SOUTH BOWIE SELF STORAGE ZONE

Special Exception

Case: SPE-2022-015

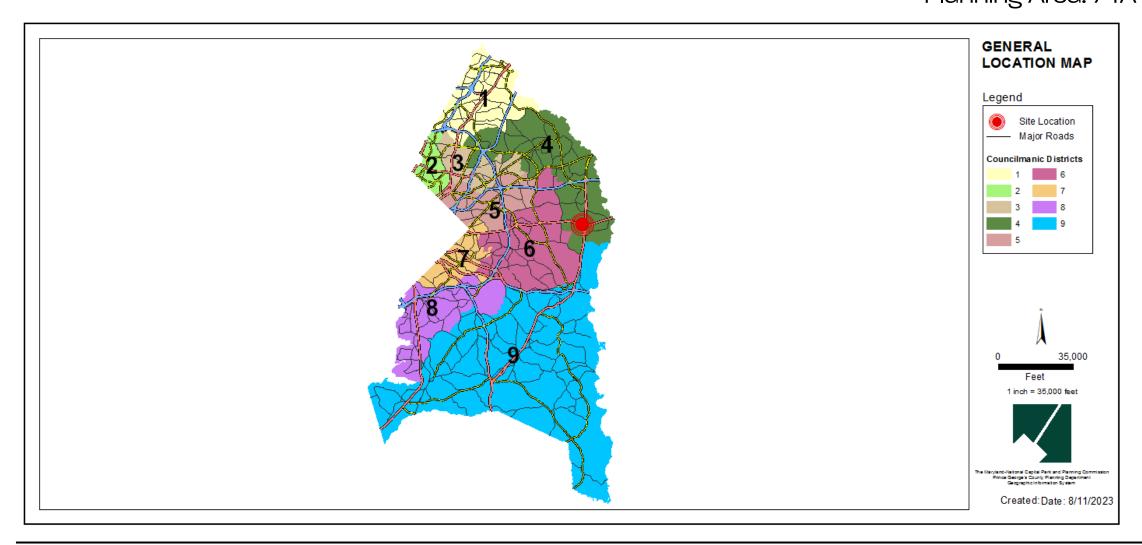
SPE-2022-015 / TCP2-096-90-02

Staff Recommendation: APPROVAL with conditions

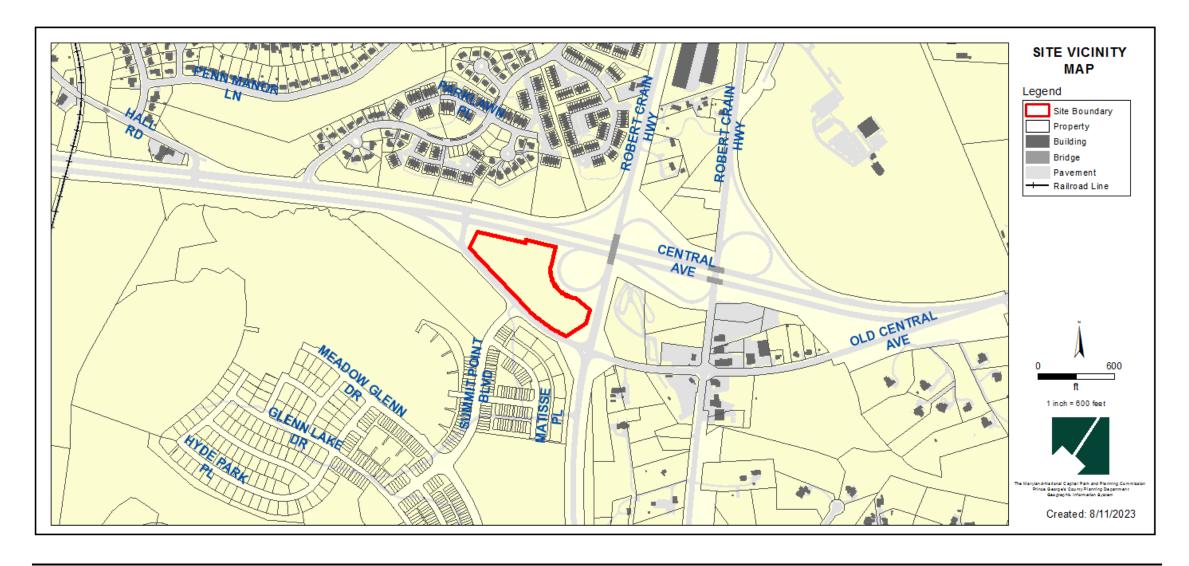


GENERAL LOCATION MAP

Council District: 04 Planning Area: 74A



SITE VICINITY MAP



ZONING MAP (CURRENT & PRIOR)

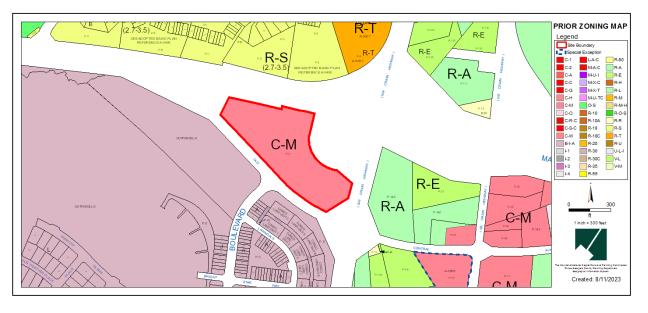
Current Property Zone: CS

Prior Property Zone: C-M

Case: SPE-2022-015

CURRENT ZONING MAP

PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

OVERLAY MAP Legend Site Boundary Property APA-2 APA-3 APA-4 APA-5 APA-6 TIST Inco TI

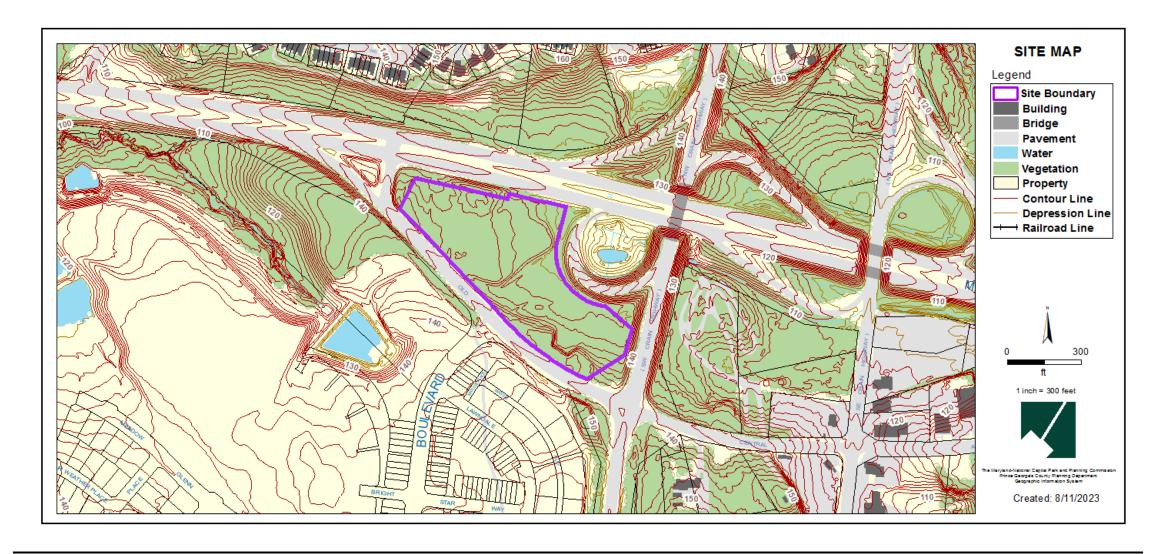
PRIOR OVERLAY MAP



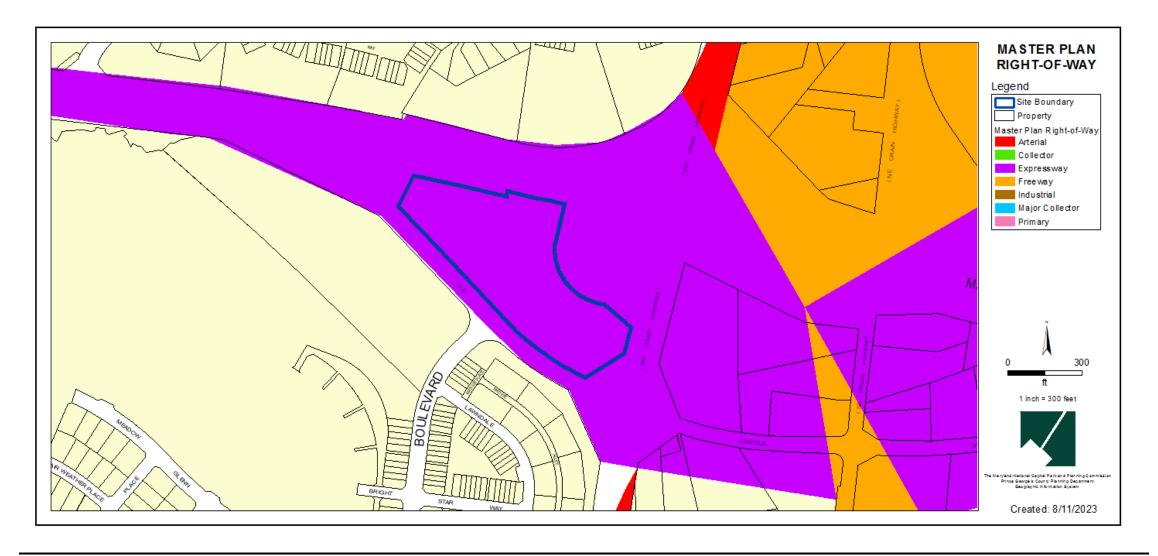
AERIAL MAP



SITE MAP



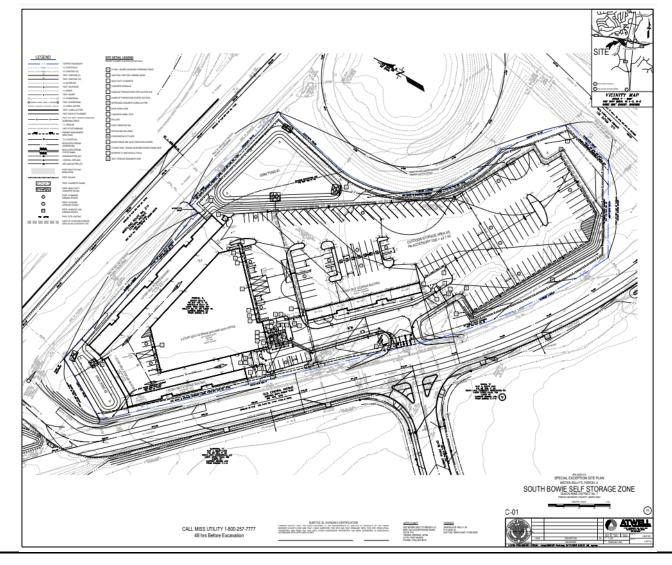
MASTER PLAN RIGHT-OF-WAY MAP



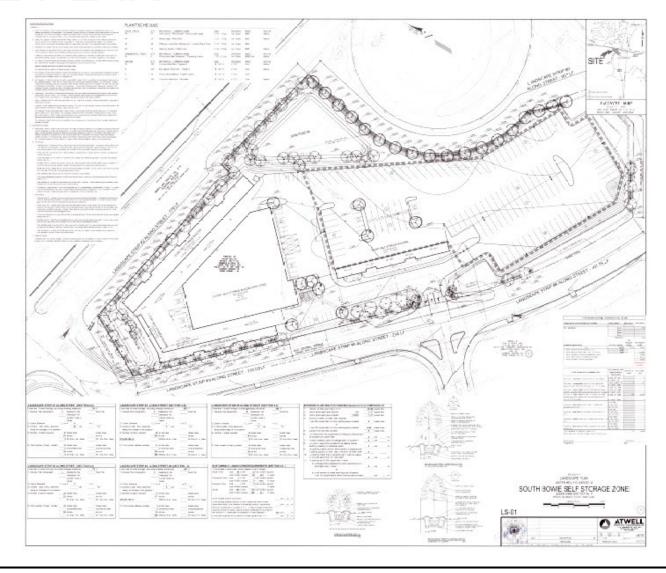
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



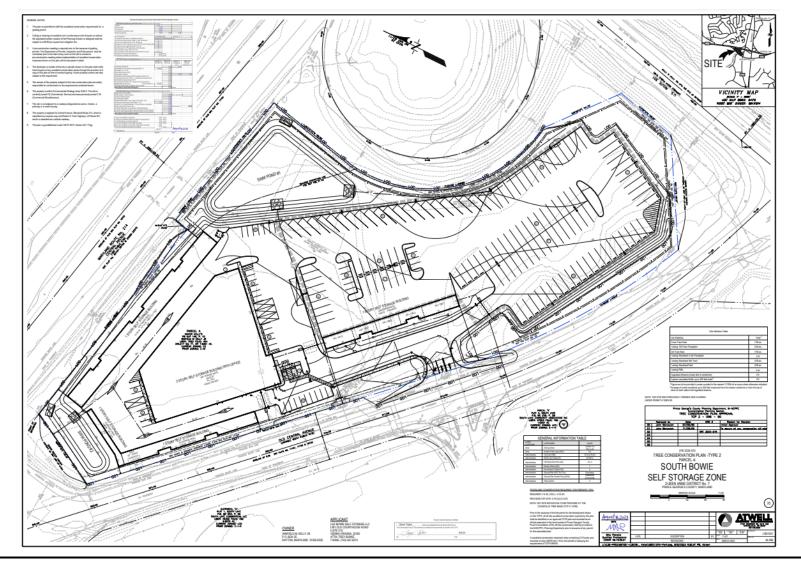
SPECIAL EXCEPTION SITE PLAN



LANDSCAPE PLAN



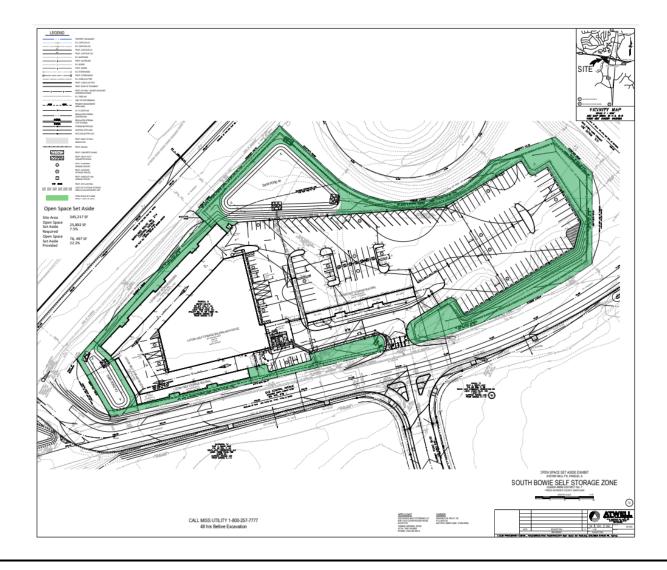
TYPE II TREE CONSERVATION PLAN



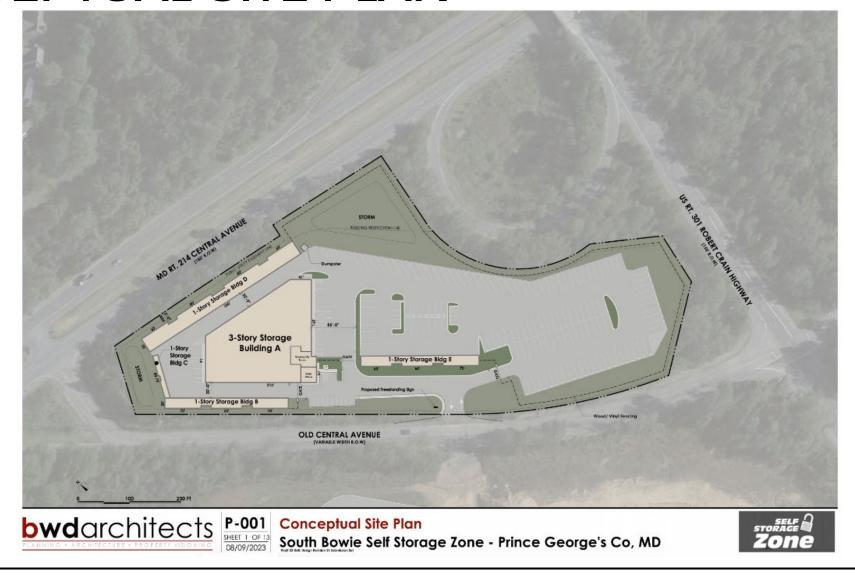
Case: SPE-2022-015

Item: 4D Slide 12 of 17

OPEN SPACE SET ASIDE EXHIBIT



CONCEPTUAL SITE PLAN

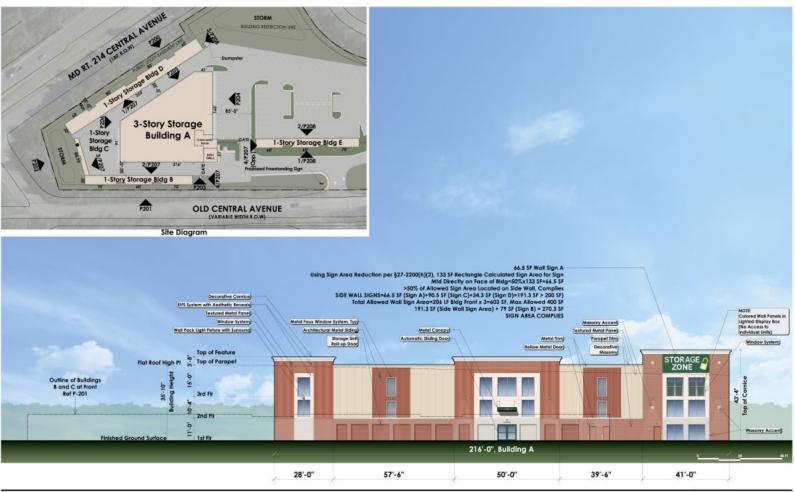


BUILDING B ELEVATION FACING OLD CENTRAL AVENUE (W)



BUILDING A ELEVATION FACING OLD CENTRAL AVENUE

(W)





Building A Elevation Facing Old Central Avenue (W) South Bowie Self Storage Zone - Prince George's Co, MD



STAFF RECOMMENDATION

APPROVAL with conditions Special Exception SPE-2022-015

Type 2 Tree Conservation Plan TCP2-096-90-02

Major Issues:

N/A

Applicant Required Mailings:

• Informational Mailing 01/04/2023

Case: SPE-2022-015

Acceptance Mailing 06/04/2023

Item: 4D Slide 17 of 17