

SOUTH BOWIE SELF STORAGE ZONE

Special Exception

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

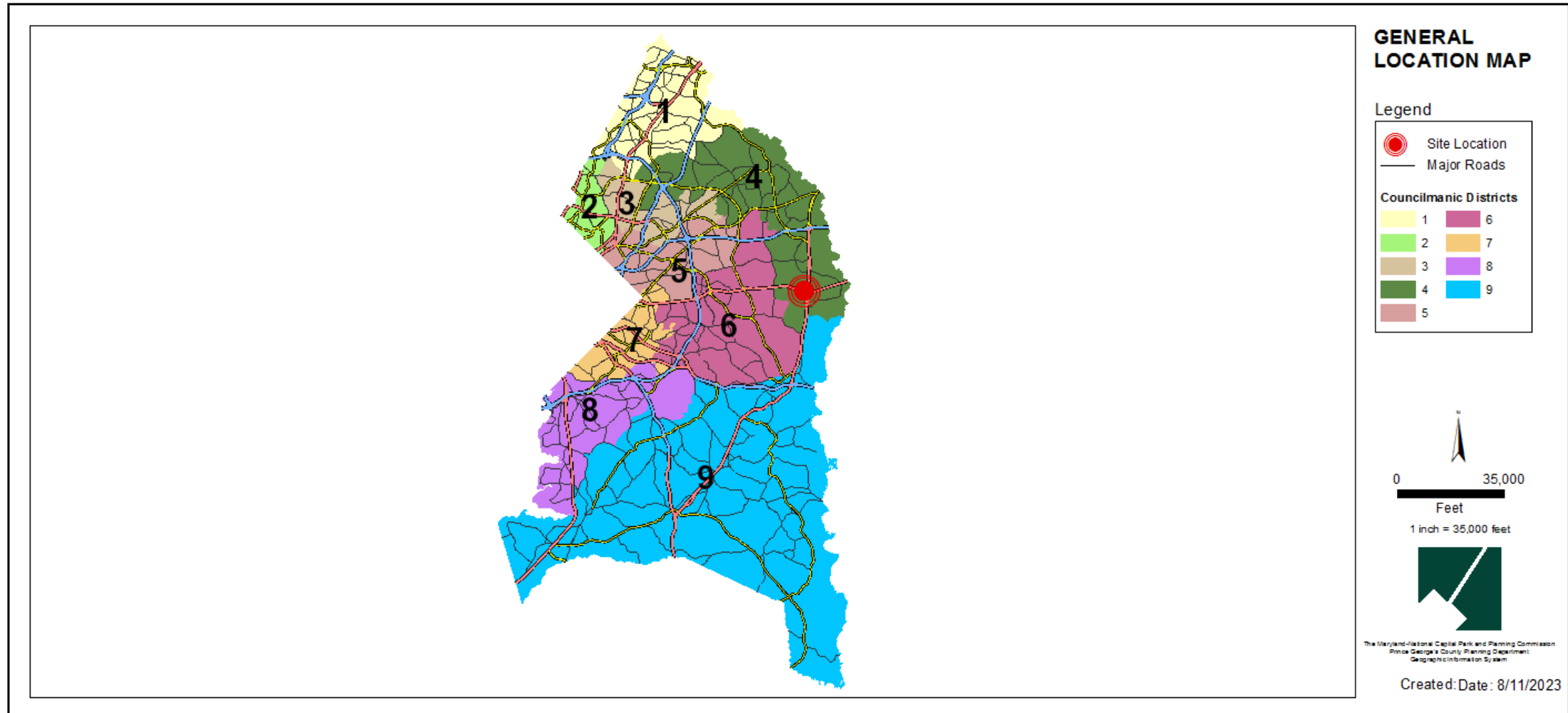
Staff Recommendation: APPROVAL with conditions



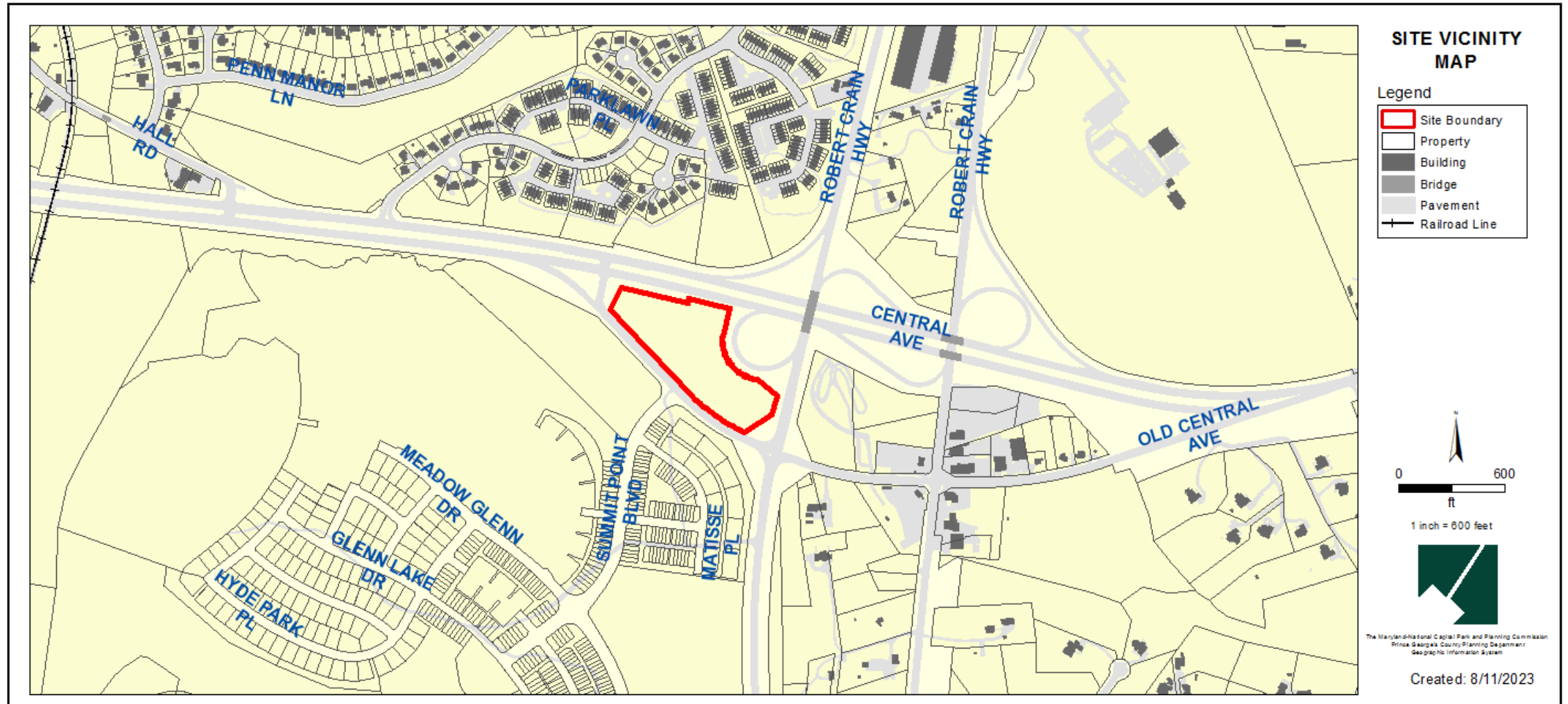
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP



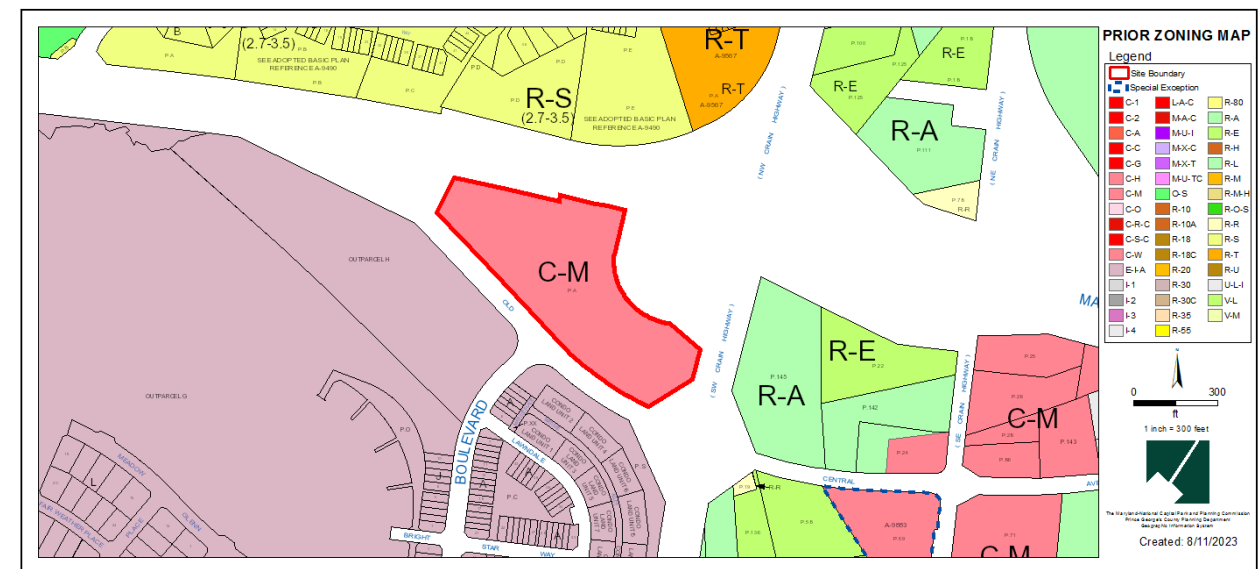
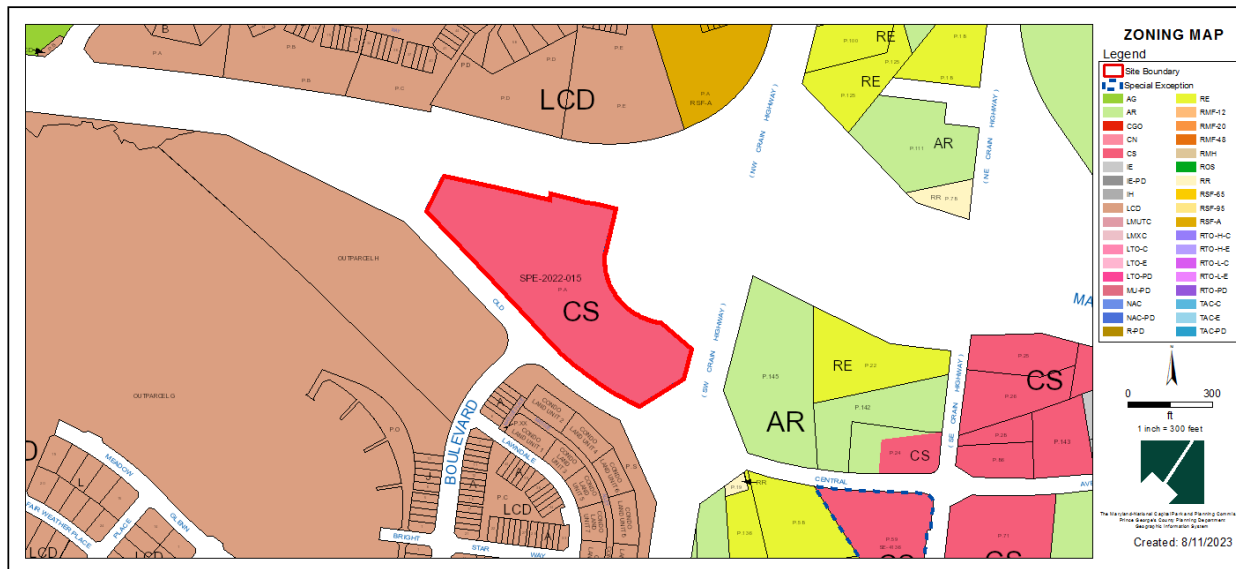
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: CS

Prior Property Zone: C-M

CURRENT ZONING MAP

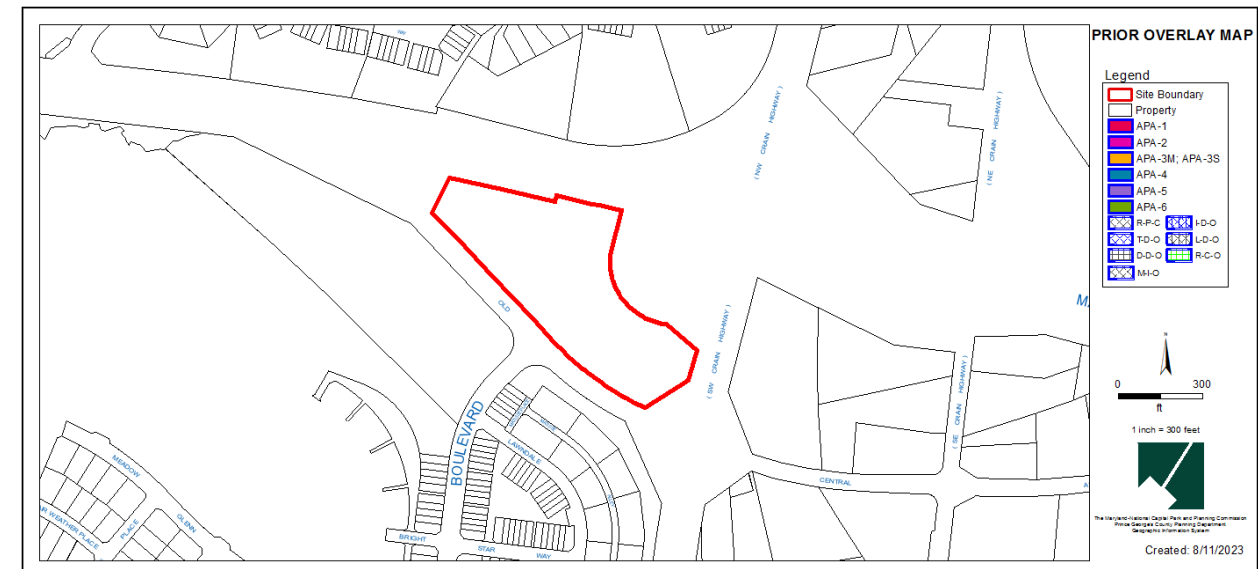
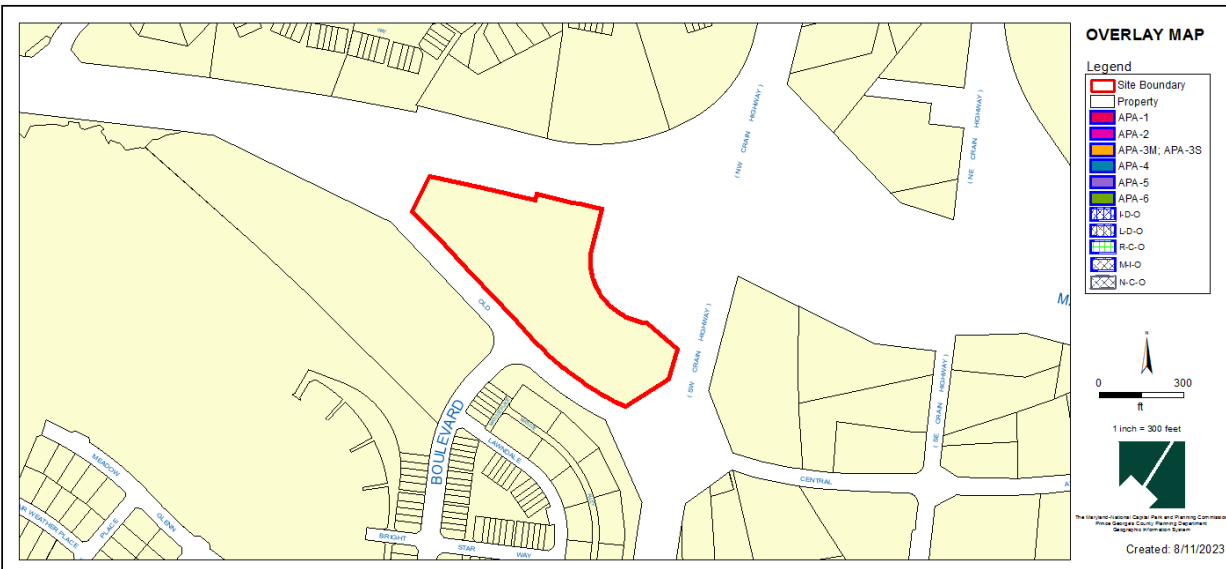
PRIOR ZONING MAP



OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP

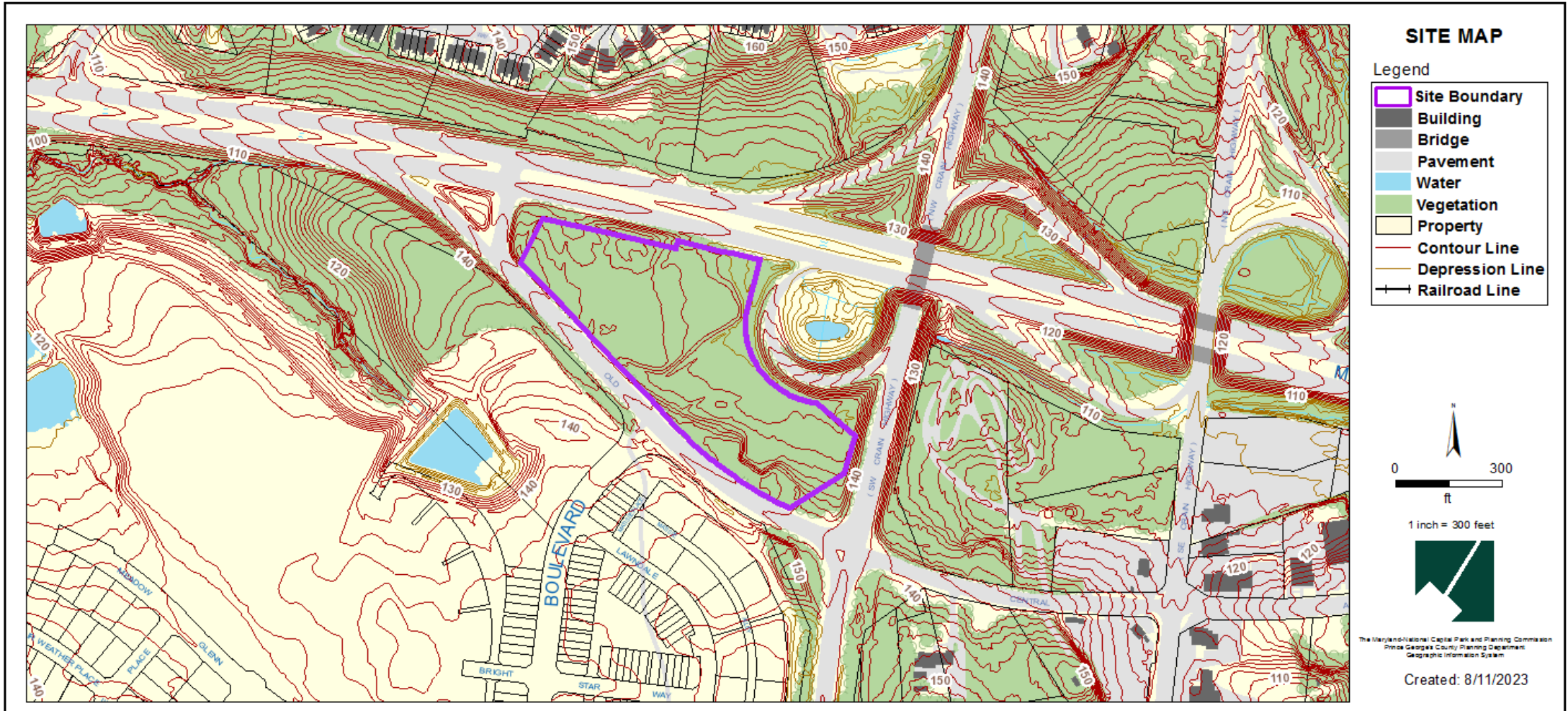
PRIOR OVERLAY MAP



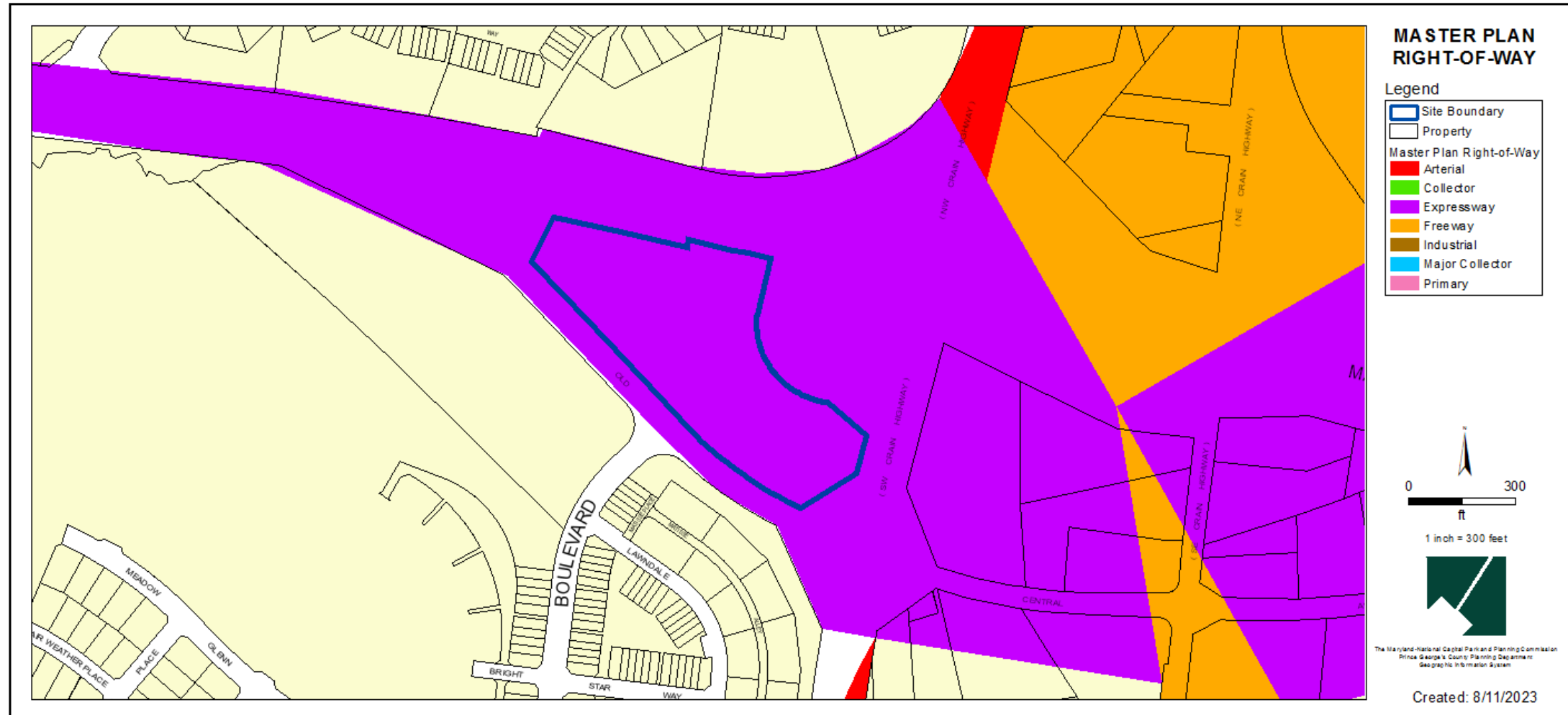
AERIAL MAP



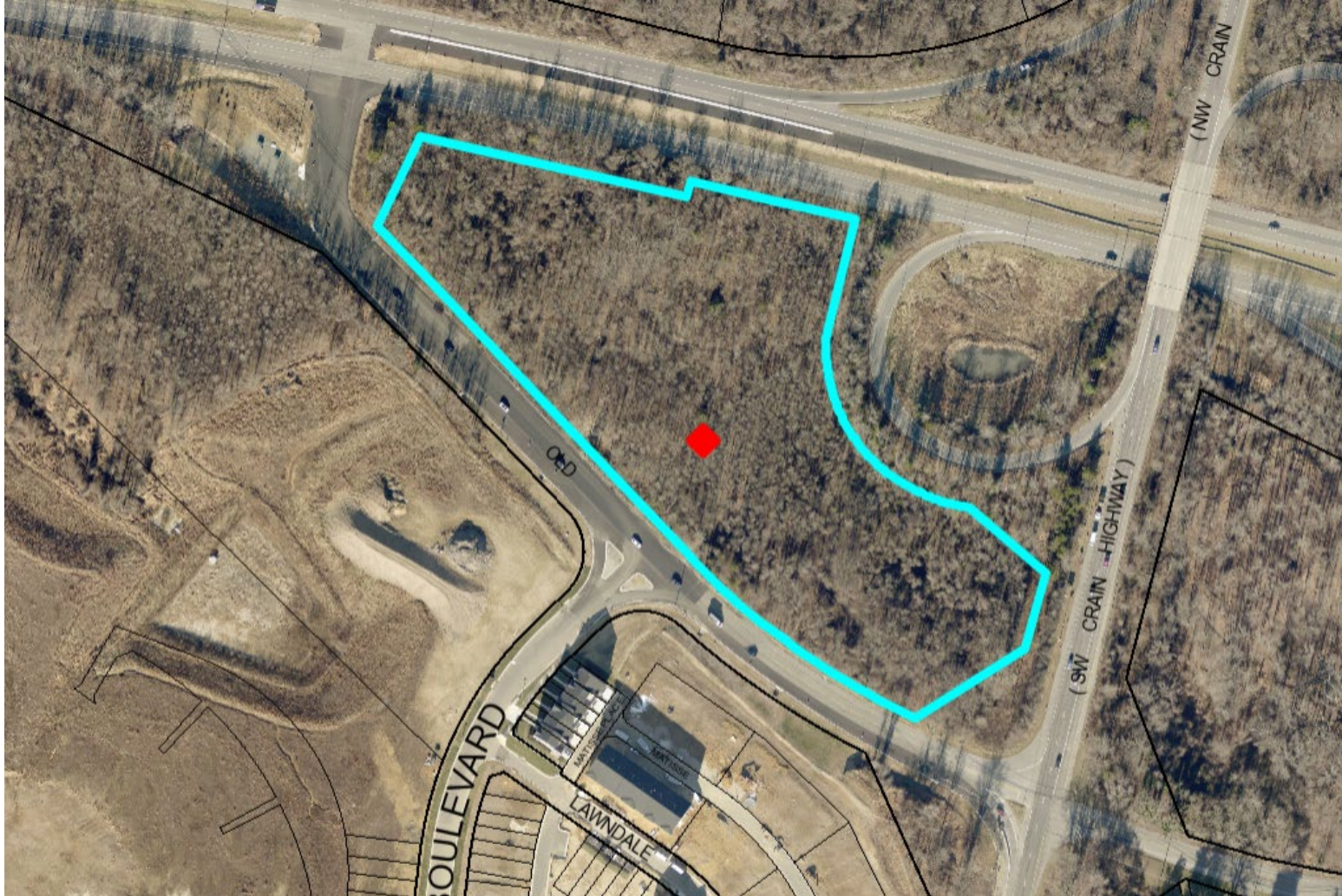
SITE MAP



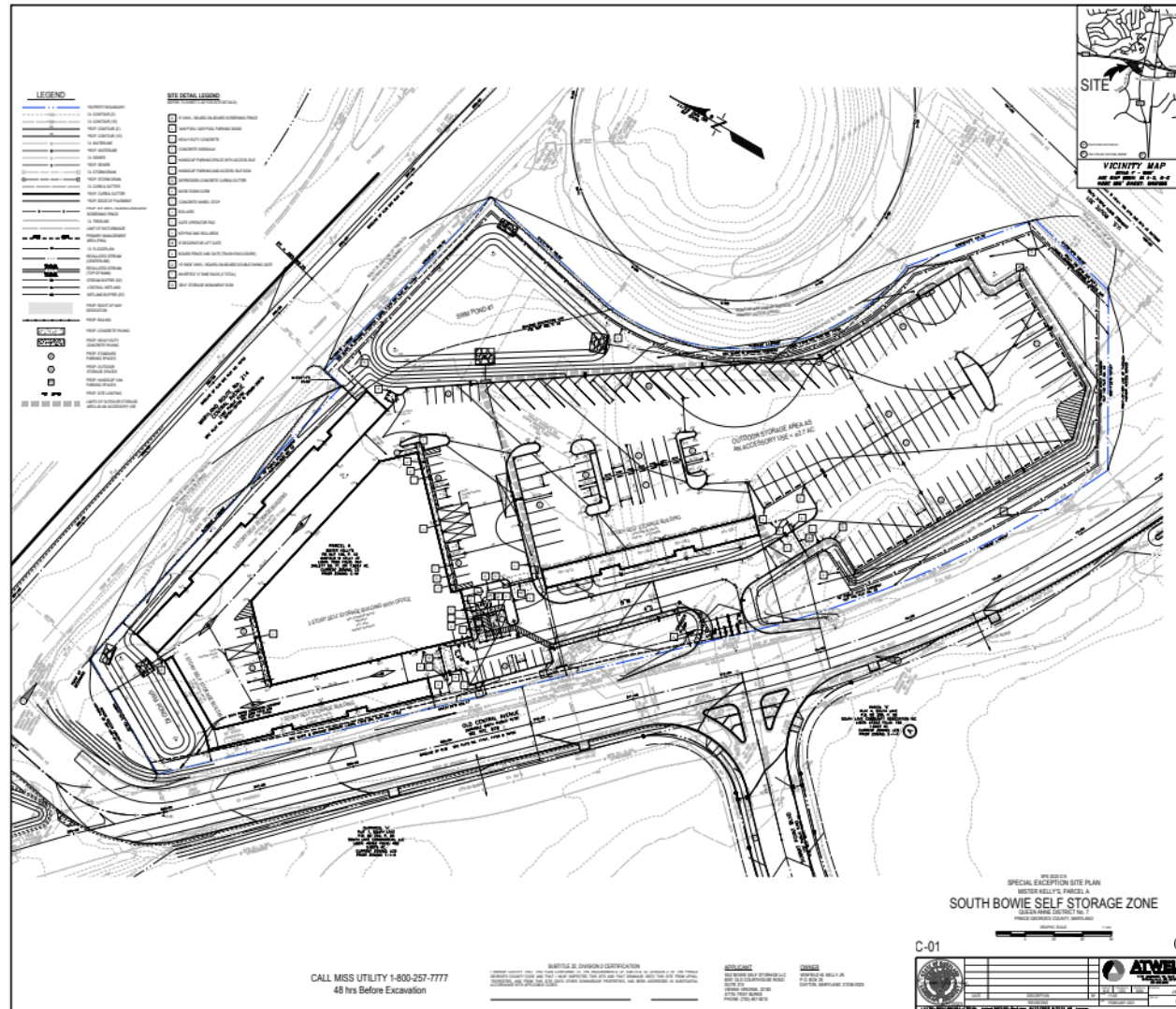
MASTER PLAN RIGHT-OF-WAY MAP



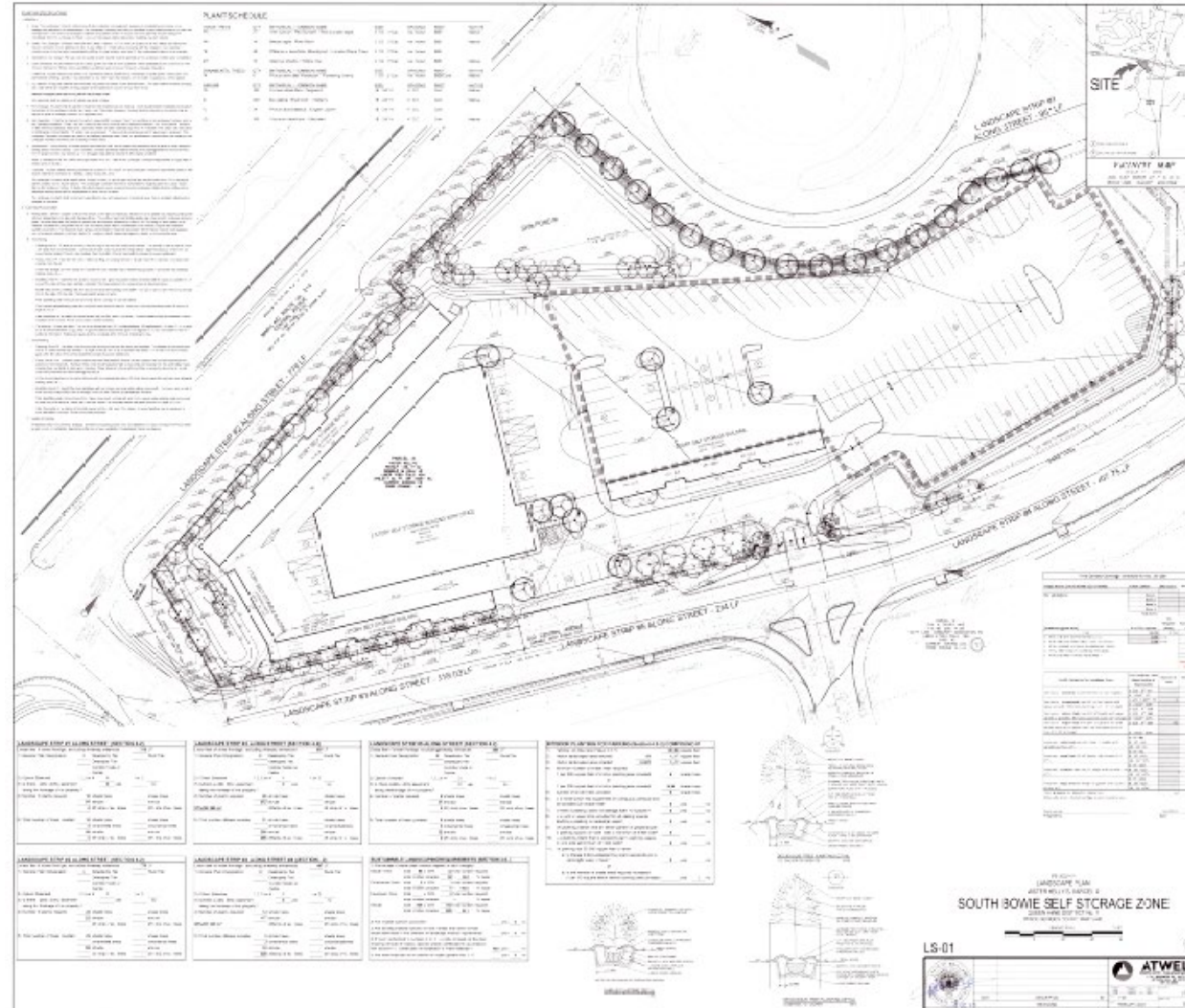
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

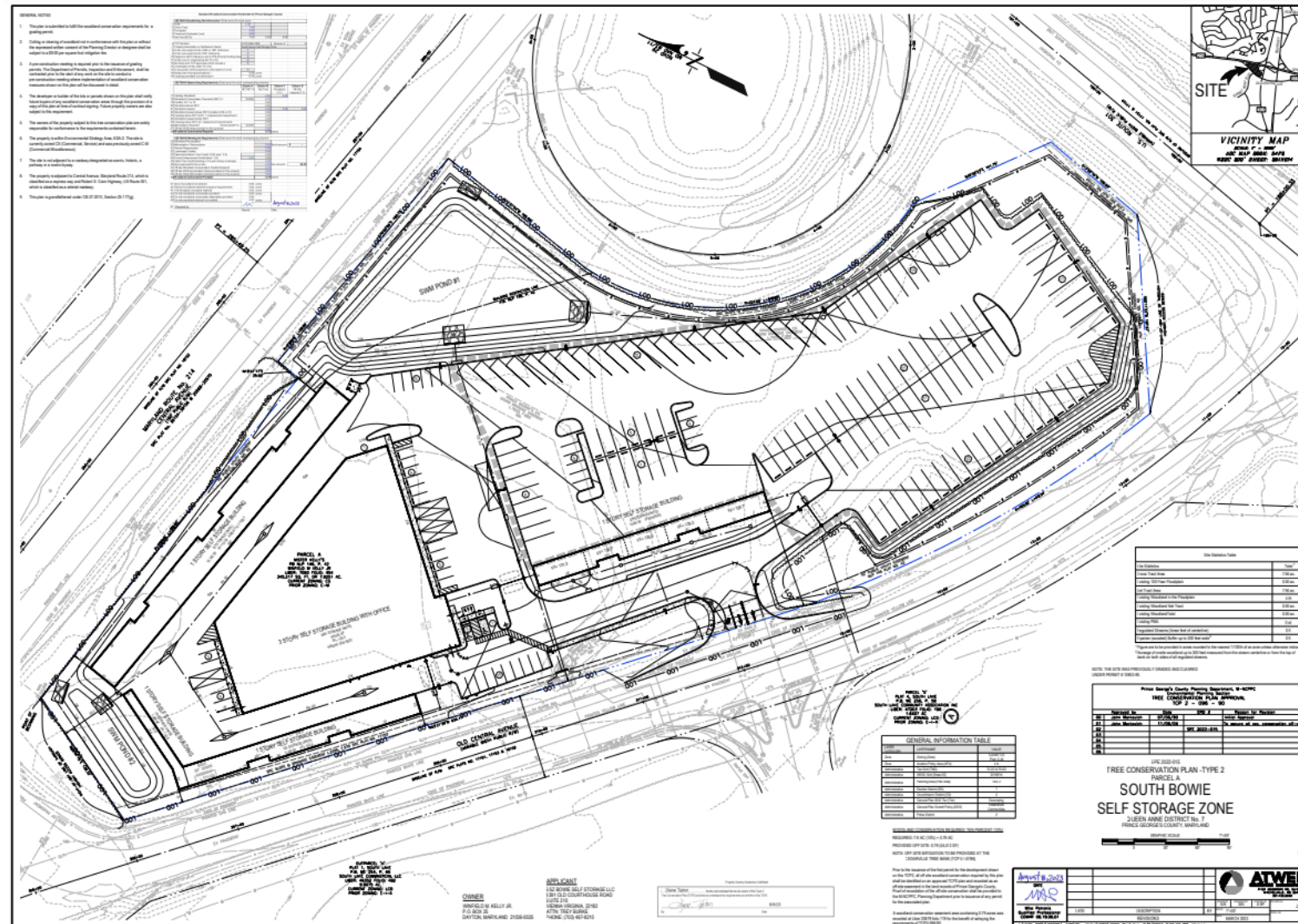


SPECIAL EXCEPTION SITE PLAN

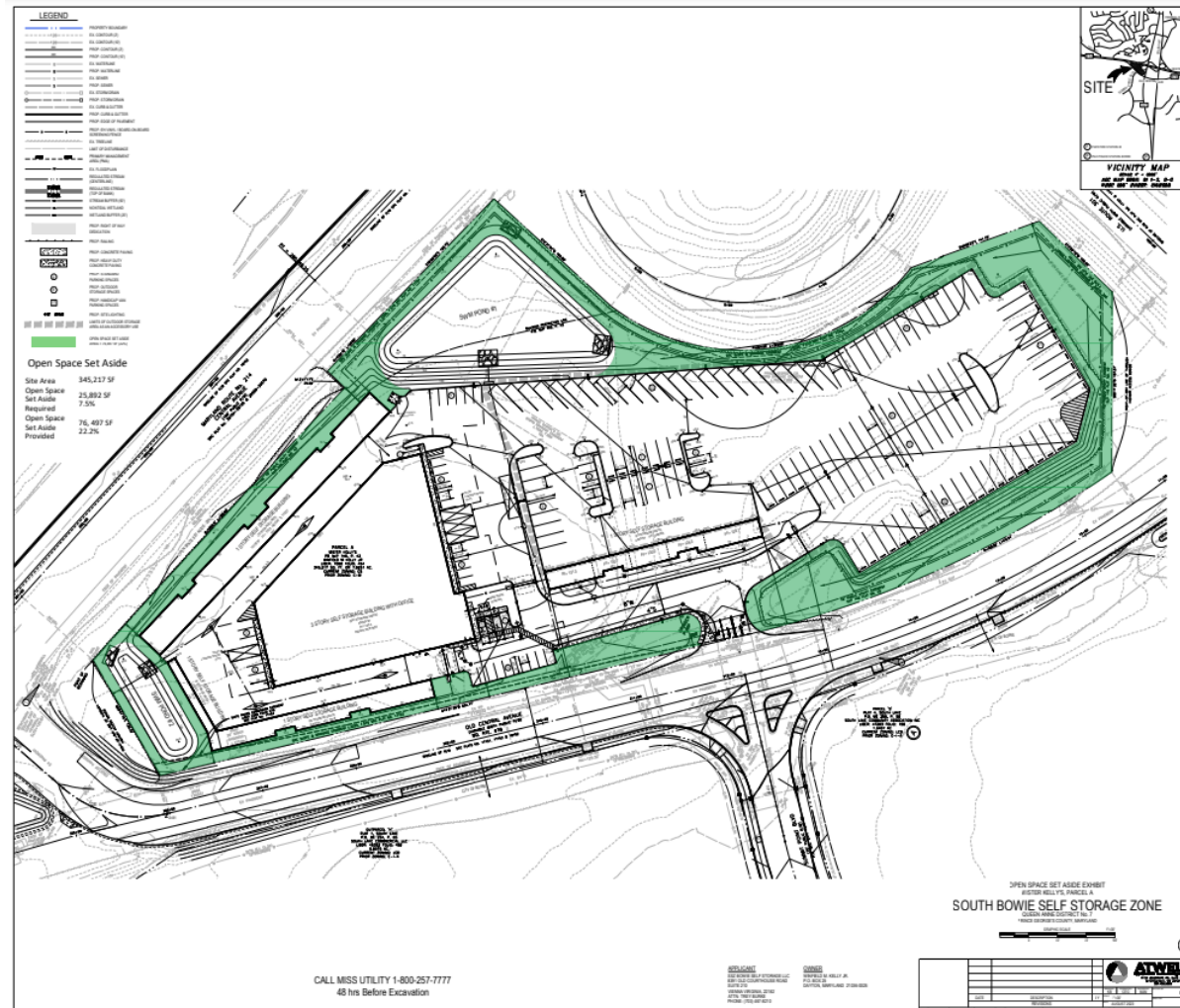


LANDSCAPE PLAN

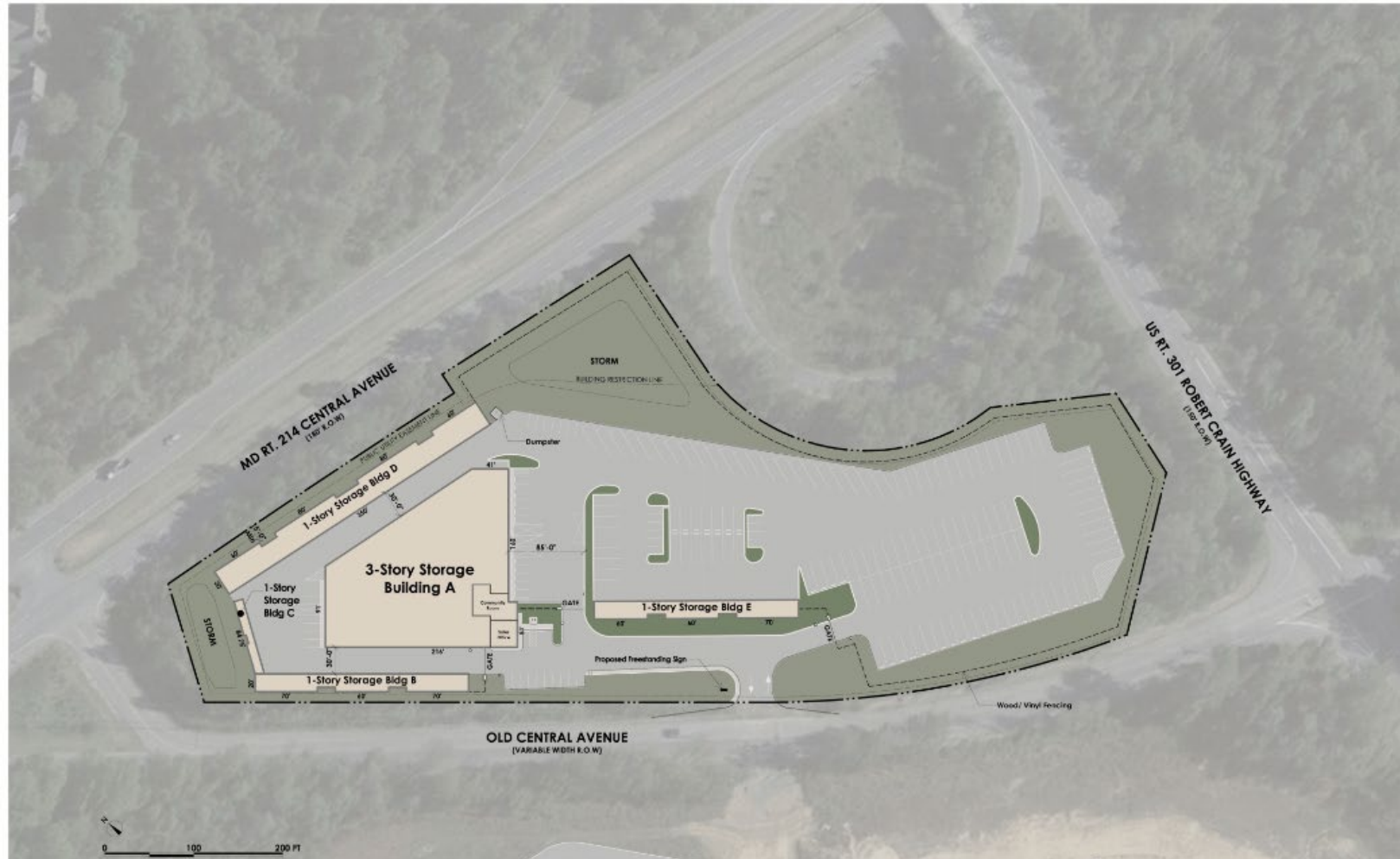




OPEN SPACE SET ASIDE EXHIBIT



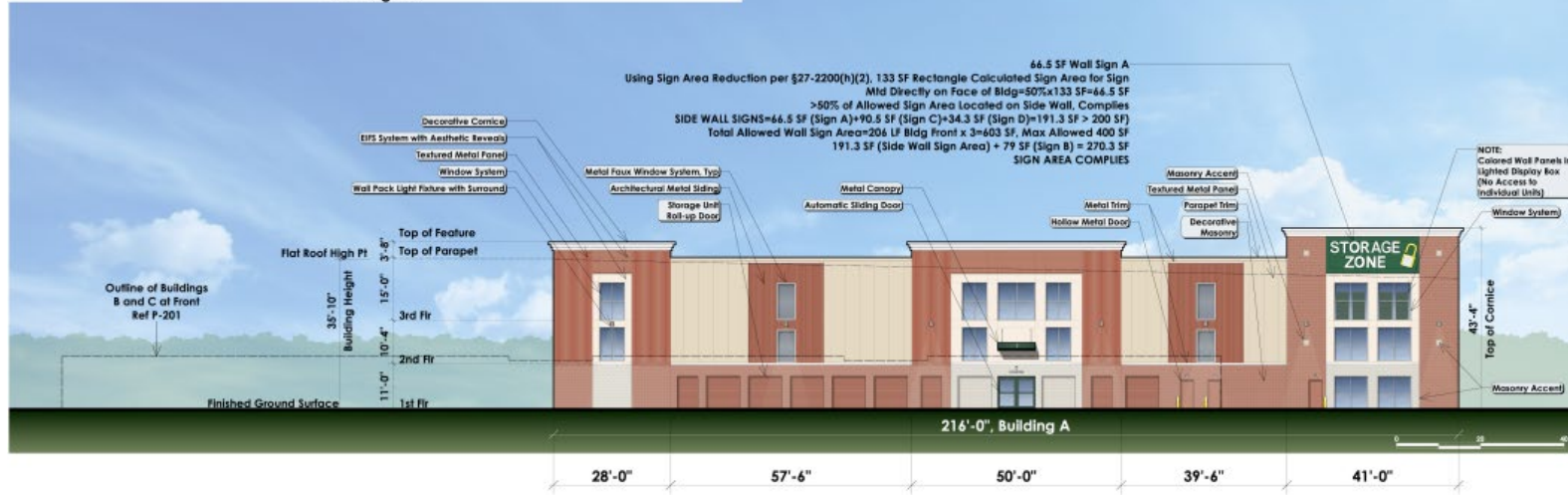
CONCEPTUAL SITE PLAN



BUILDING B ELEVATION FACING OLD CENTRAL AVENUE (W)



BUILDING A ELEVATION FACING OLD CENTRAL AVENUE (W)



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
- Acceptance Mailing 06/04/2023