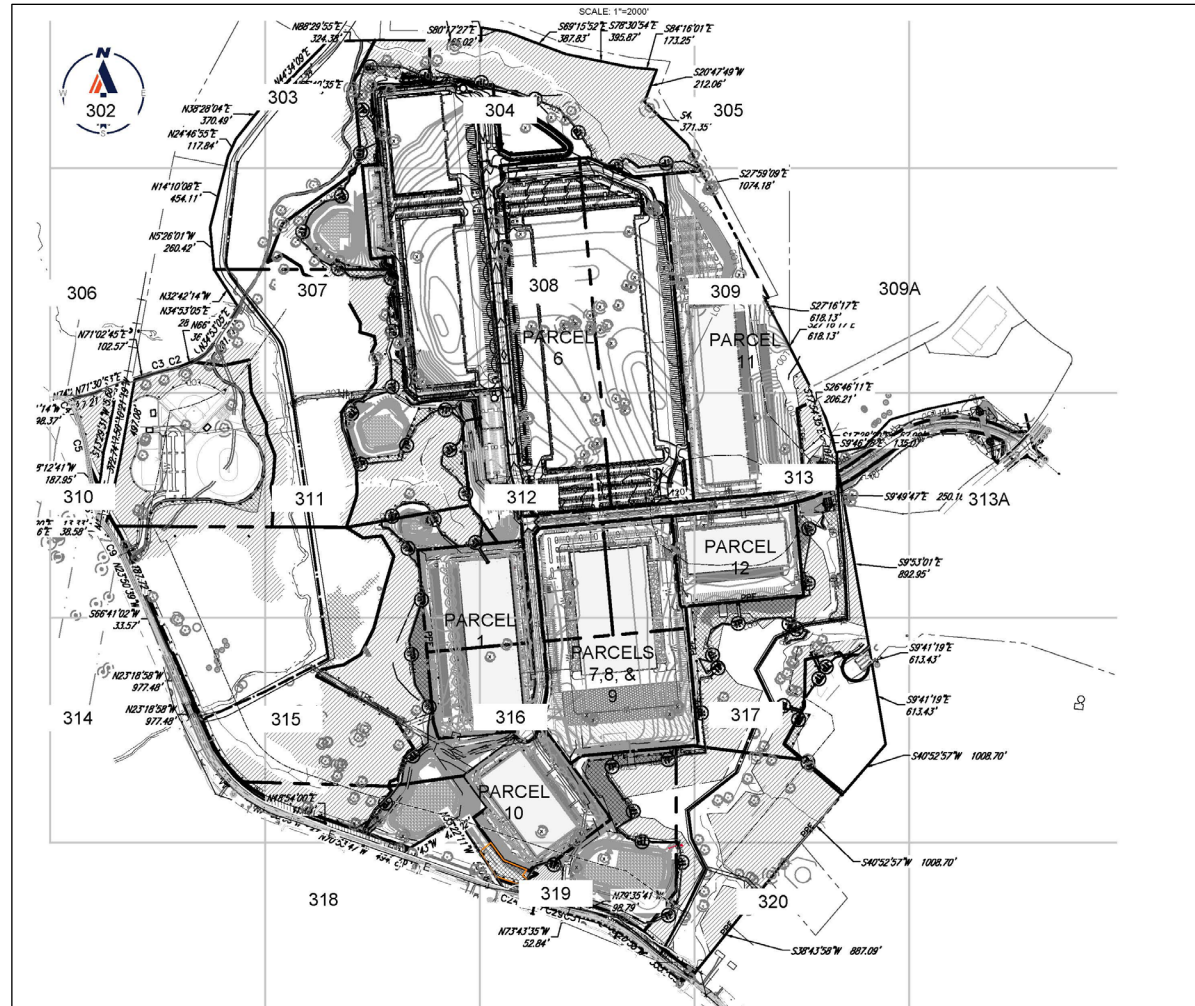
PHASE 2 – BUILDING B



PHASE 2 – BUILDING C



TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- SDP-2305
- TCP2-026-2021-09

Major/Minor Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 11/17/2023
- Acceptance Mailing: 4/14/2024