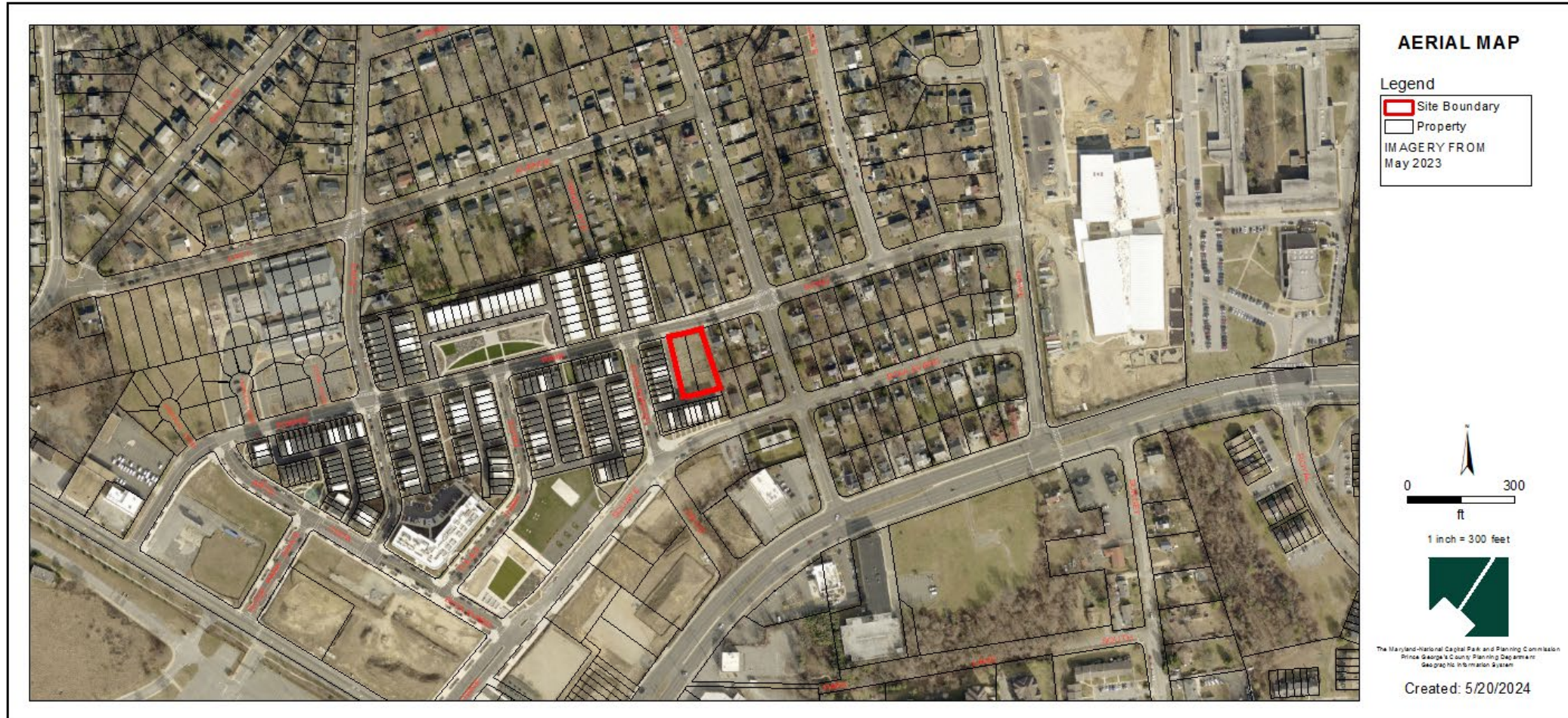


TOWNE SQUARE AT SUITLAND FEDERAL CENTER – PHASE 2

Special Permit

Major Departure MJD-2024-003

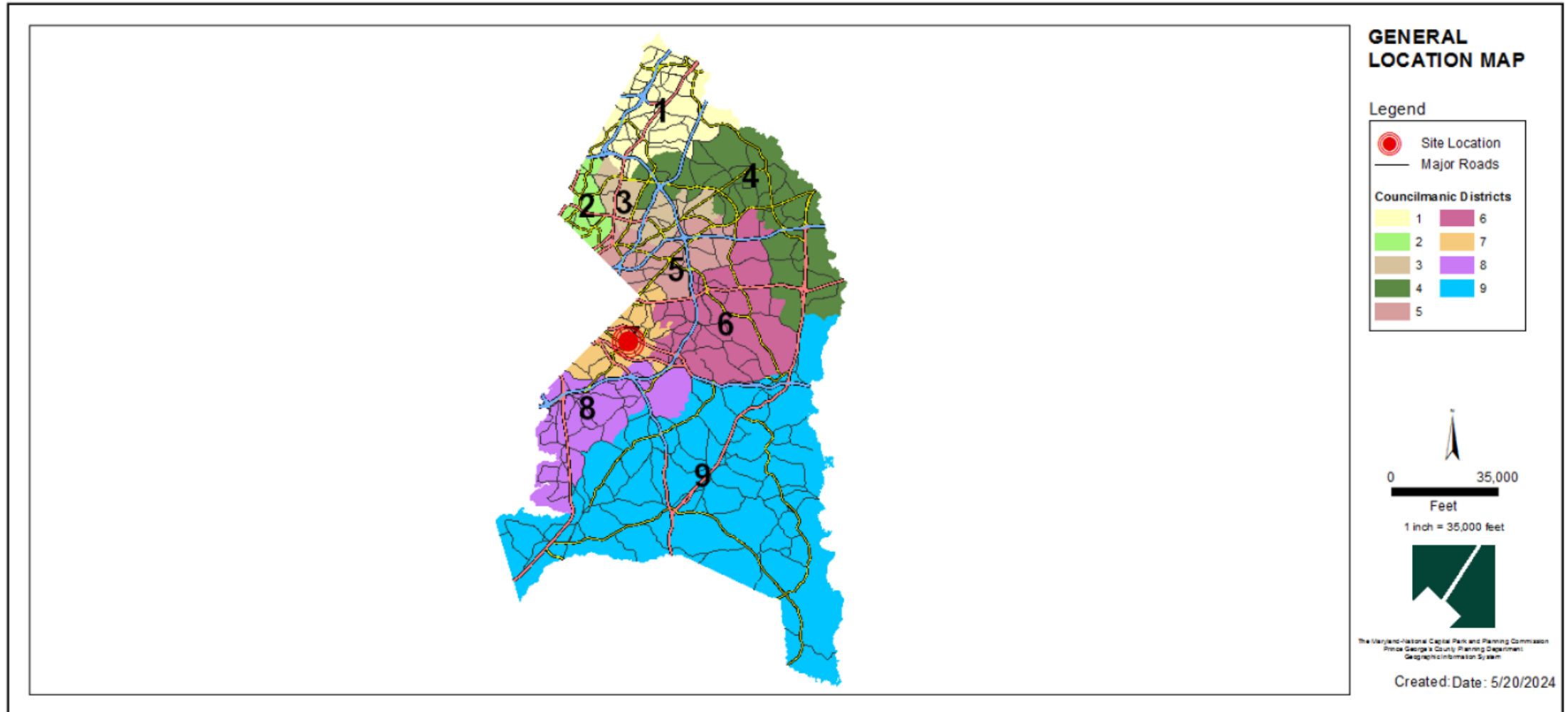
Staff Recommendation: APPROVAL with conditions



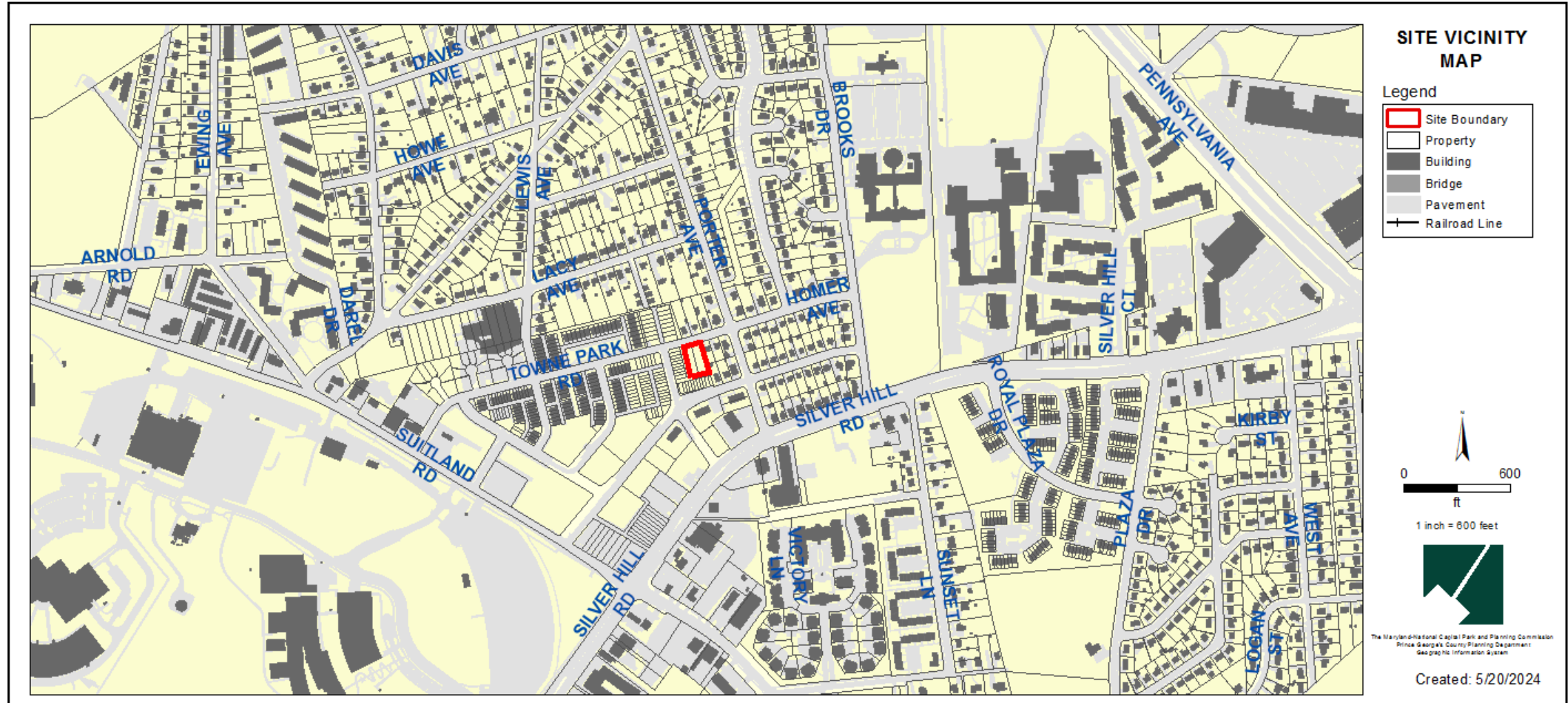
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A



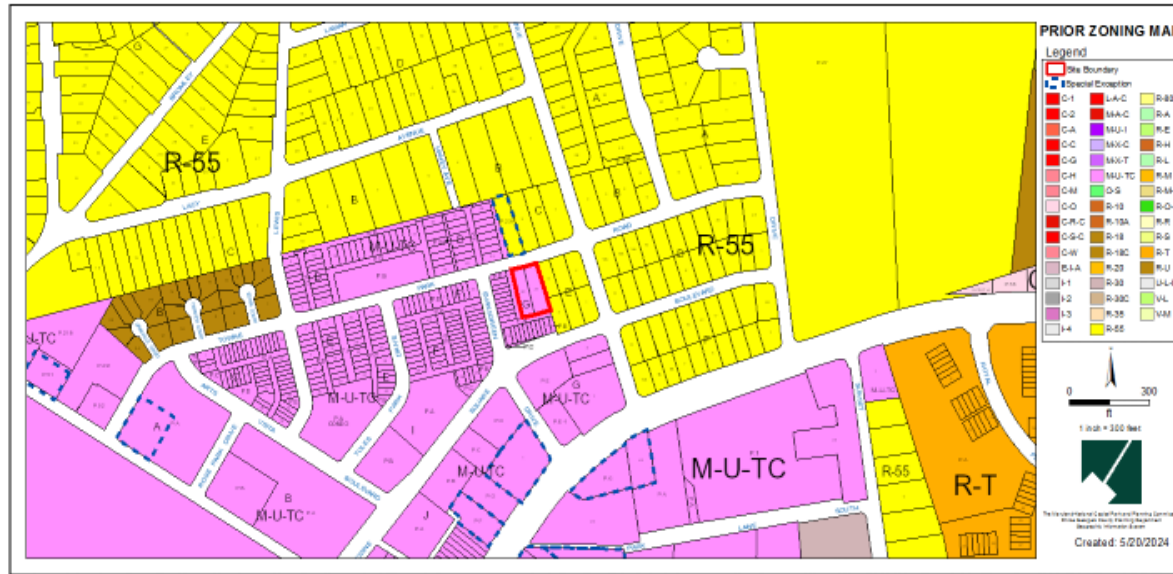
SITE VICINITY MAP



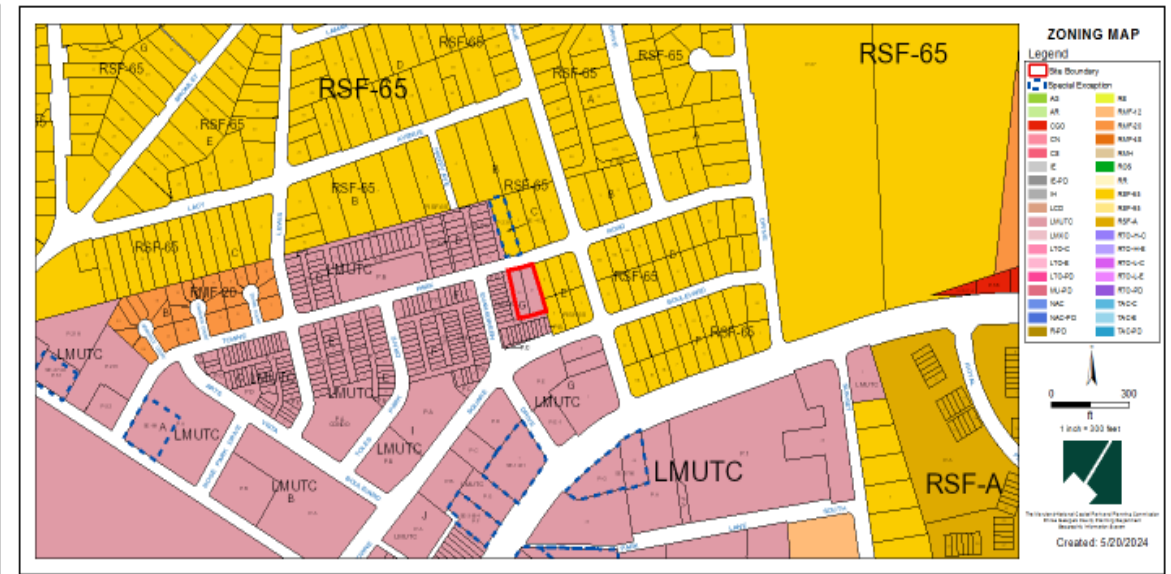
ZONING MAP

Prior Property Zone: M-U-T-C

C



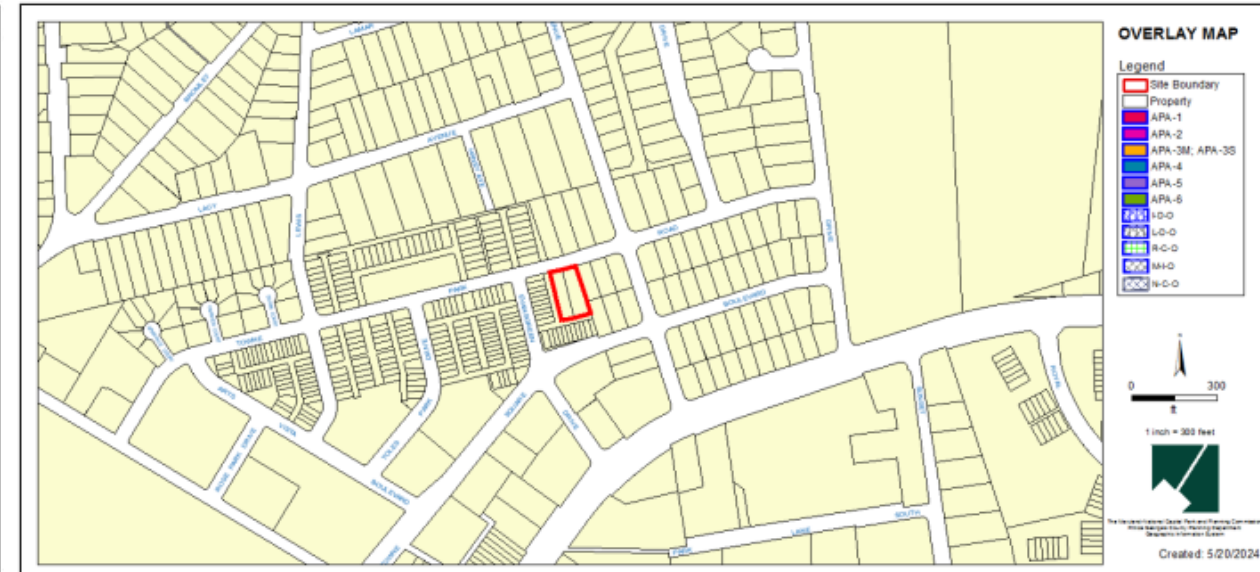
Property Zone: LMUTC



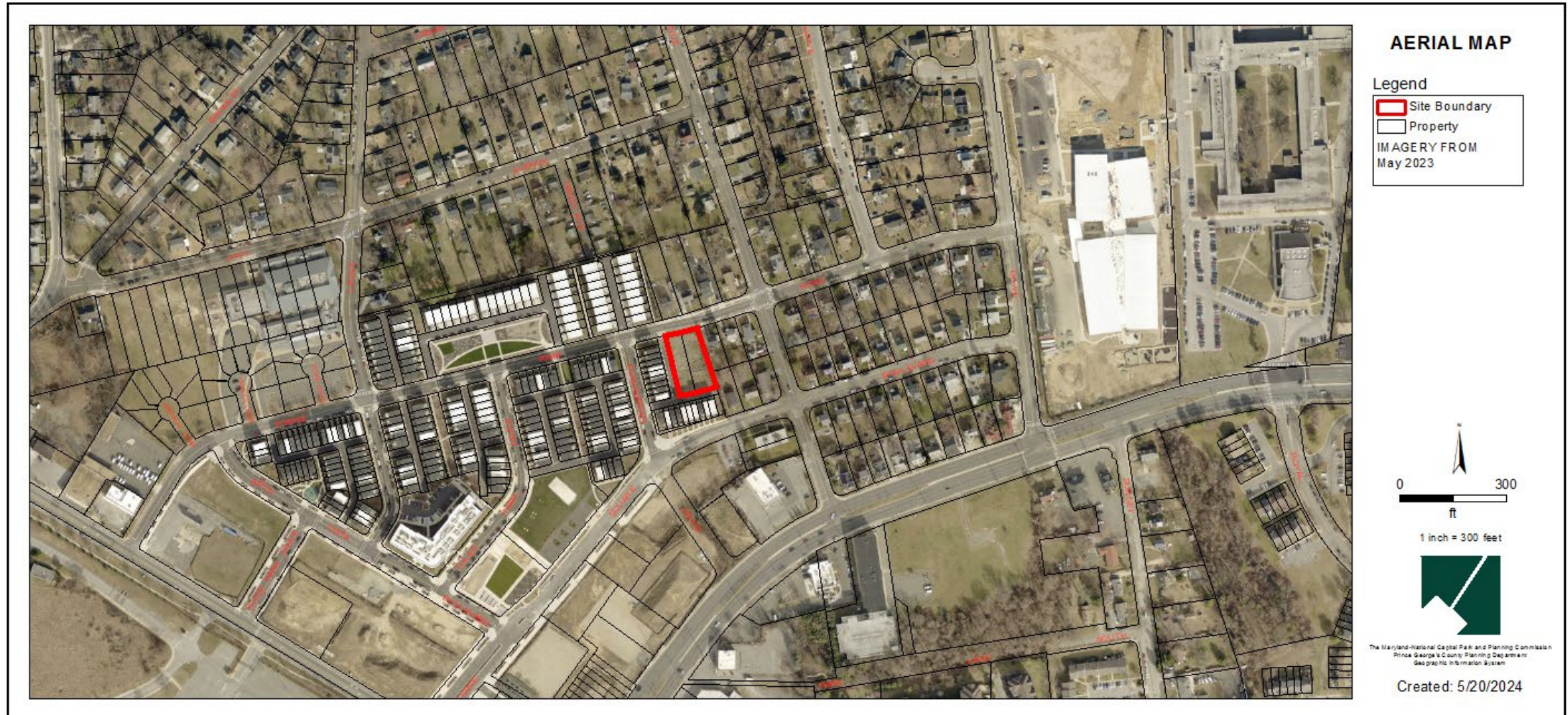
OVERLAY MAP

Prior Overlay: Southern Green Line D-D-

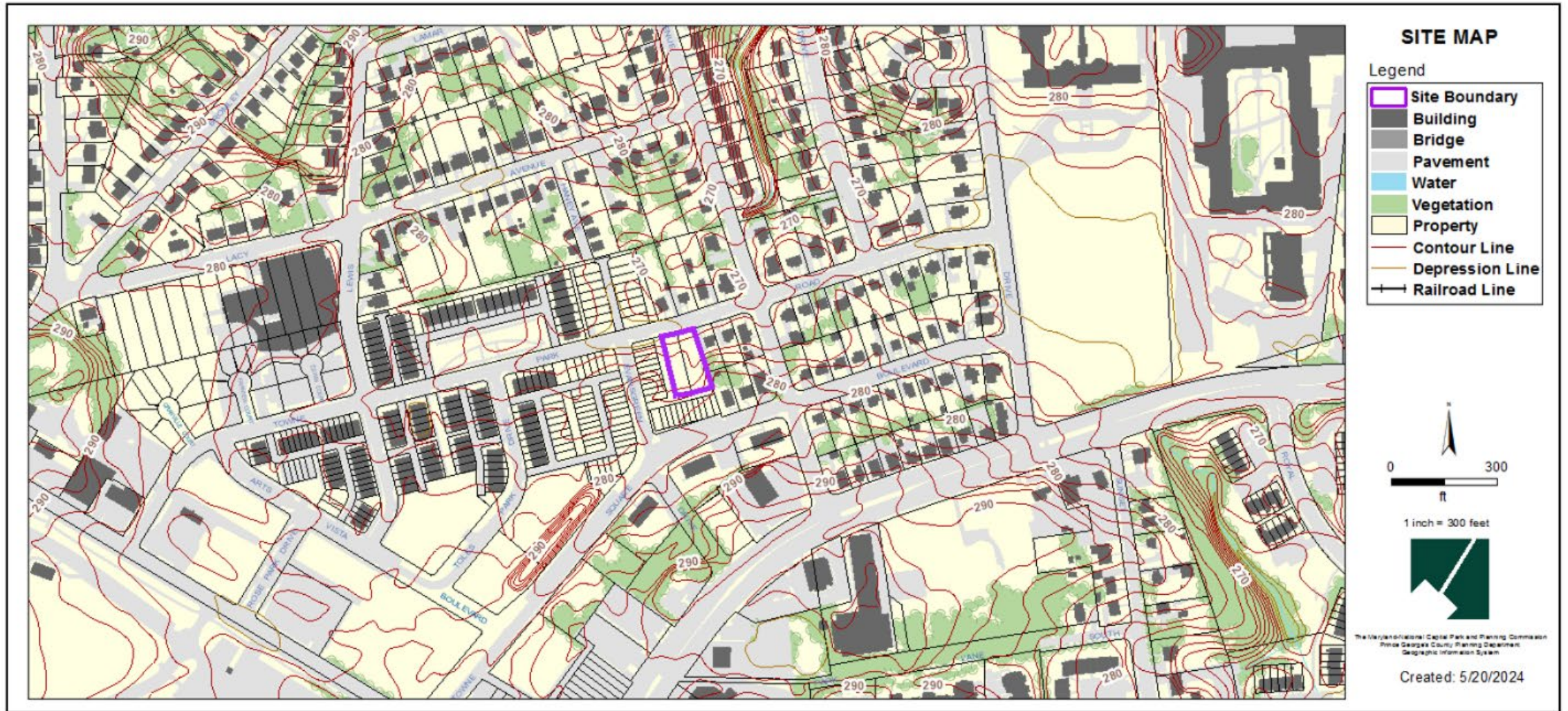
O



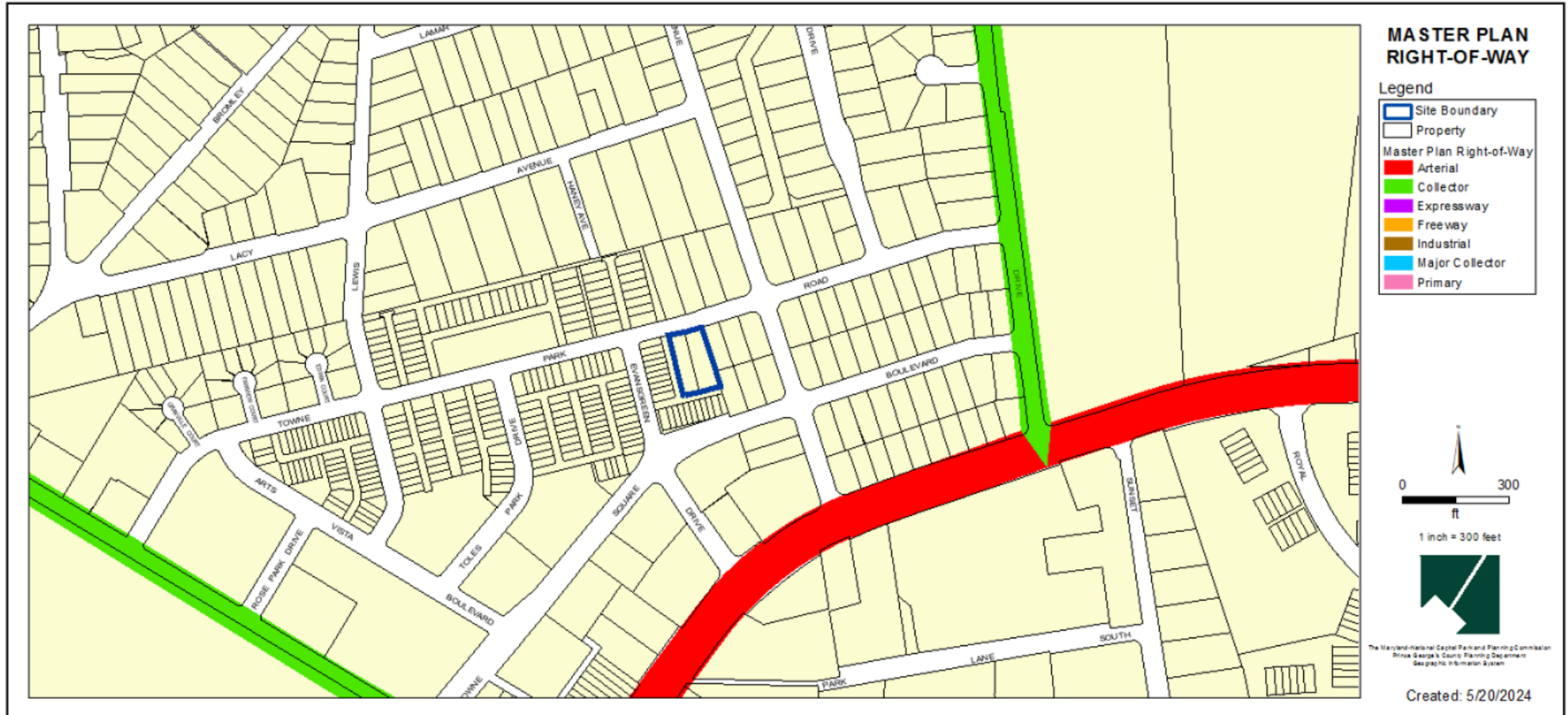
AERIAL MAP



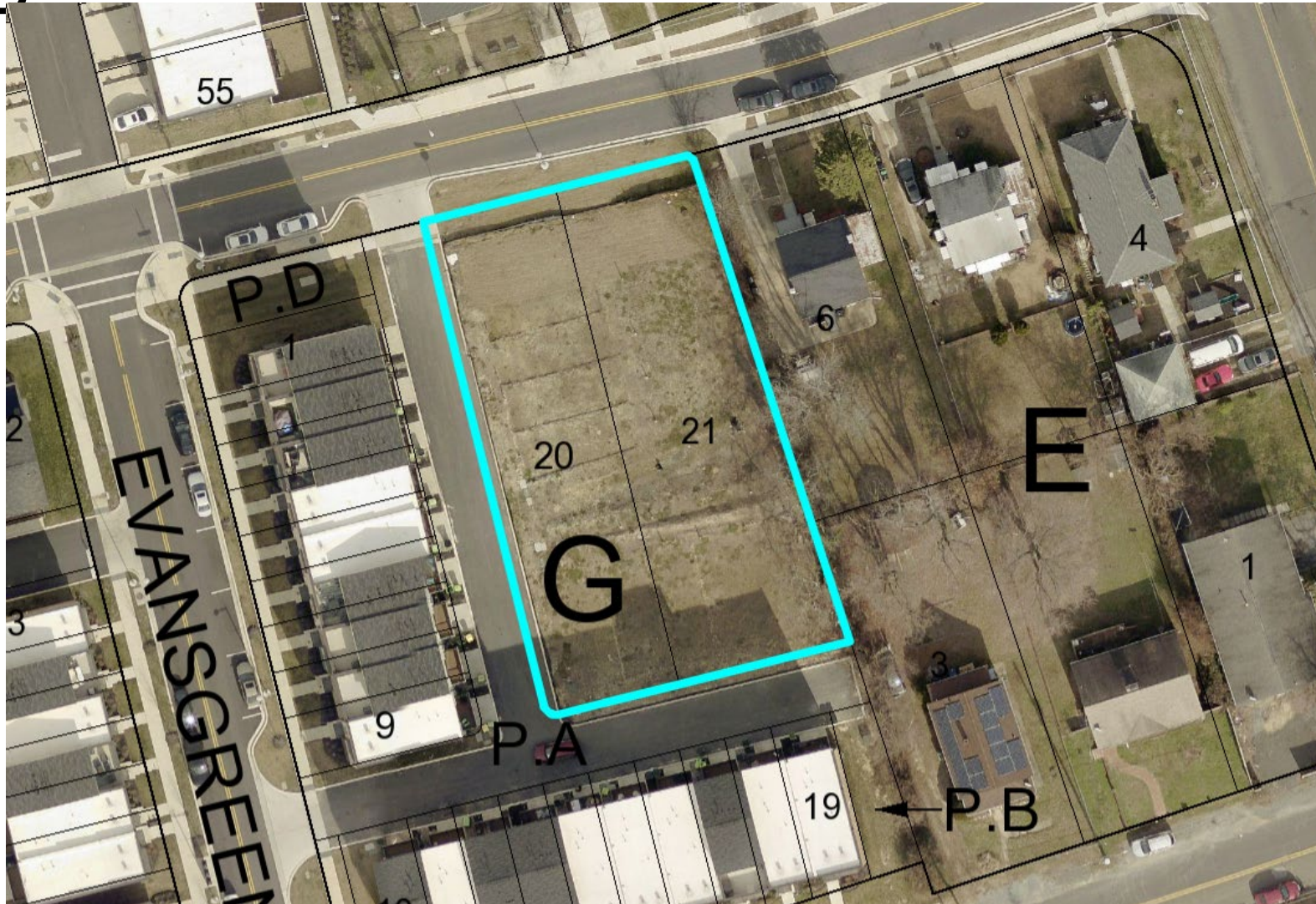
SITE MAP



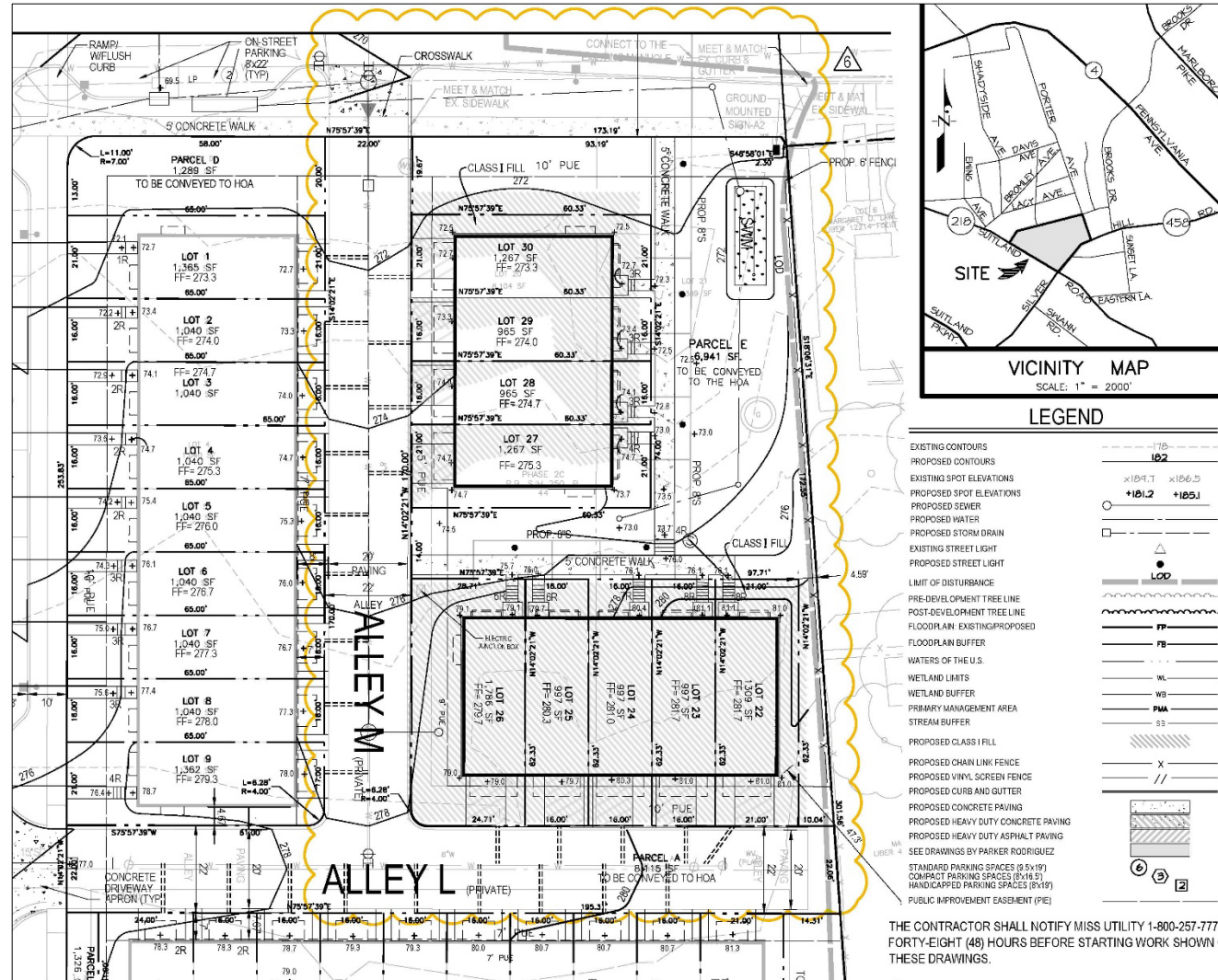
MASTER PLAN RIGHT-OF-WAY MAP



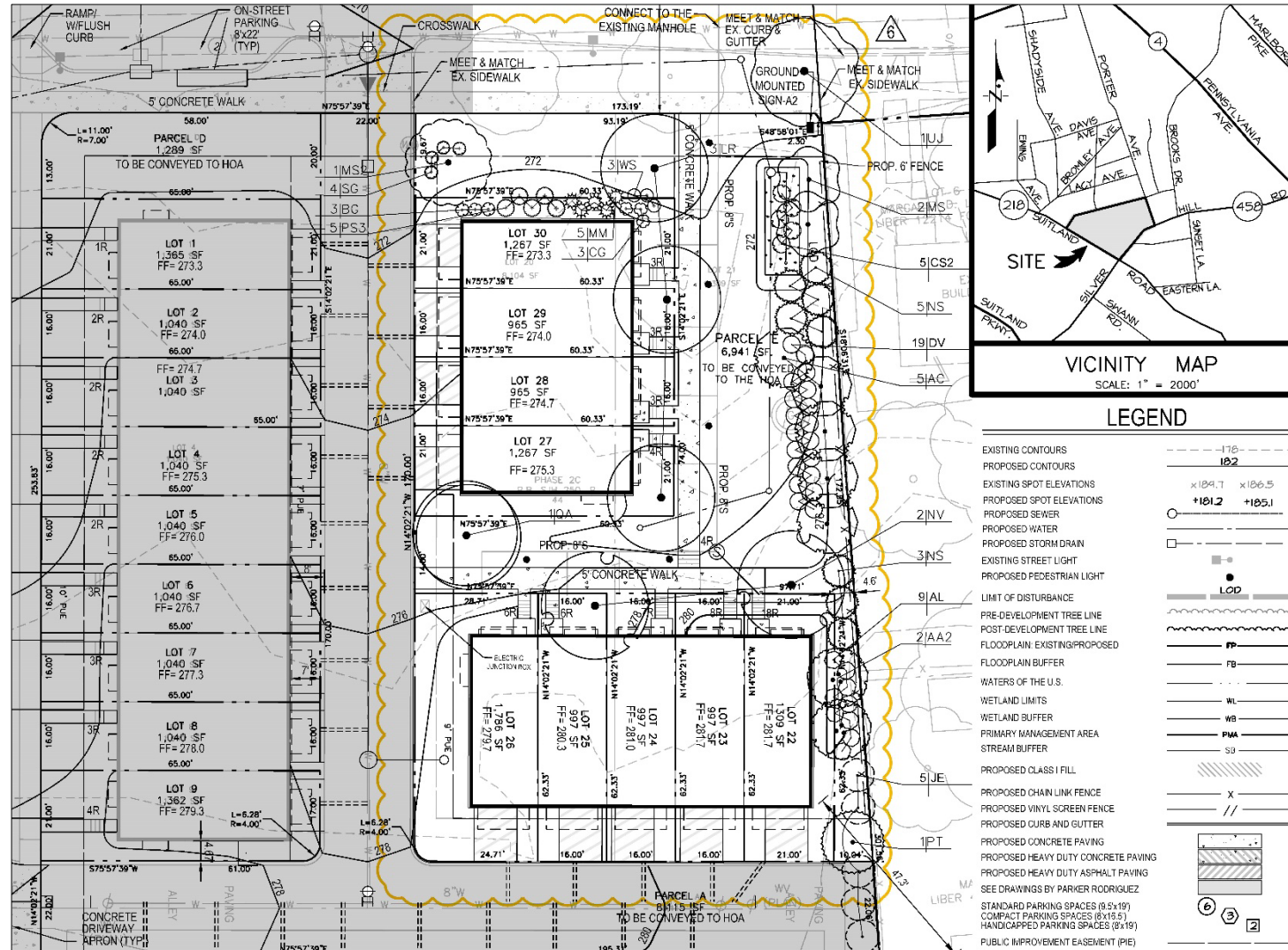
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIAL PERMIT SITE PLAN



LANDSCAPE PLAN



LANDSCAPE BUFFER EXHIBIT PLAN



GROUND MOUNTED SIGN A2



FRONT ELEVATIONS



SIDE ELEVATION



REAR ELEVATION



PERSPECTIVE RENDERING



STAFF RECOMMENDATION

APPROVAL with conditions

- SP-230001
- MJD-2024-003

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailings: 11/29/2023
- Acceptance Mailings: 4/02/2024