

STERLING CARE HILLHAVEN

Special Exception SE-24003

Alternative Compliance AC-25008

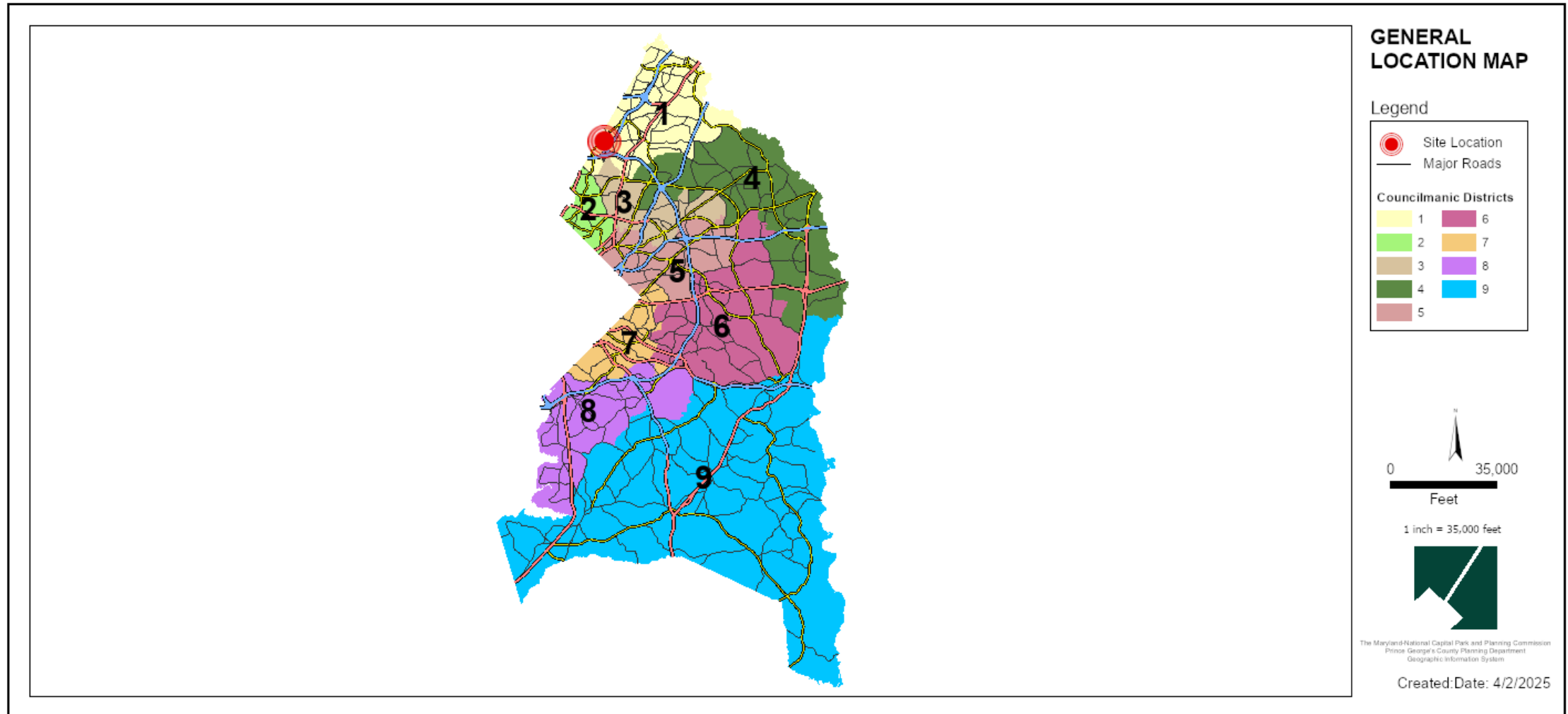
Staff Recommendation: APPROVAL with conditions



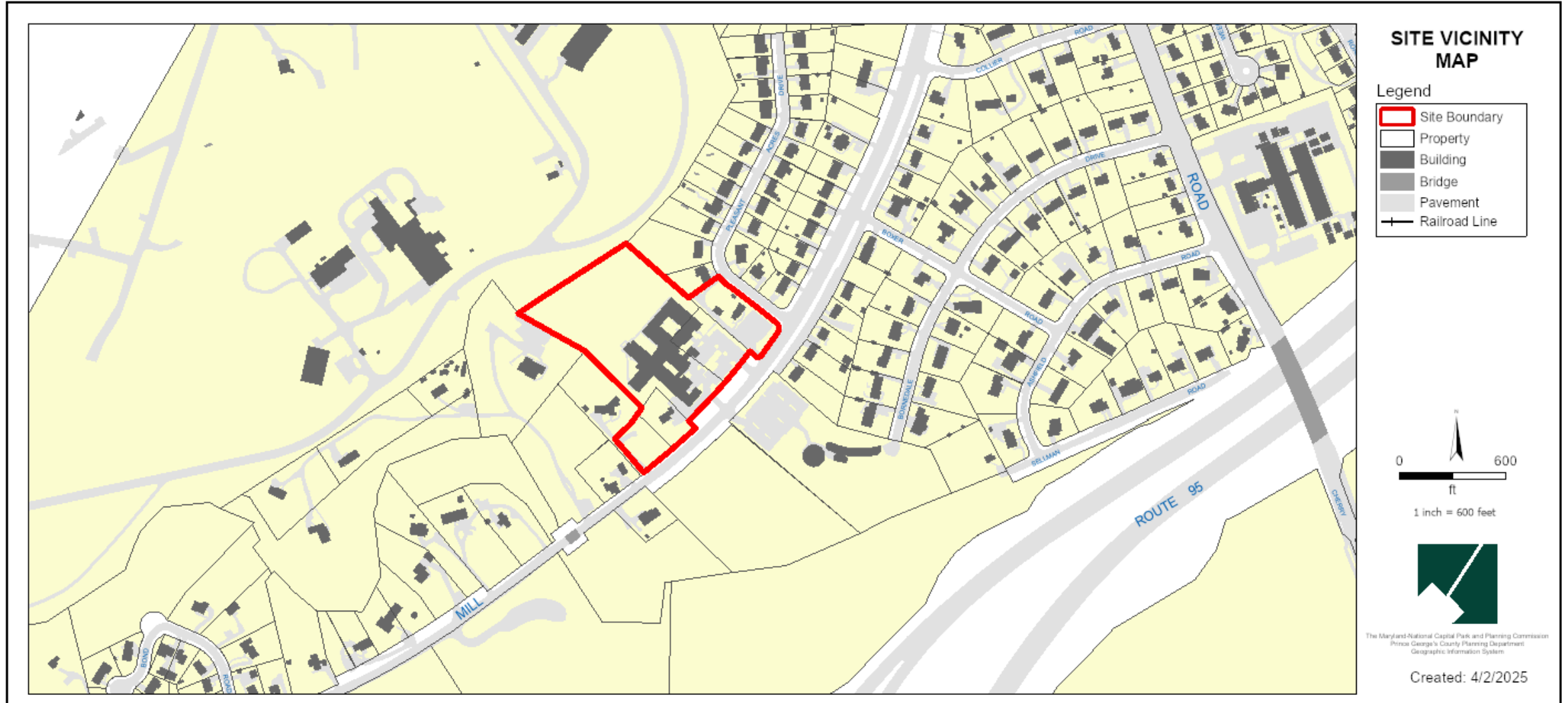
GENERAL LOCATION MAP

Council District: 01

Planning Area: 061

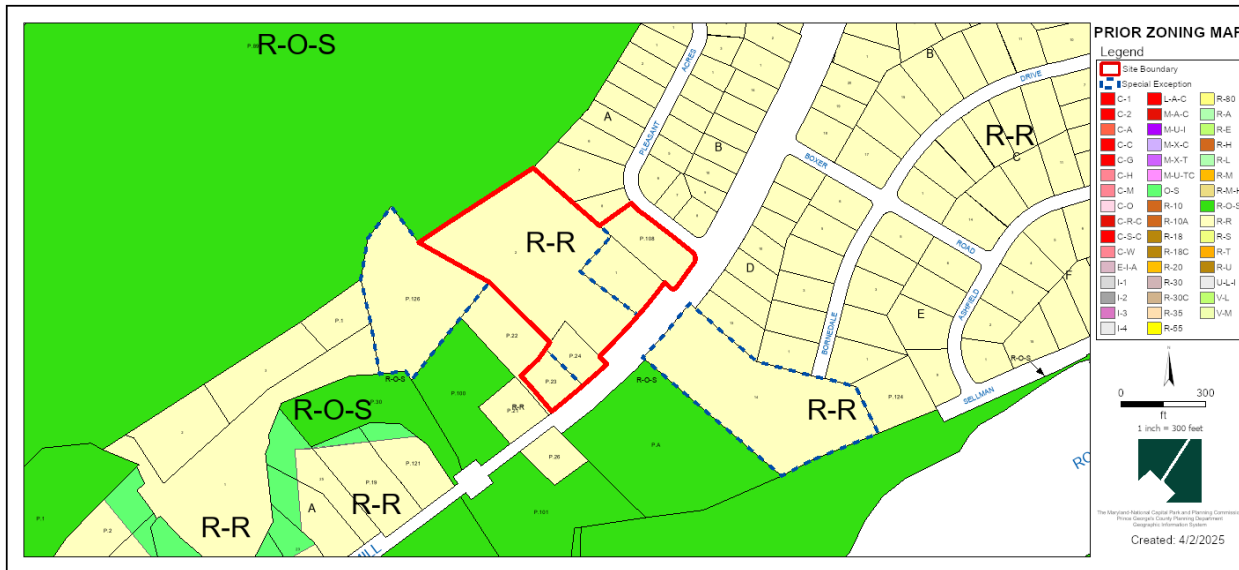


SITE VICINITY MAP

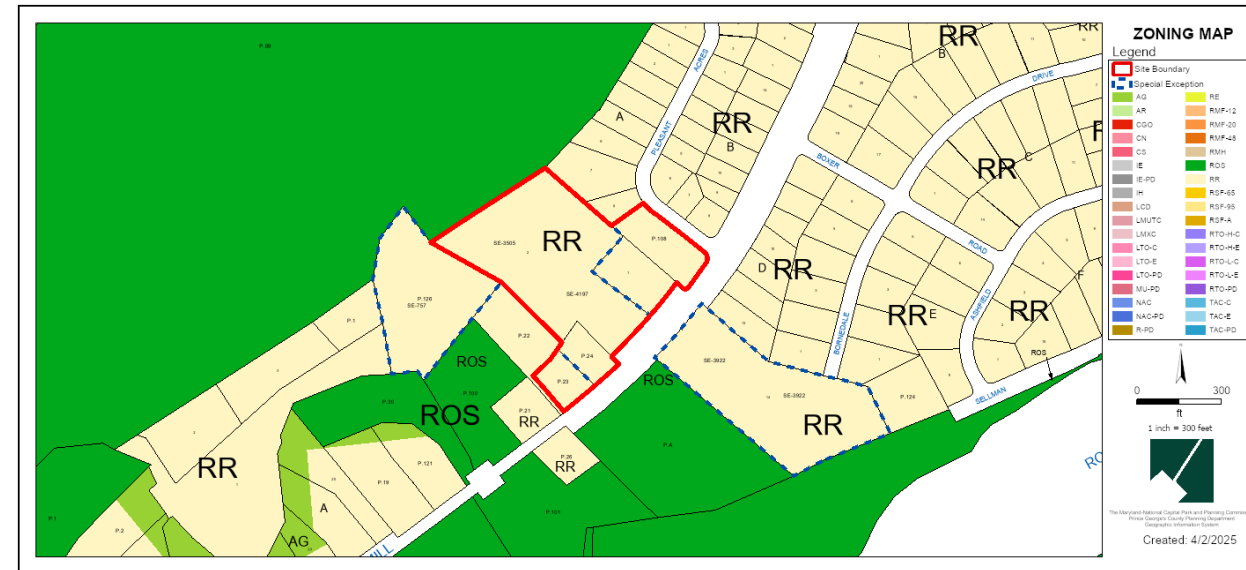


ZONING MAP (PRIOR AND CURRENT)

Prior Zoning Map: R-R

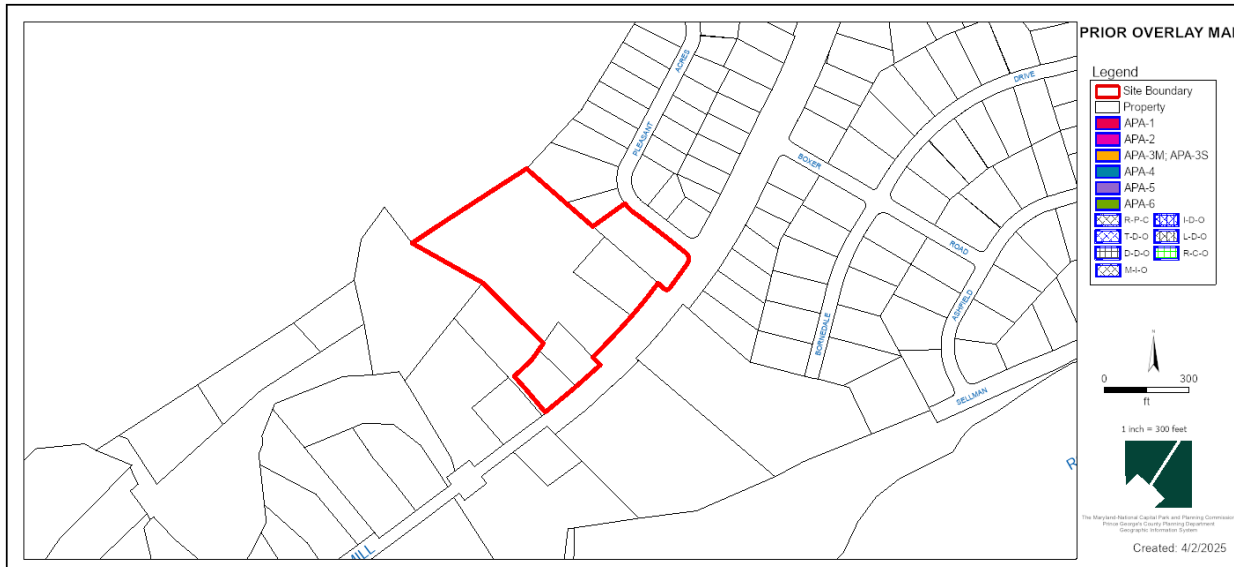


Current Zoning Map: RR

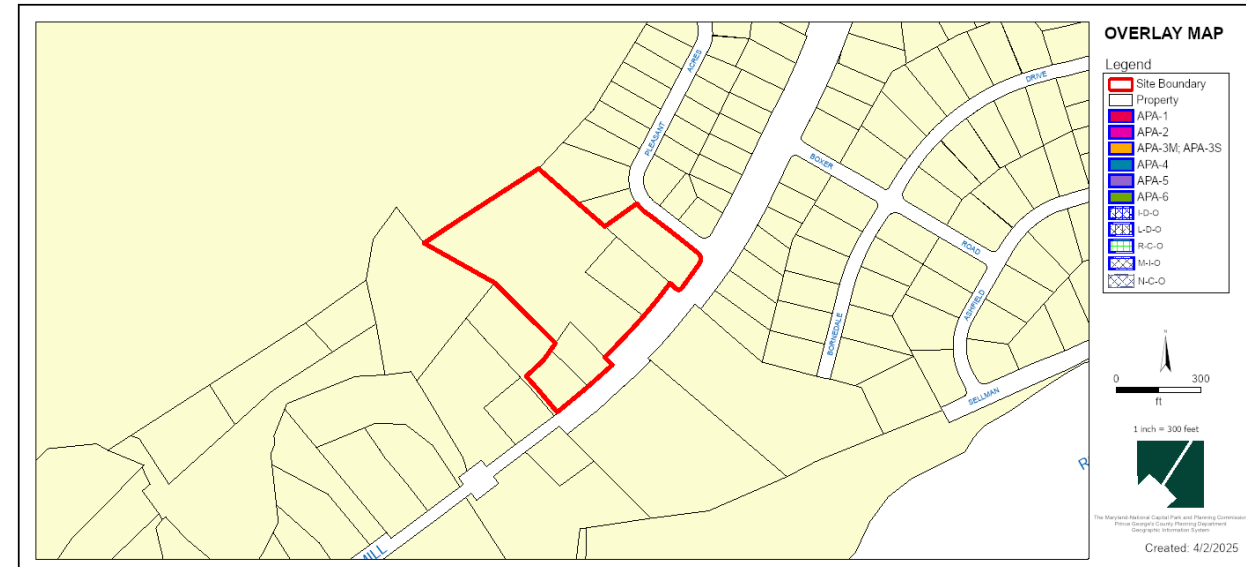


OVERLAY MAP (PRIOR AND CURRENT)

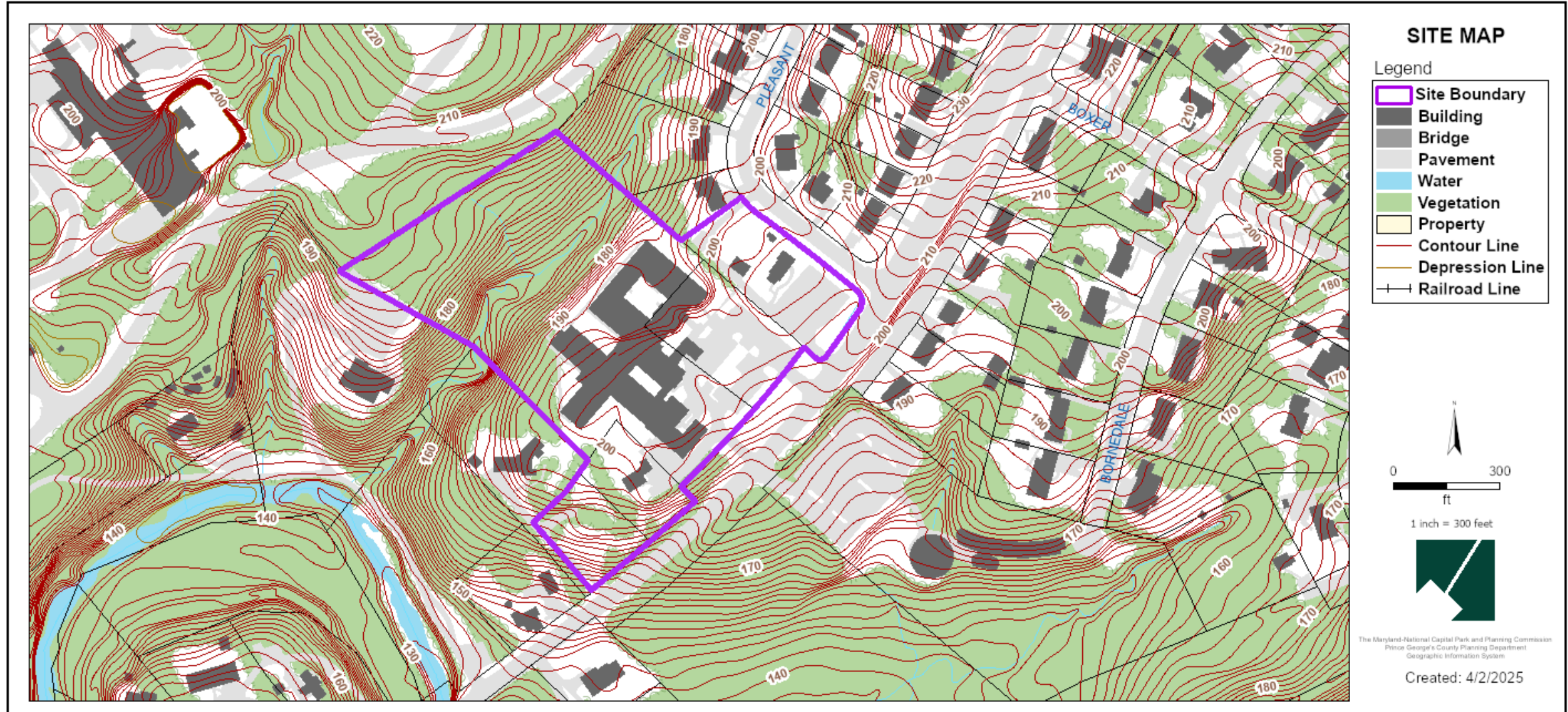
Prior Overlay Map



Current Overlay Map



SITE MAP



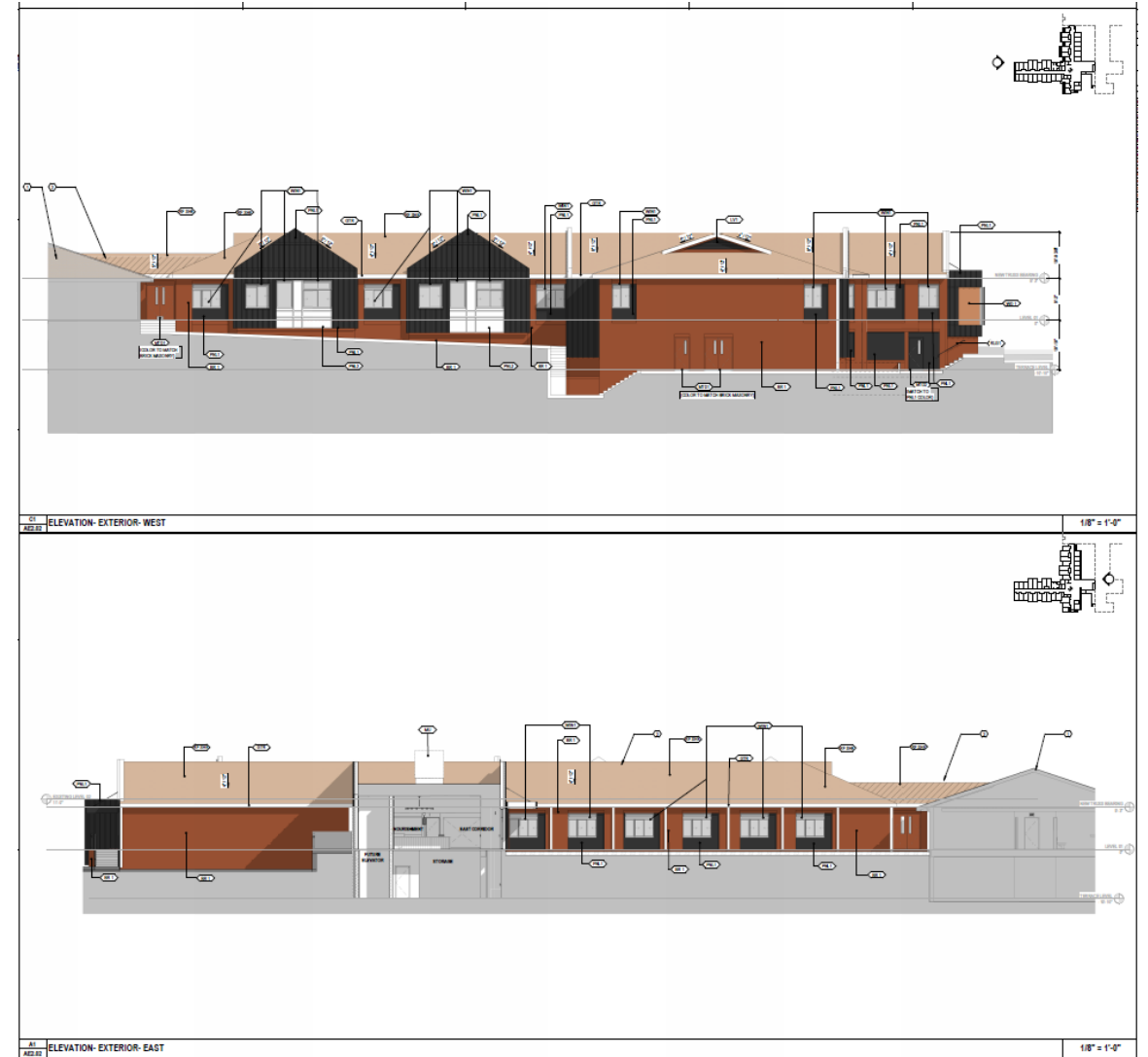
MASTER PLAN RIGHT-OF-WAY MAP



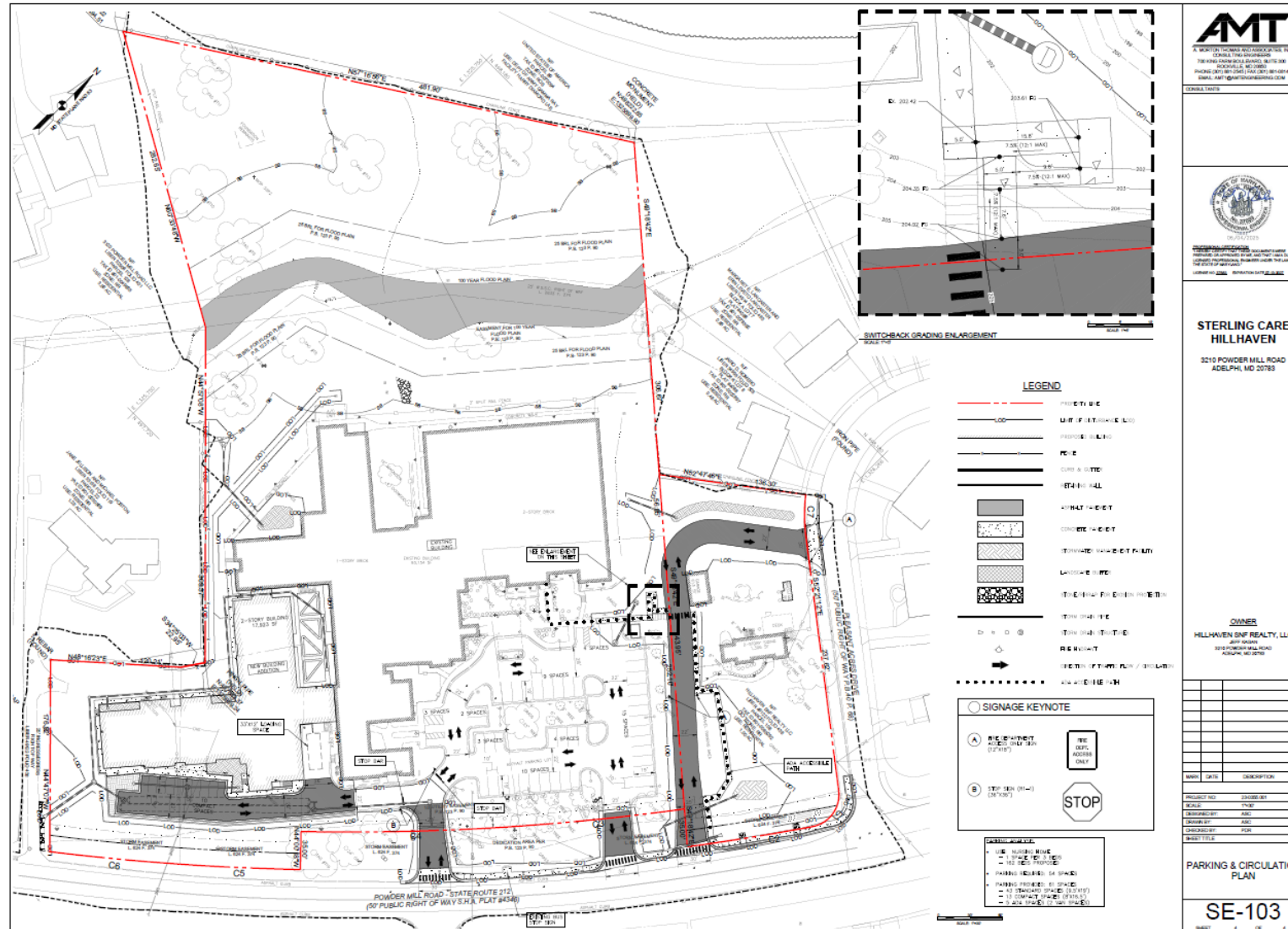
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



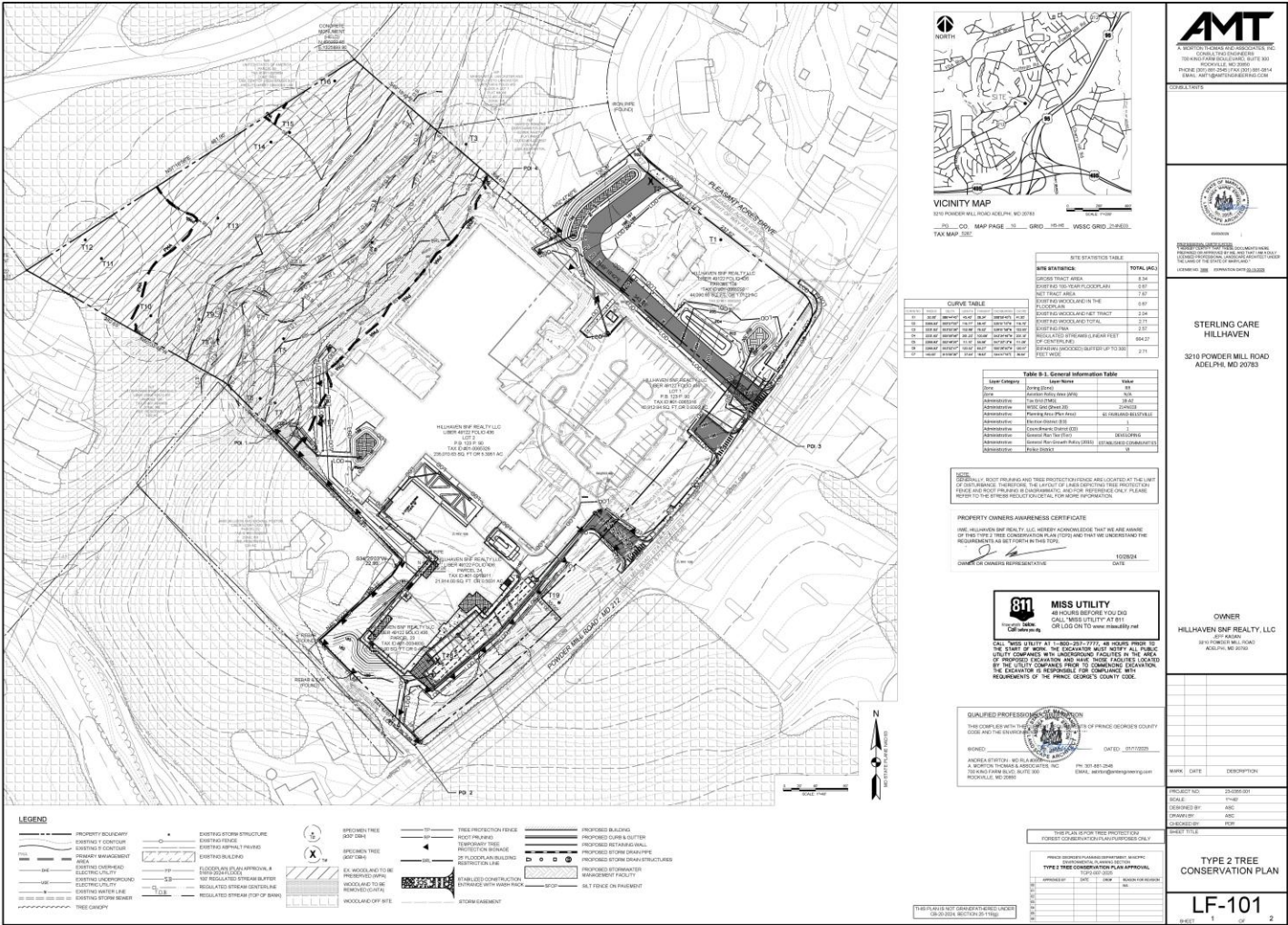
ARCHITECTURAL ELEVATIONS (EXISTING AND NEW)



SPECIAL EXCEPTION SITE PLAN



TREE CONSERVATION PLAN TCP2-007-2025



STAFF RECOMMENDATION

Special Exception SE-24003
Alternative Compliance AC-25008

APPROVAL of SE-24003 and AC-25008 with three (3) conditions

Major Issues:

Prior to certification of the special exception site plan:

- Provide a sufficient number of shade trees to satisfy Section 4.2 of the Landscape Manual, and demonstrate this conformance on the landscape plan.
- Provide a Certificate of Landscape Maintenance demonstrating conformance with conditions of previous approvals on the landscape plan.

Applicant Required Mailings:

- Informational Mailing: 10/10/2024
- Acceptance Mailing: 02/27/2025