

RST NEW CARROLLTON

Zoning Map Amendment

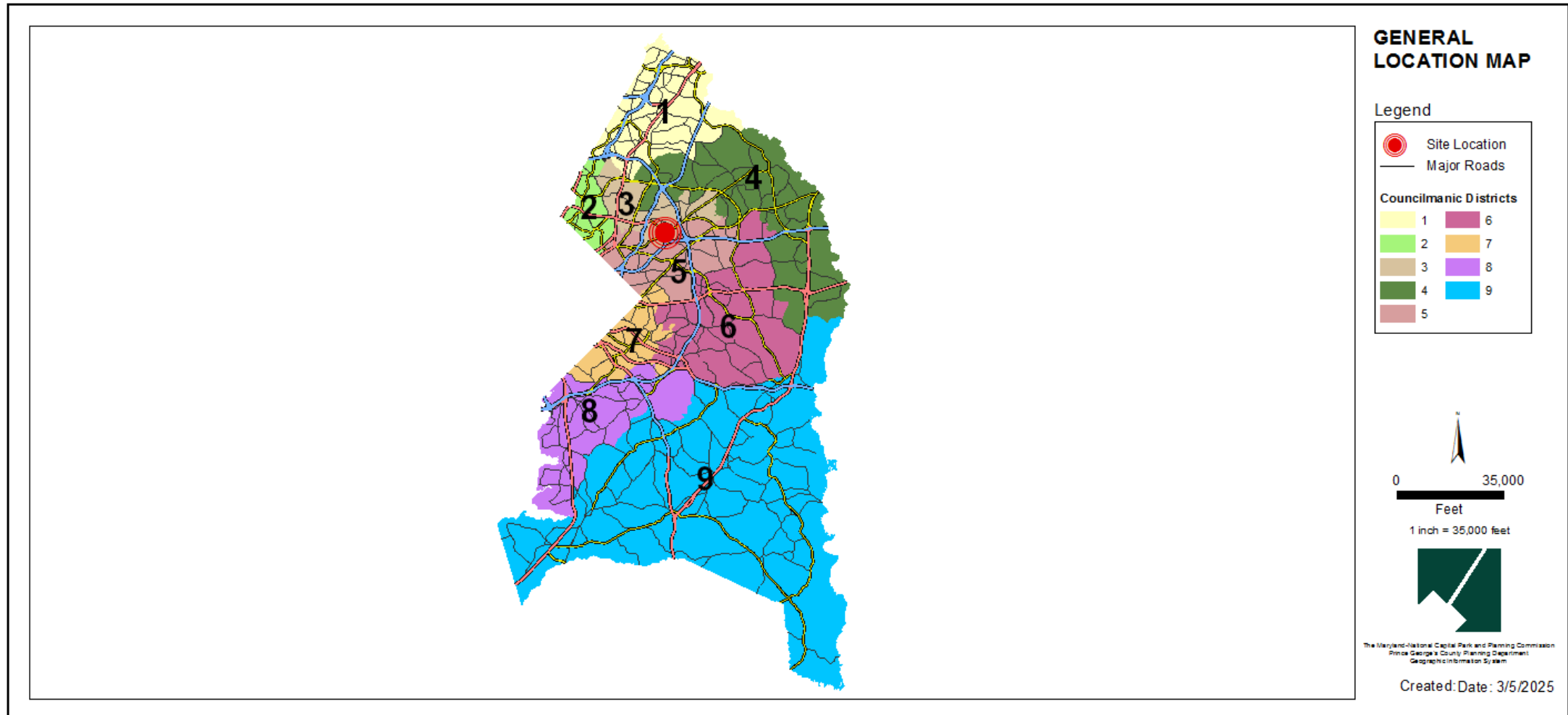
Staff Recommendation: APPROVAL with conditions



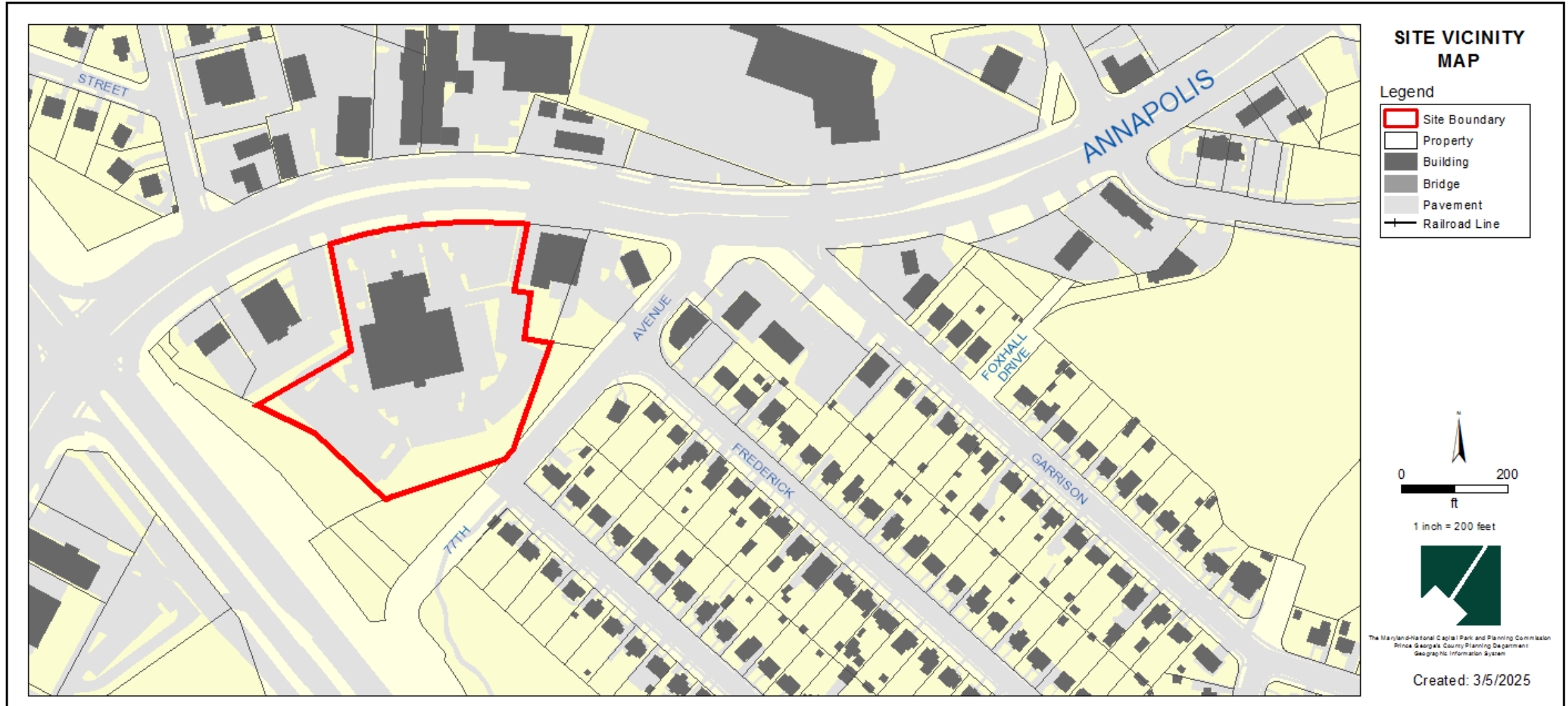
GENERAL LOCATION MAP

Council District: 03

Planning Area: 69

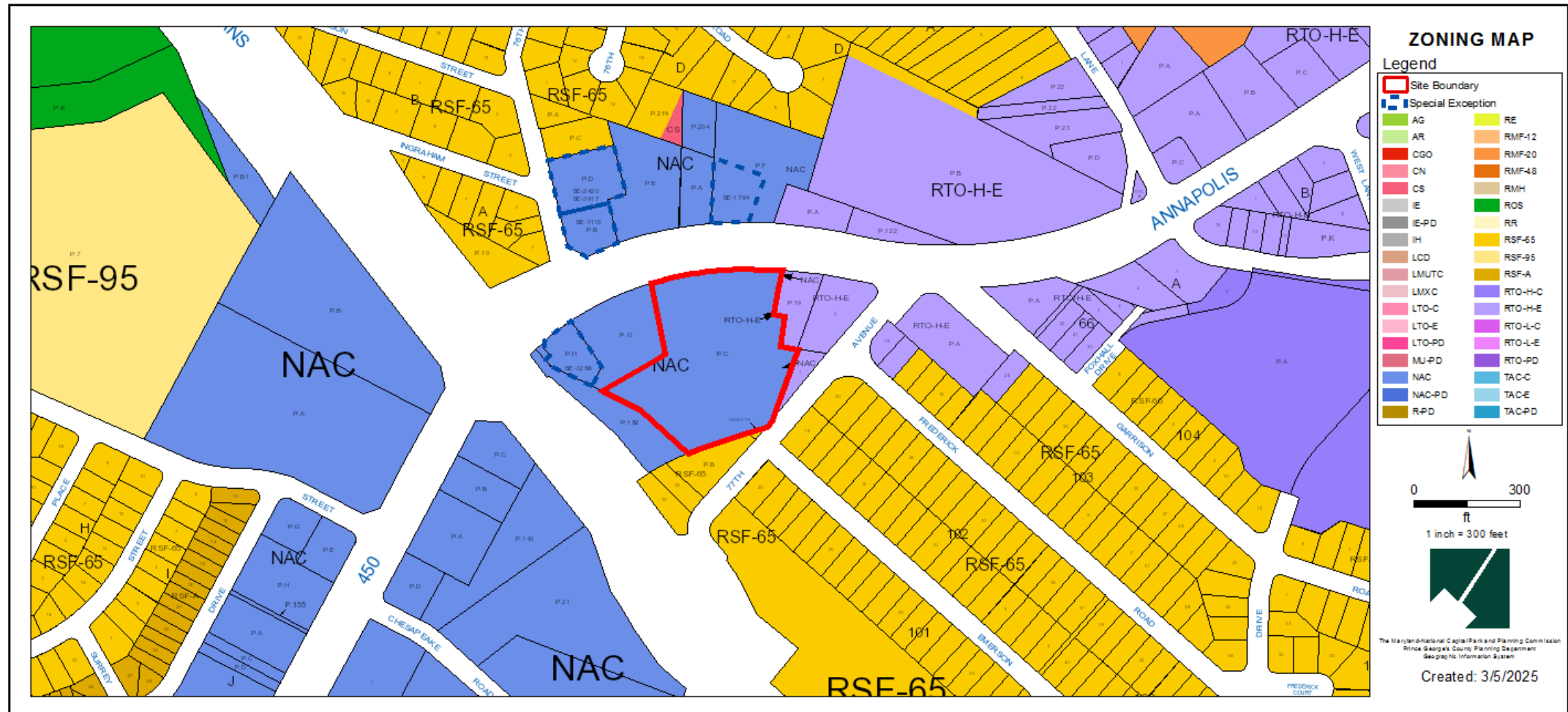


SITE VICINITY MAP

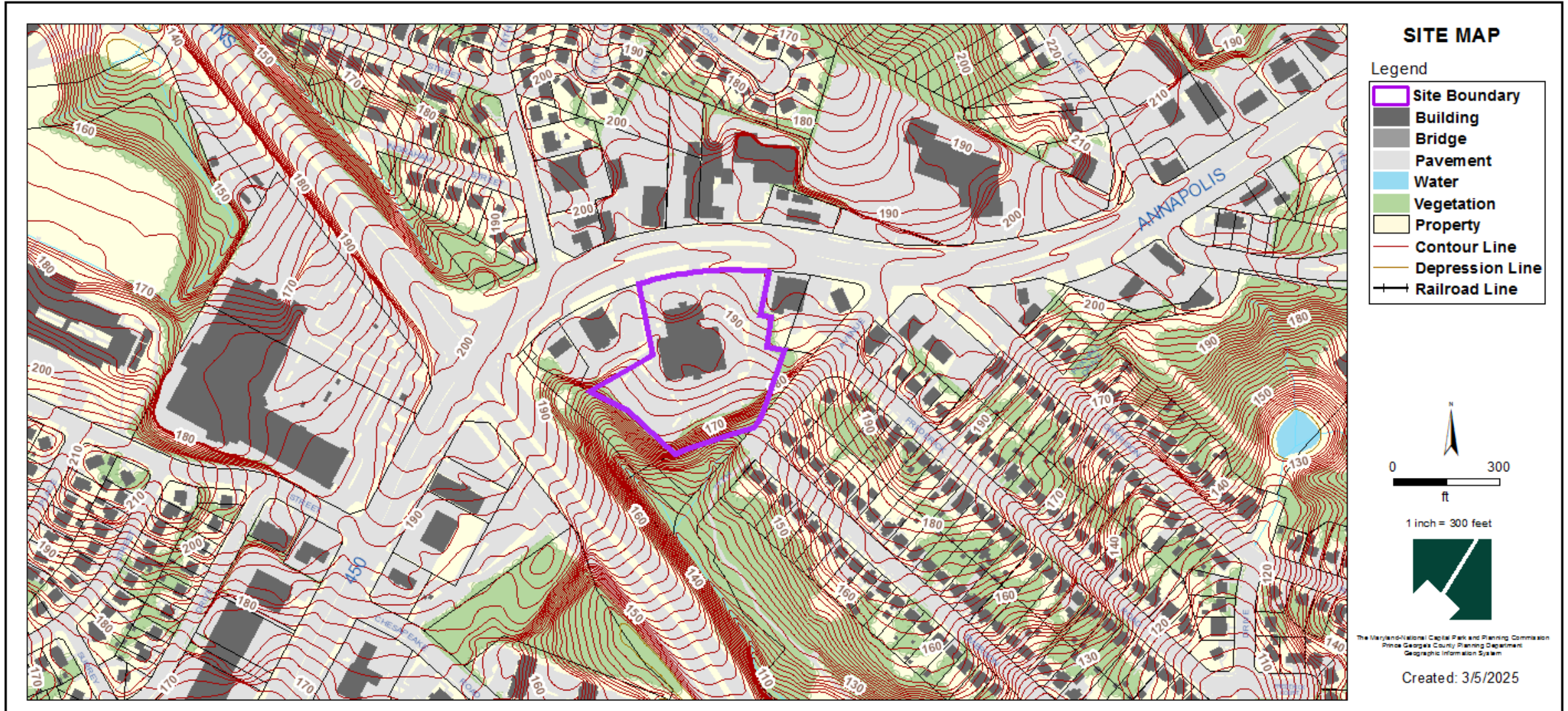


ZONING MAP

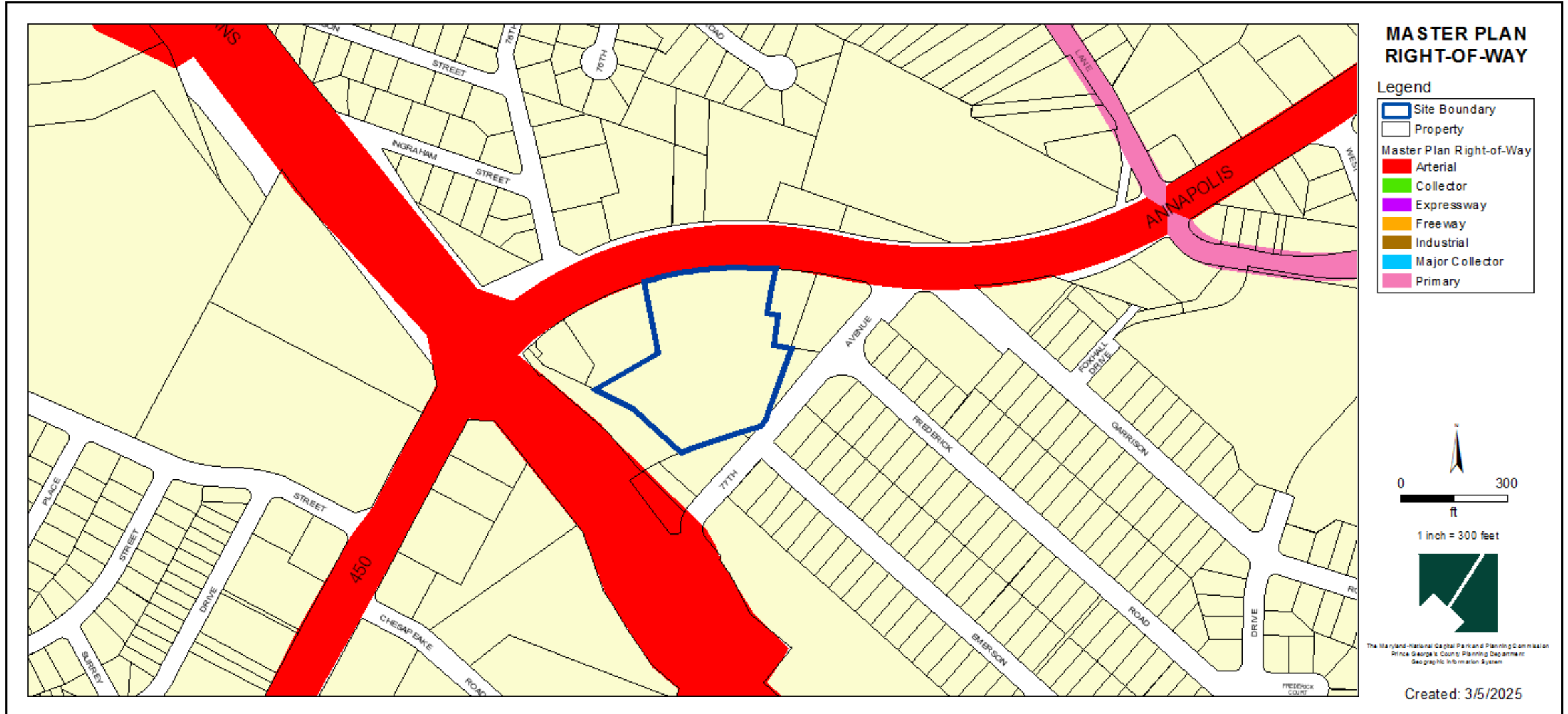
Current Zoning: NAC



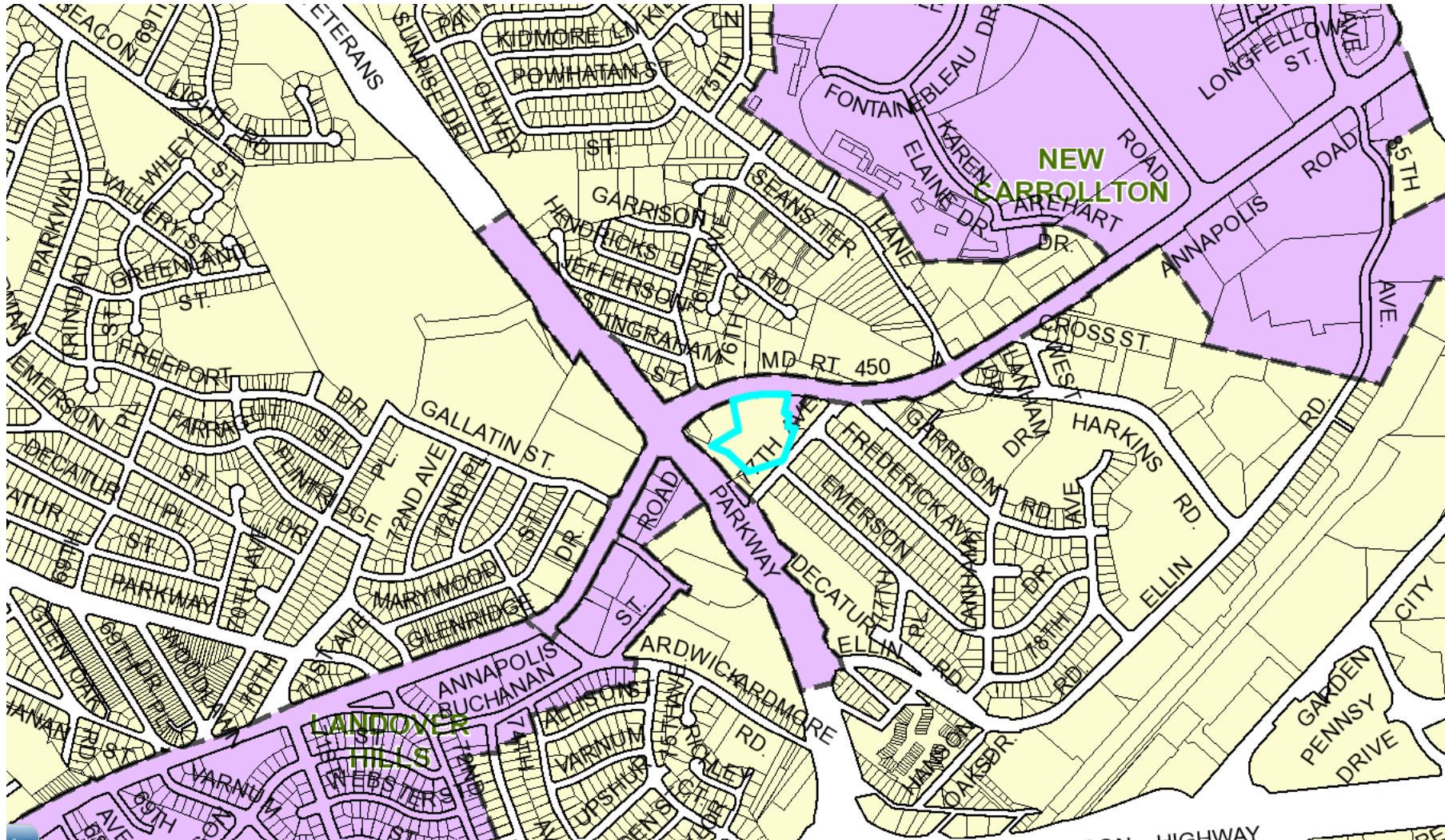
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



MUNICIPAL BOUNDARY



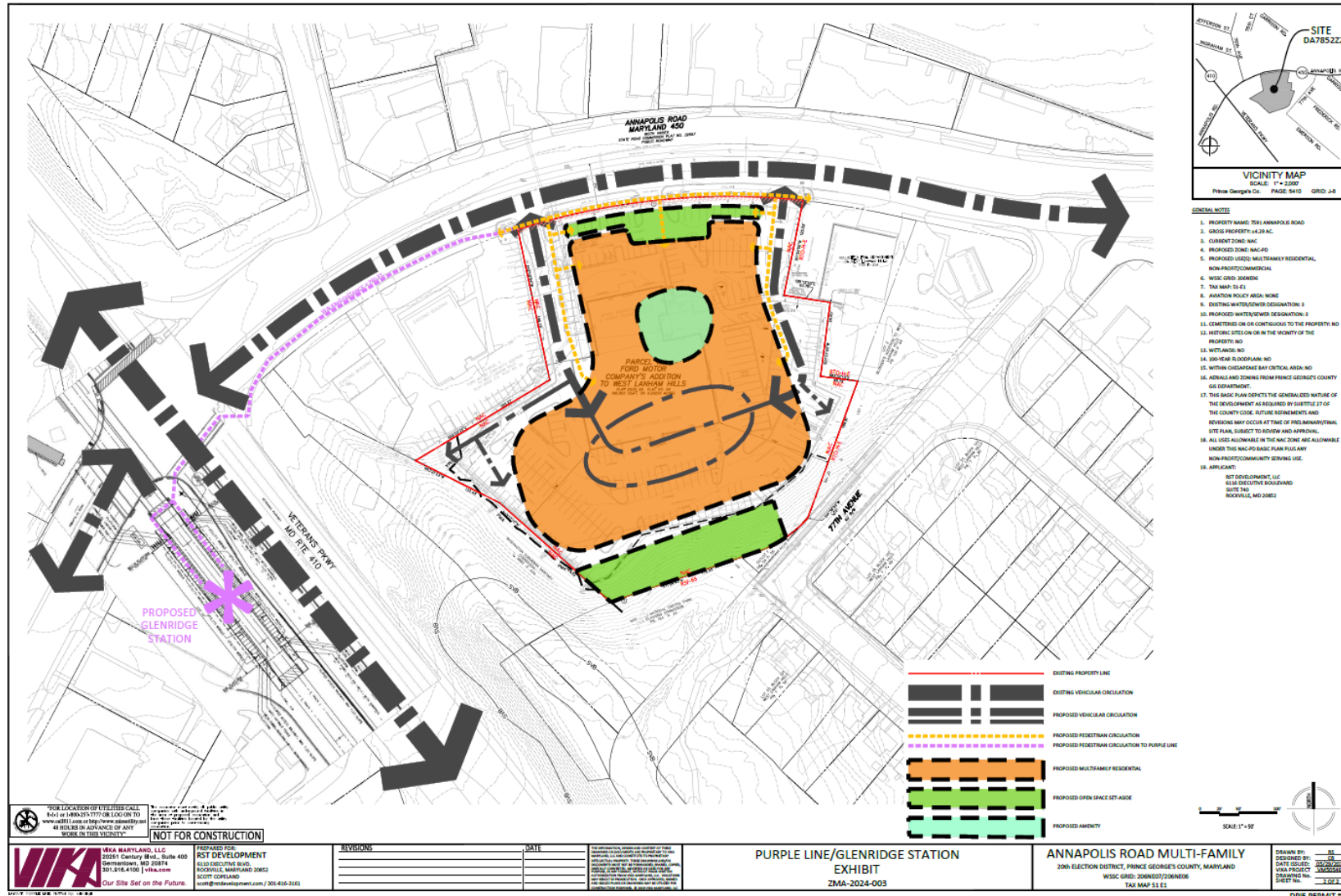
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



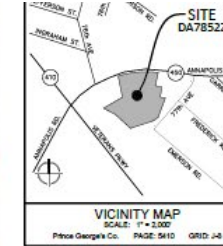
BASIC PLAN



PURPLE LINE/GLENRIDGE STATION EXHIBIT



OPEN SPACE SET-ASIDE EXHIBIT



OPEN SPACE SET-ASIDE AREAS
AREA 1: 10,000 SF
AREA 2: 13,841 SF
TOTAL: 23,841 SF *
*12.76% OF NET LOT AREA

STAFF RECOMMENDATION

APPROVAL with conditions

- ZMA-2024-003

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 09/17/2024
- Acceptance Mailing: 01/29/2025