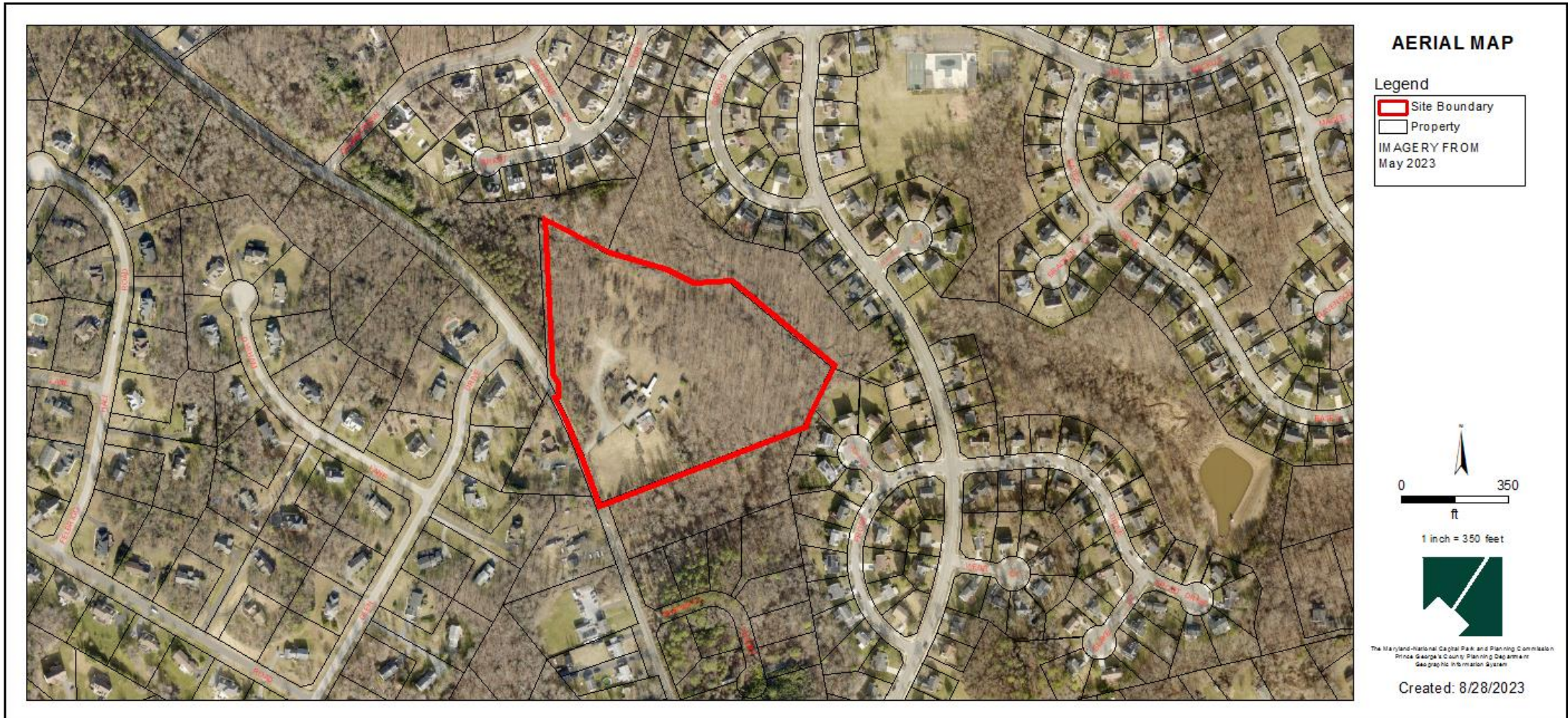


# STEWART PROPERTY

Special Exception

Alternative Compliance, AC-23008

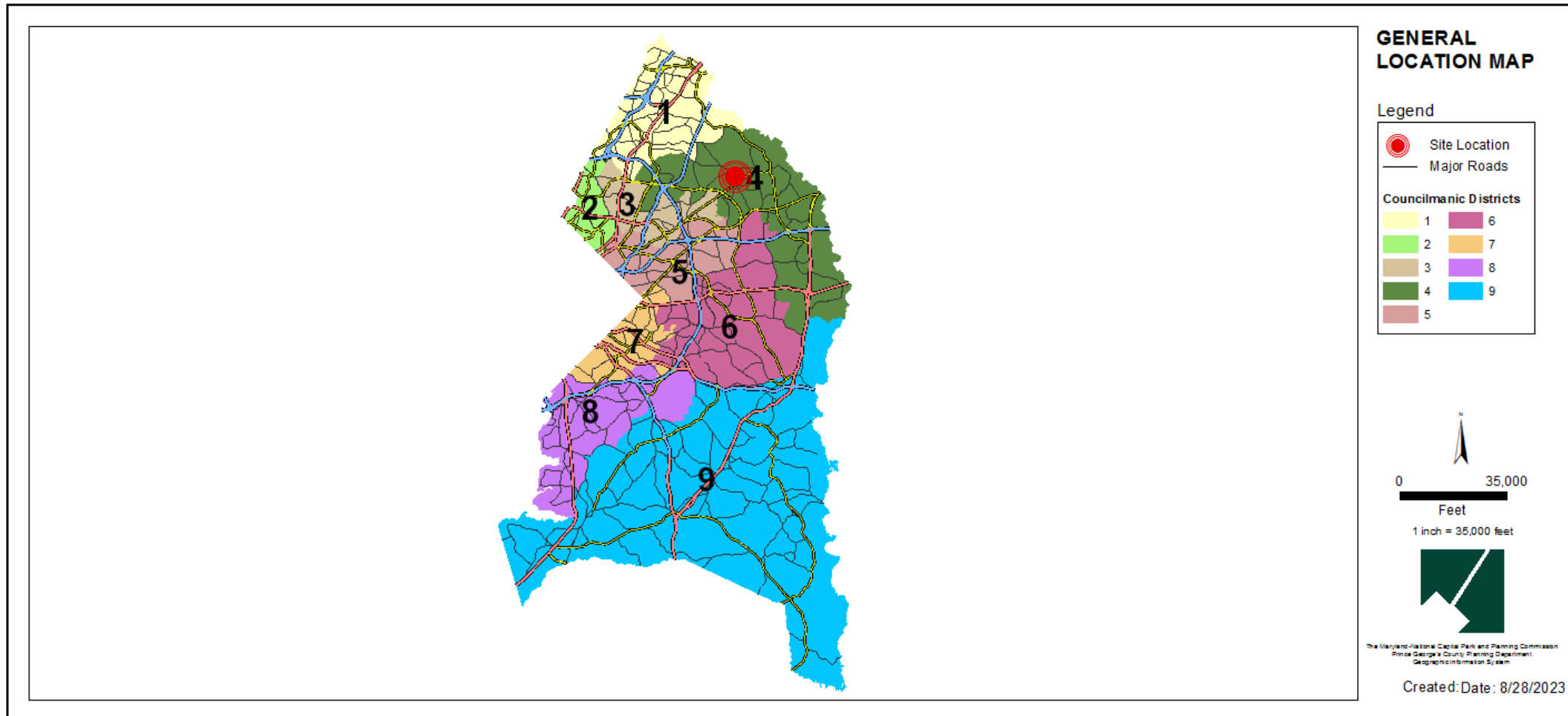
**Staff Recommendation:** Approval with Conditions



# GENERAL LOCATION MAP

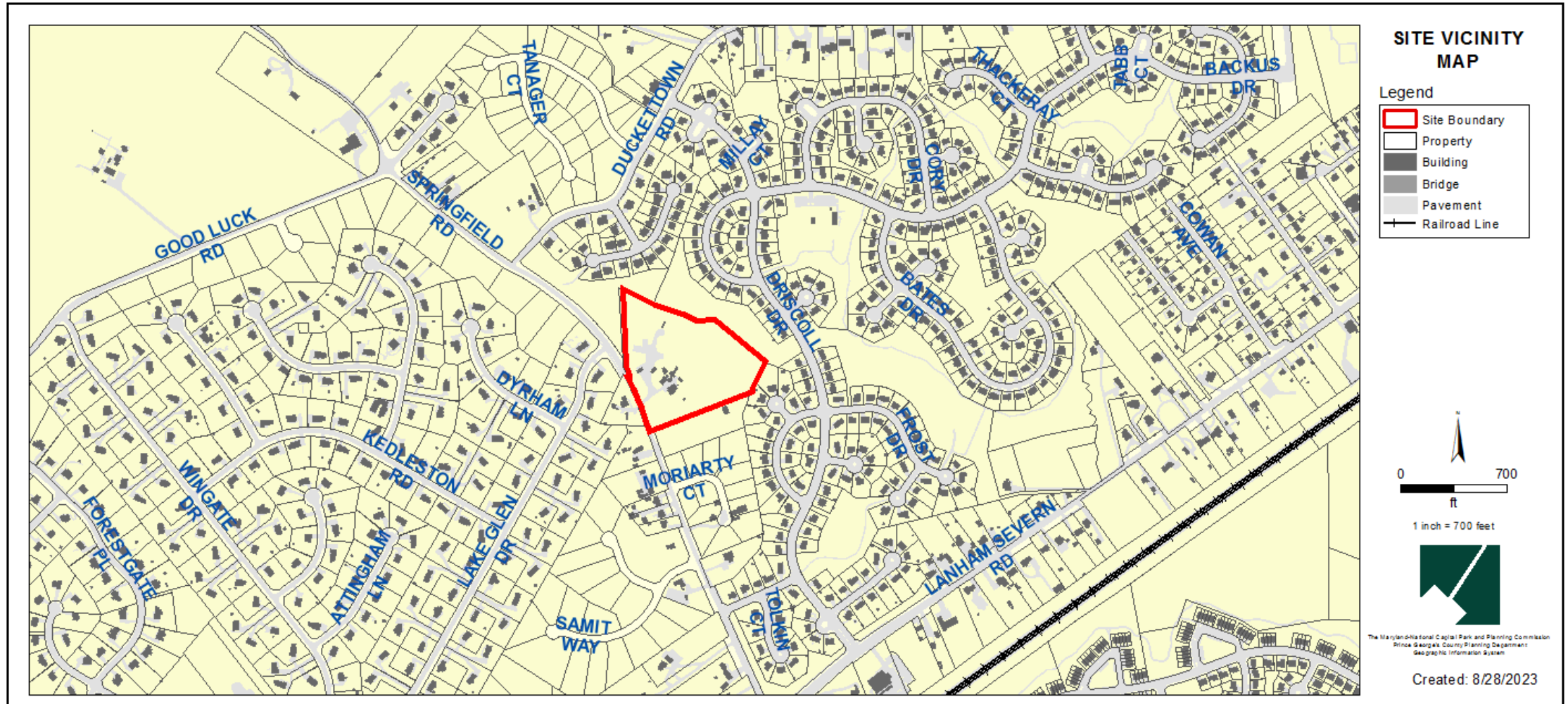
Council District: 04

Planning Area: 71A



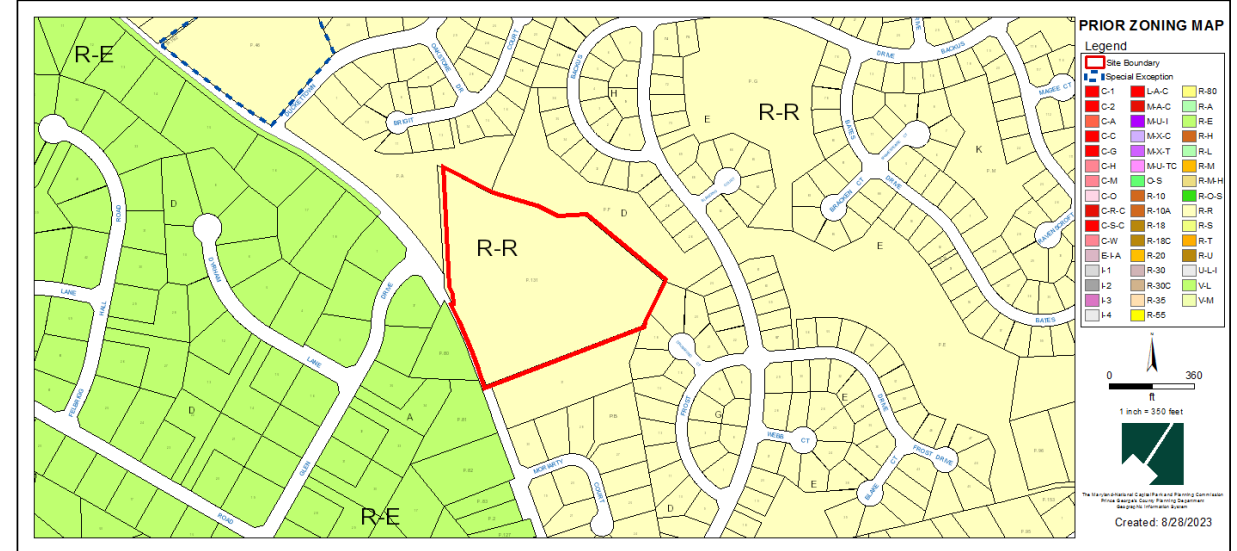


# SITE VICINITY MAP



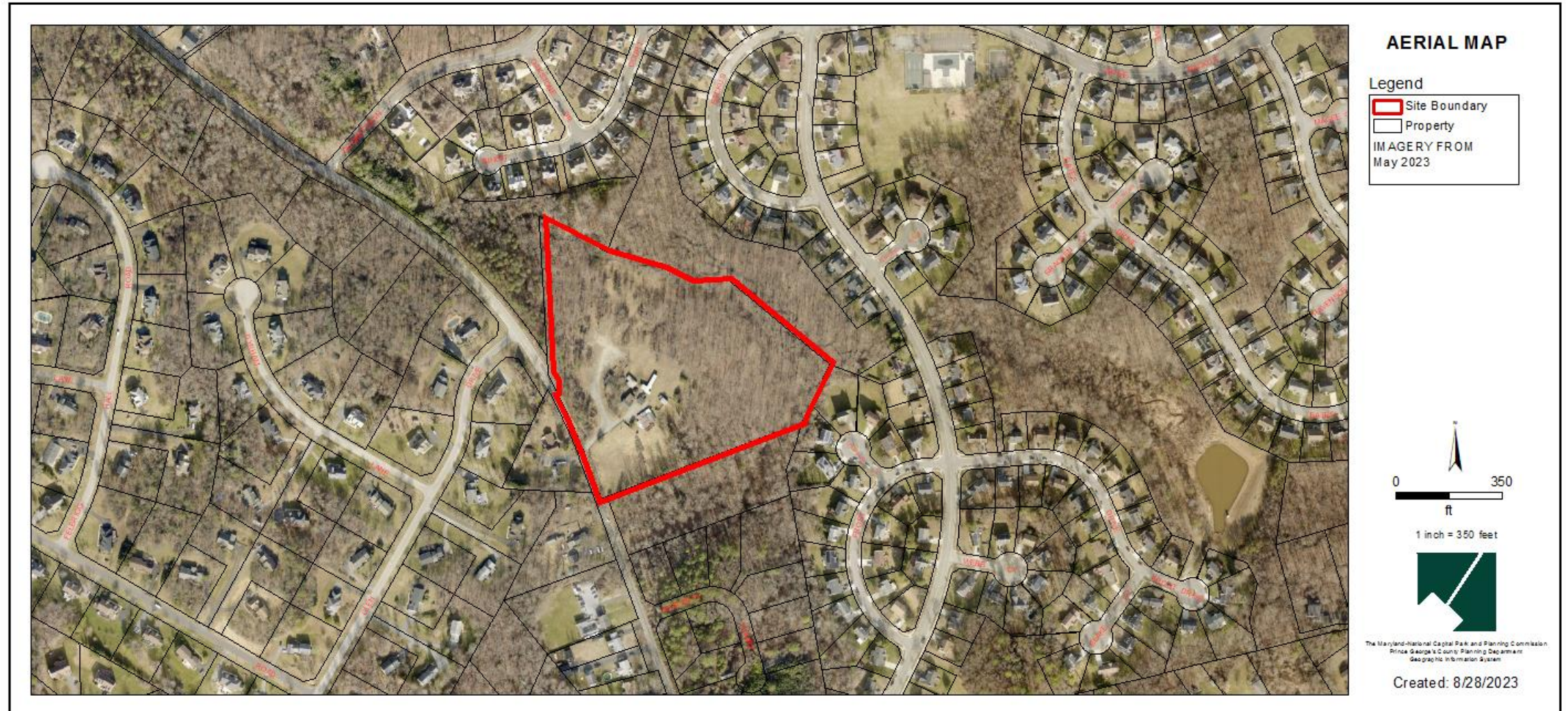
Property Zone: RR (Prior R-R)

## PRIOR ZONING MAP



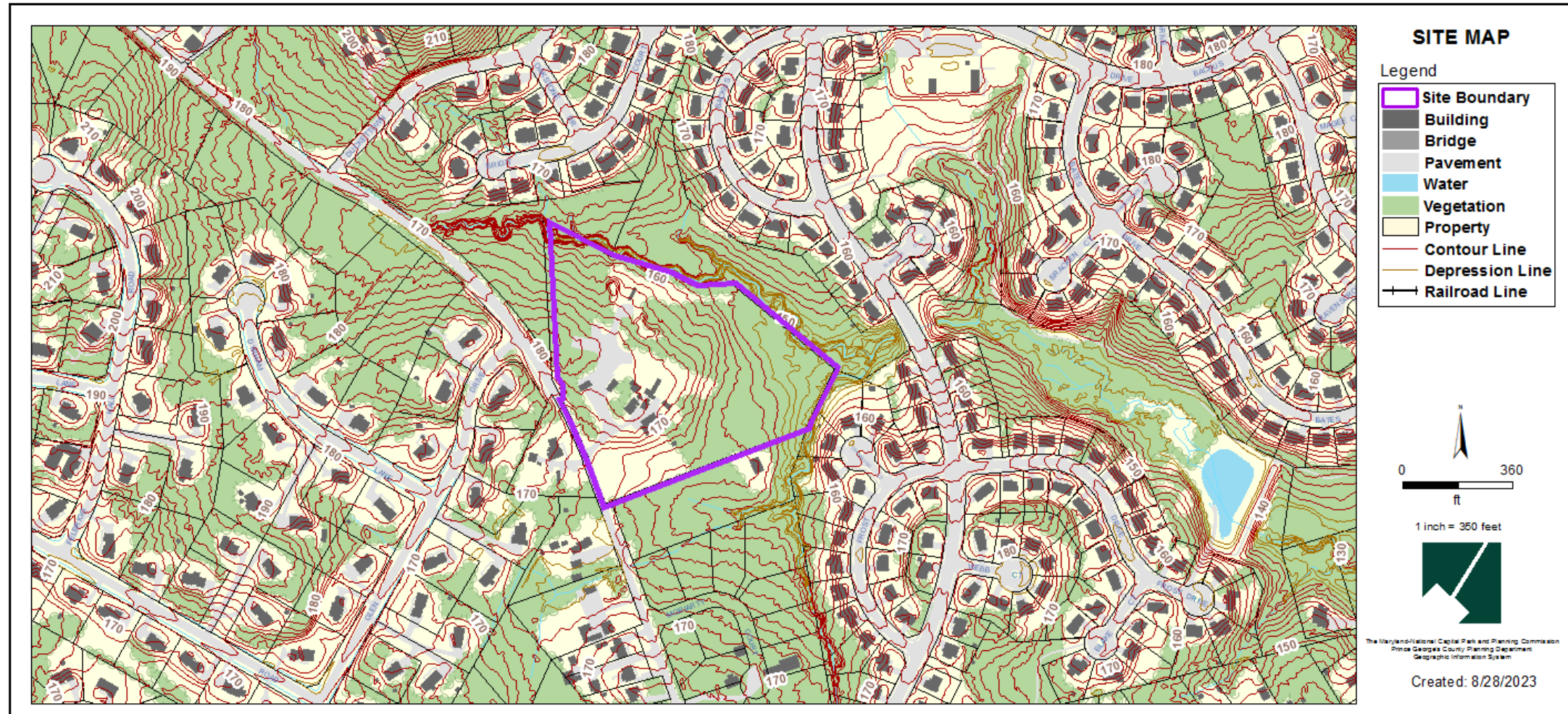


# AERIAL MAP

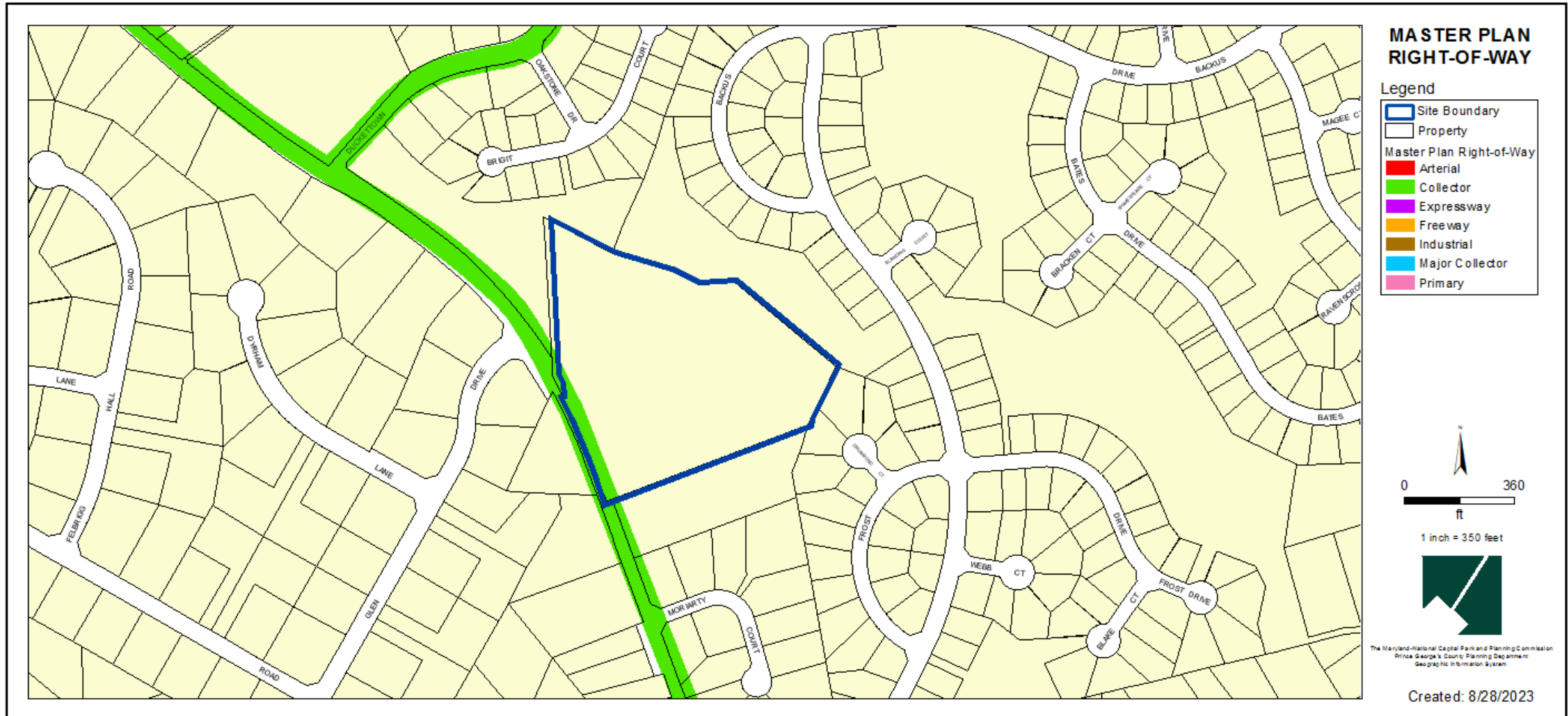




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



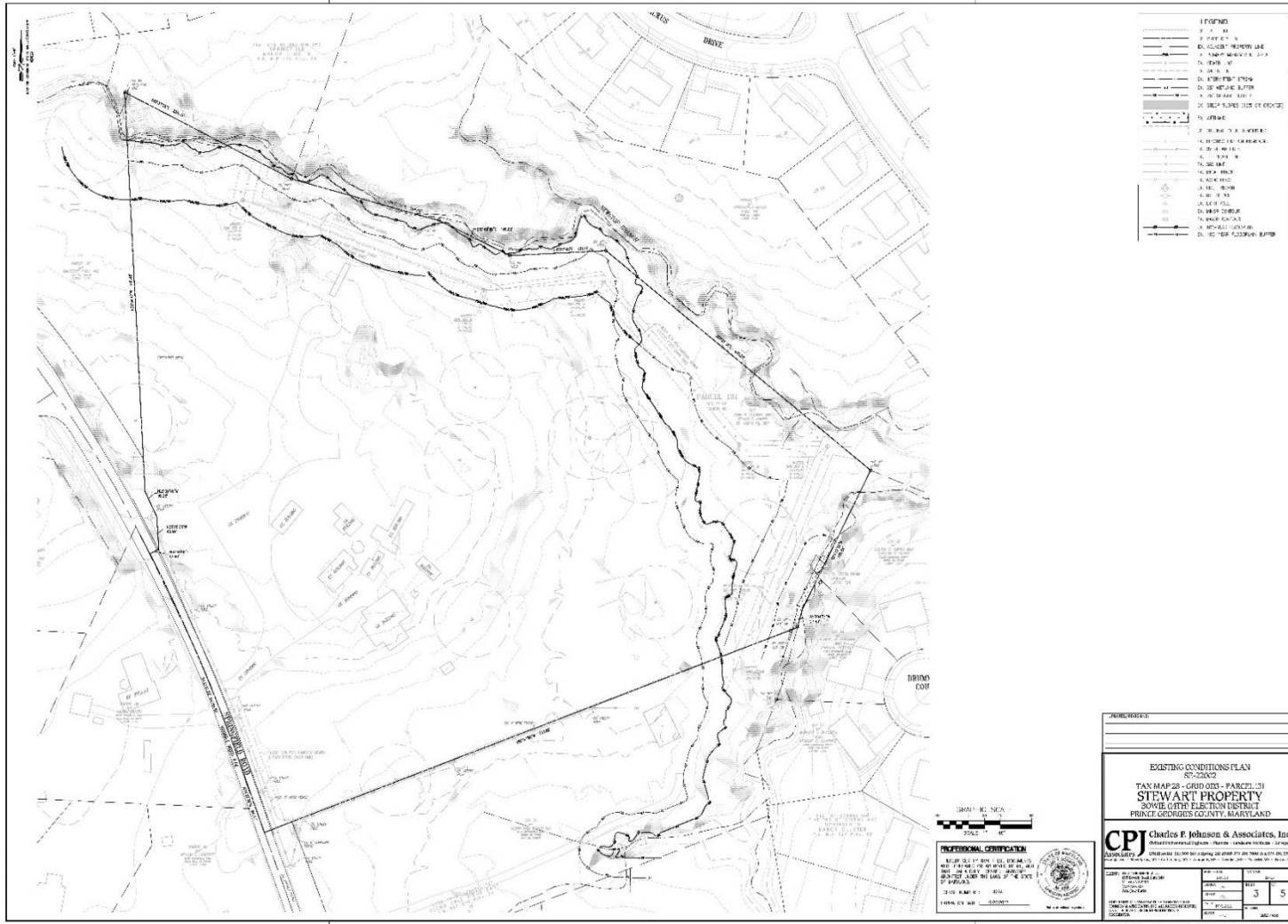


## BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



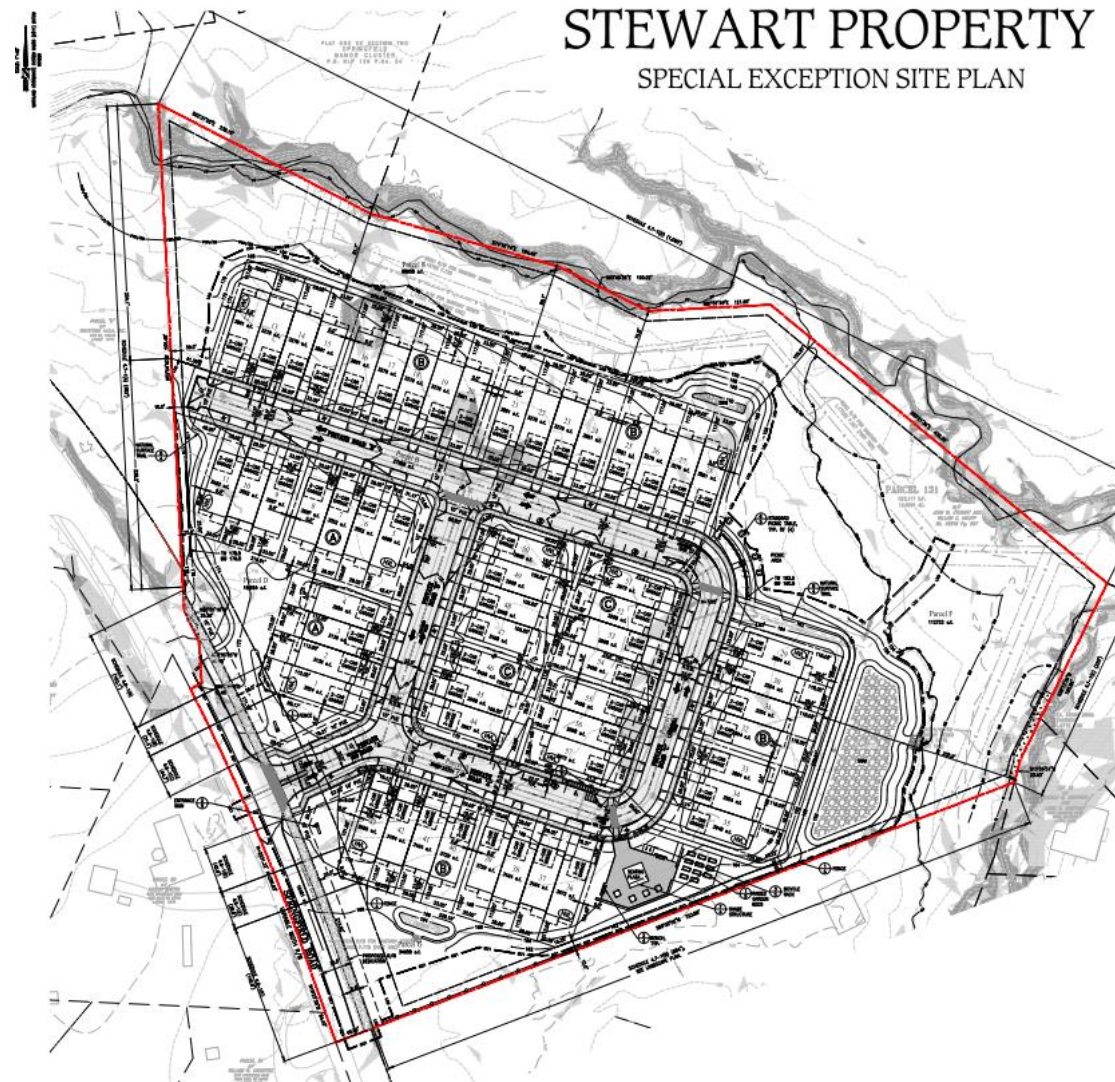


# EXISTING CONDITIONS PLAN



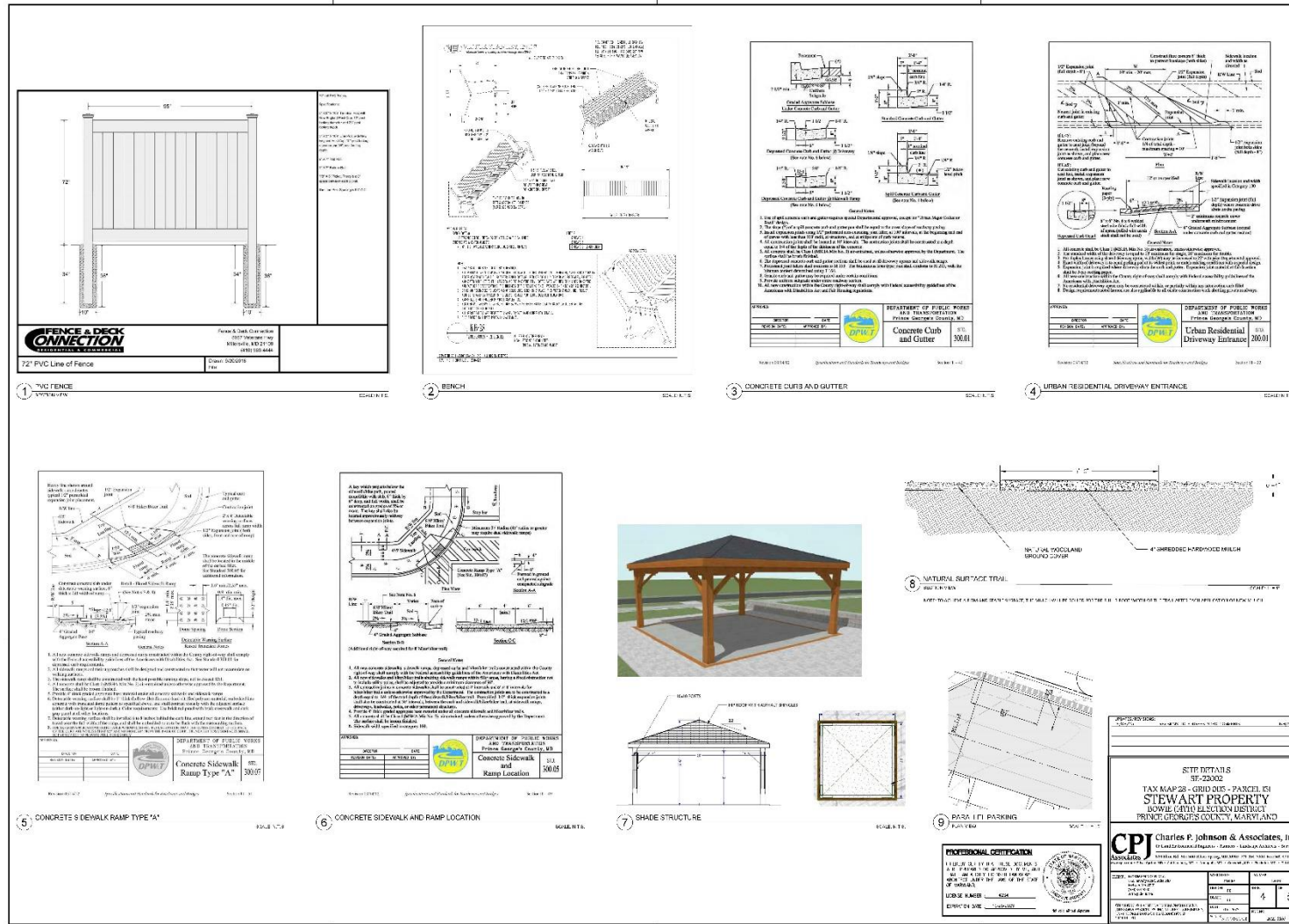


# SPECIAL EXCEPTION SITE PLAN



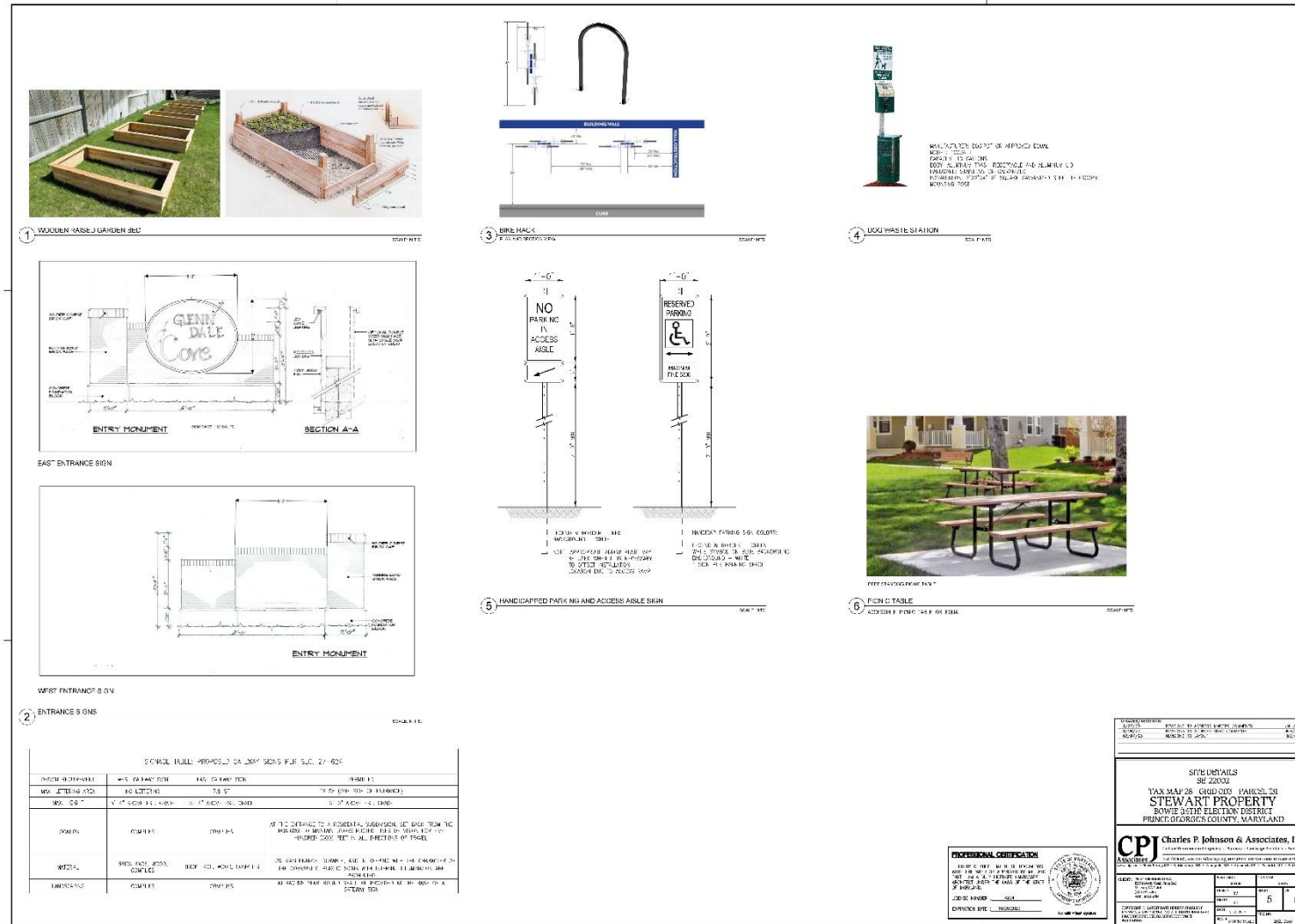


# SITE DETAILS





# SITE DETAILS CONTINUED







# ALTERNATIVE COMPLIANCE

## Section 4.6, Buffering Development from Streets

### **REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	49
Shrubs (20 per 100 linear feet)	81

### **PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road**

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet (for 333.5 linear feet) 26 feet (for 31.4 linear feet) 20 feet (for 38.8 linear feet)
Shade Trees	22
Evergreen Trees	53
Shrubs	104

## Section 4.10, Street Trees Along Private Streets

### **REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	57 (total)
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### **PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads**

Number of Street Trees	41 (total)
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# REPRESENTATIVE FRONT ELEVATIONS





# REPRESENTATIVE SIDE ELEVATIONS







# STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

- APPROVAL of SE-22002 with Conditions
- APPROVAL of TCP2-017-2023 with Conditions
- APPROVAL of AC-23008 with Conditions
- APPROVAL of a variance to Section 25-122(b)(1)(G)

## **Minor Issues:**

- Technical Corrections

## **Applicant Required Mailings:**

- Informational Mailing – 12/07/2022
- Acceptance Mailing – 04/28/2023