

9113 BALTIMORE AVENUE

Detailed Site Plan

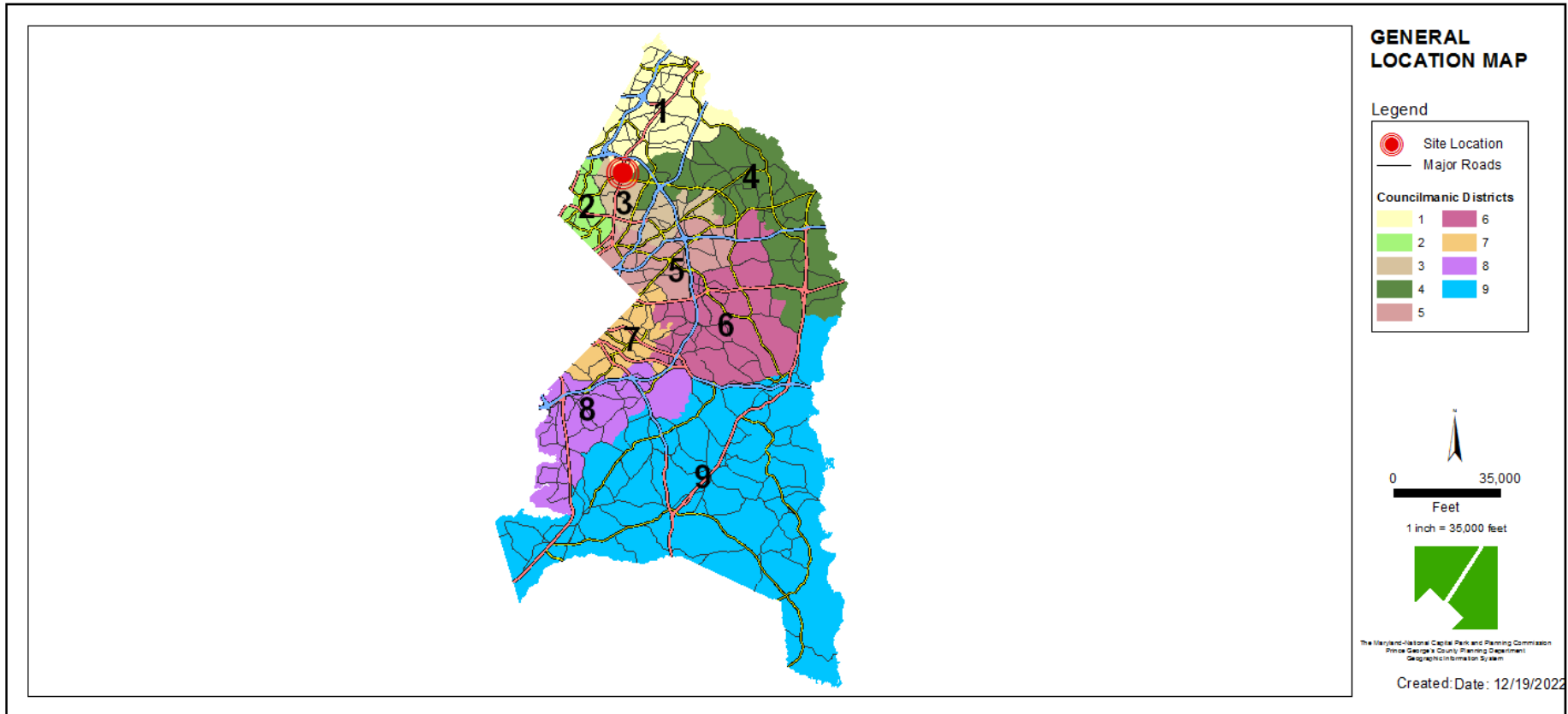
Staff Recommendation: APPROVAL with conditions



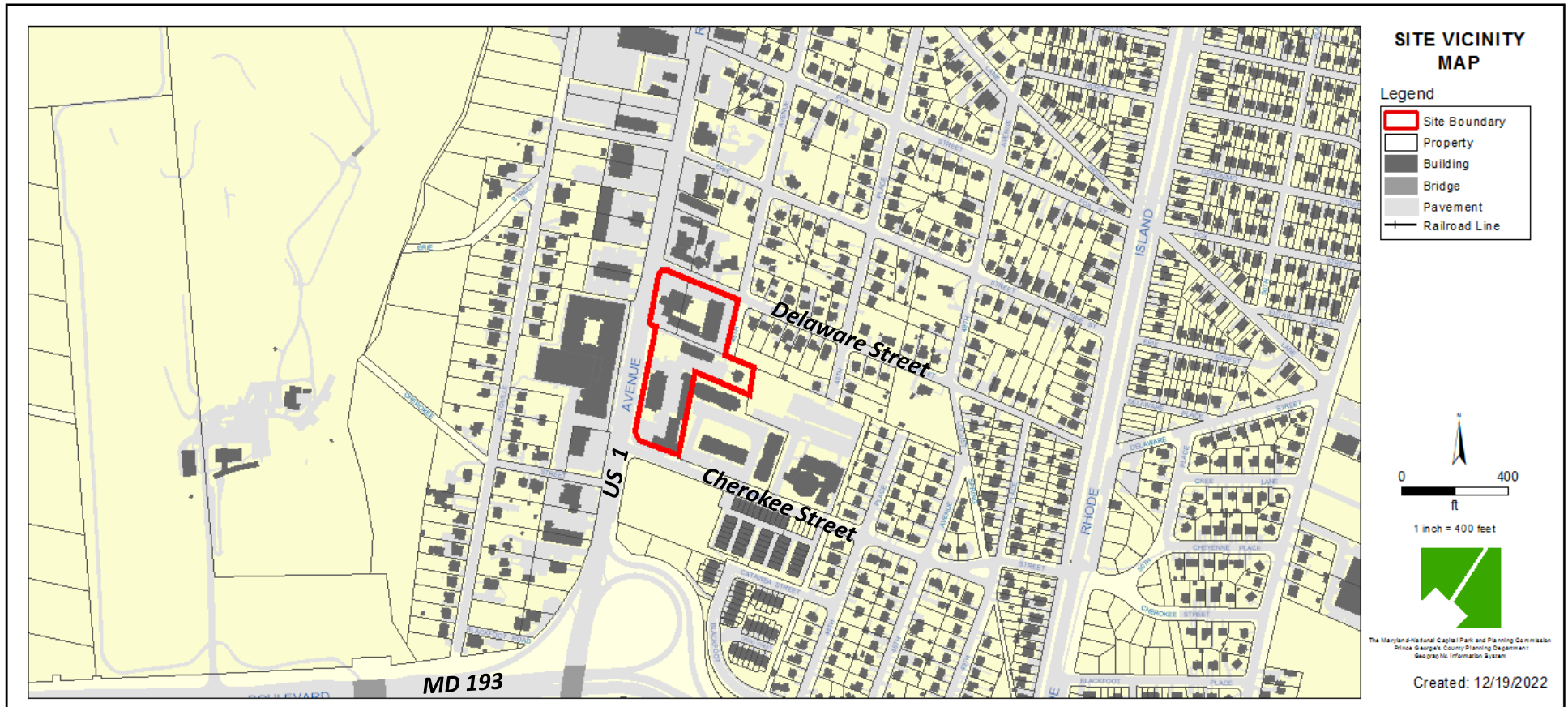
GENERAL LOCATION MAP

Council District: 03

Planning Area: 66



SITE VICINITY MAP



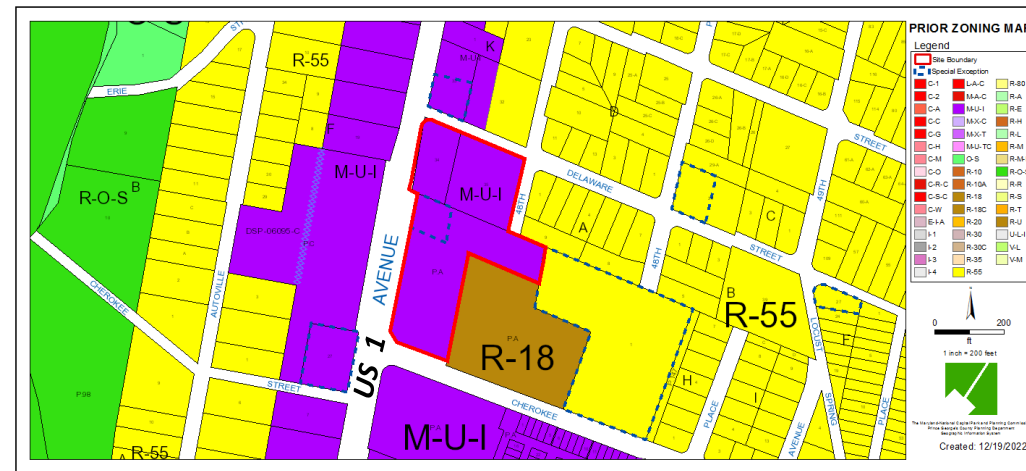
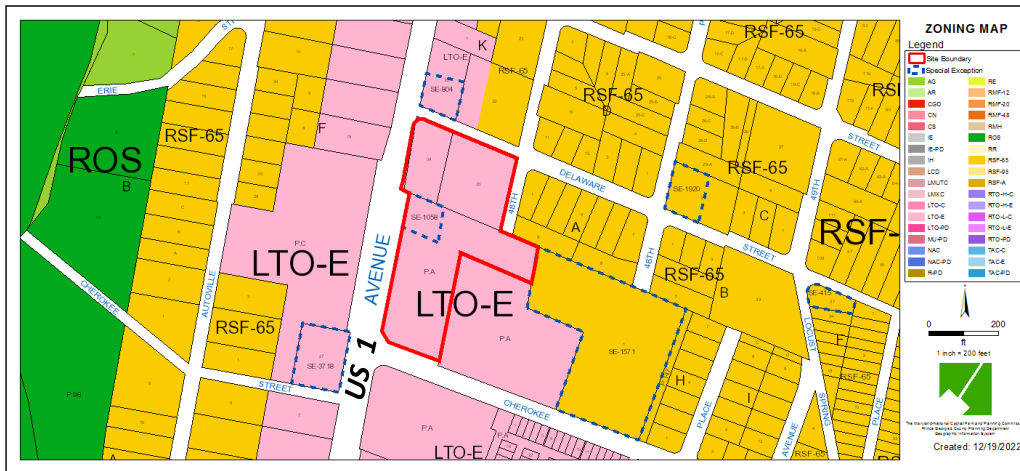
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: LTO-E

Prior Property Zone: M-U-I

CURRENT ZONING MAP

PRIOR ZONING MAP



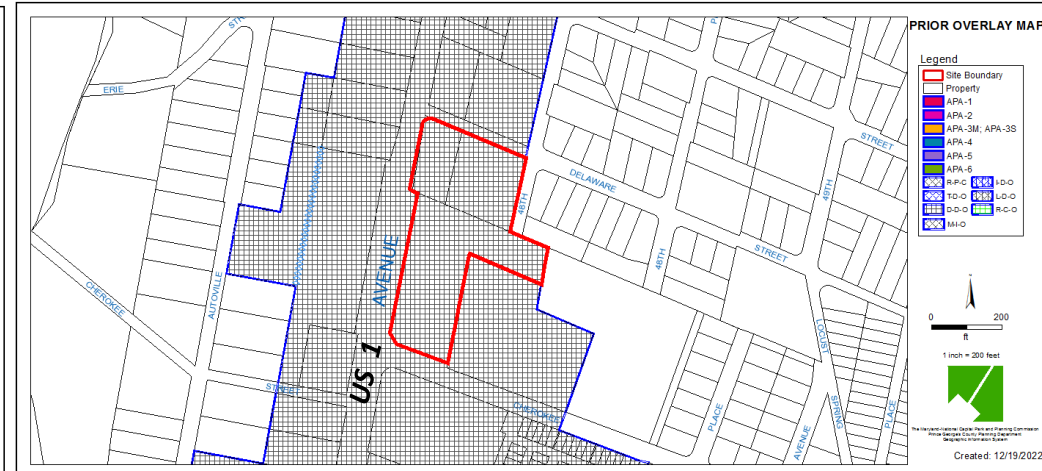
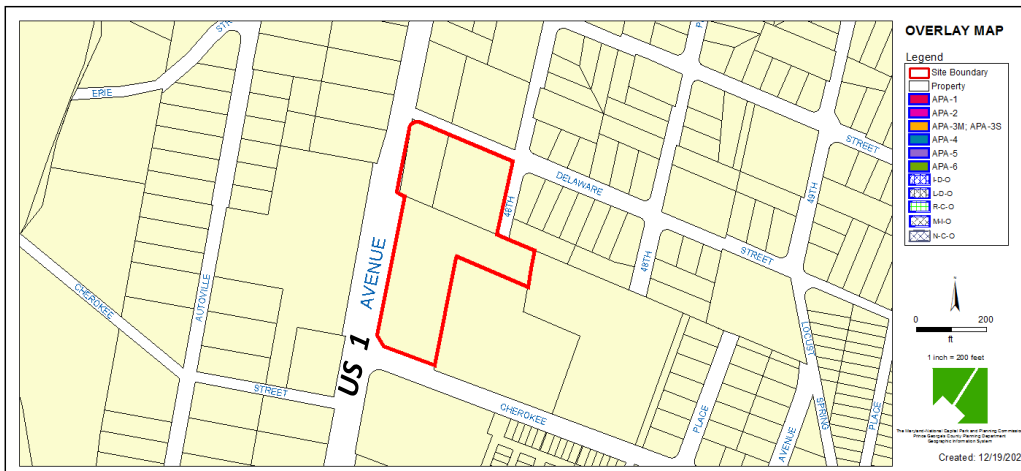
OVERLAY MAP

Current Property Overlay: N/A

Prior Property Overlay: D-D-O

CURRENT OVERLAY MAP

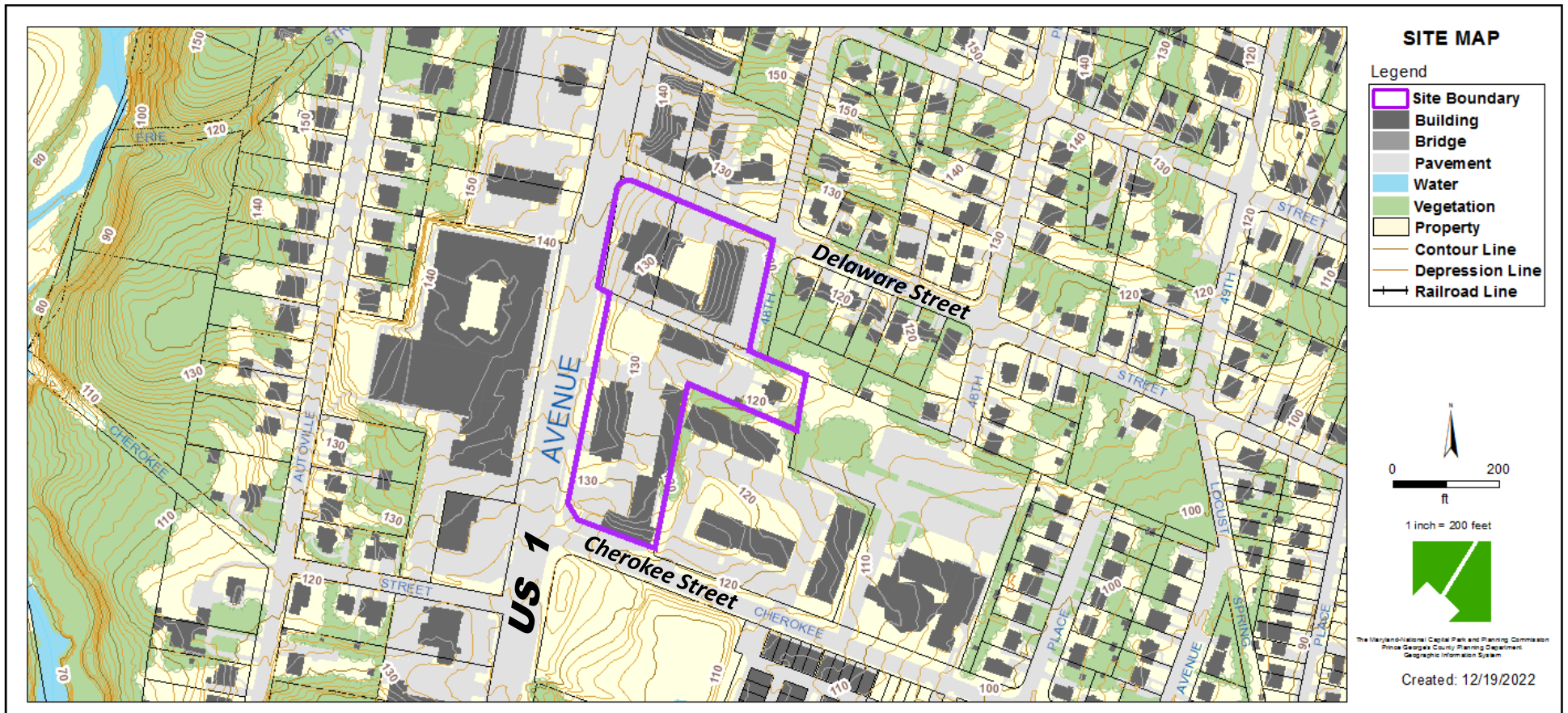
PRIOR OVERLAY MAP



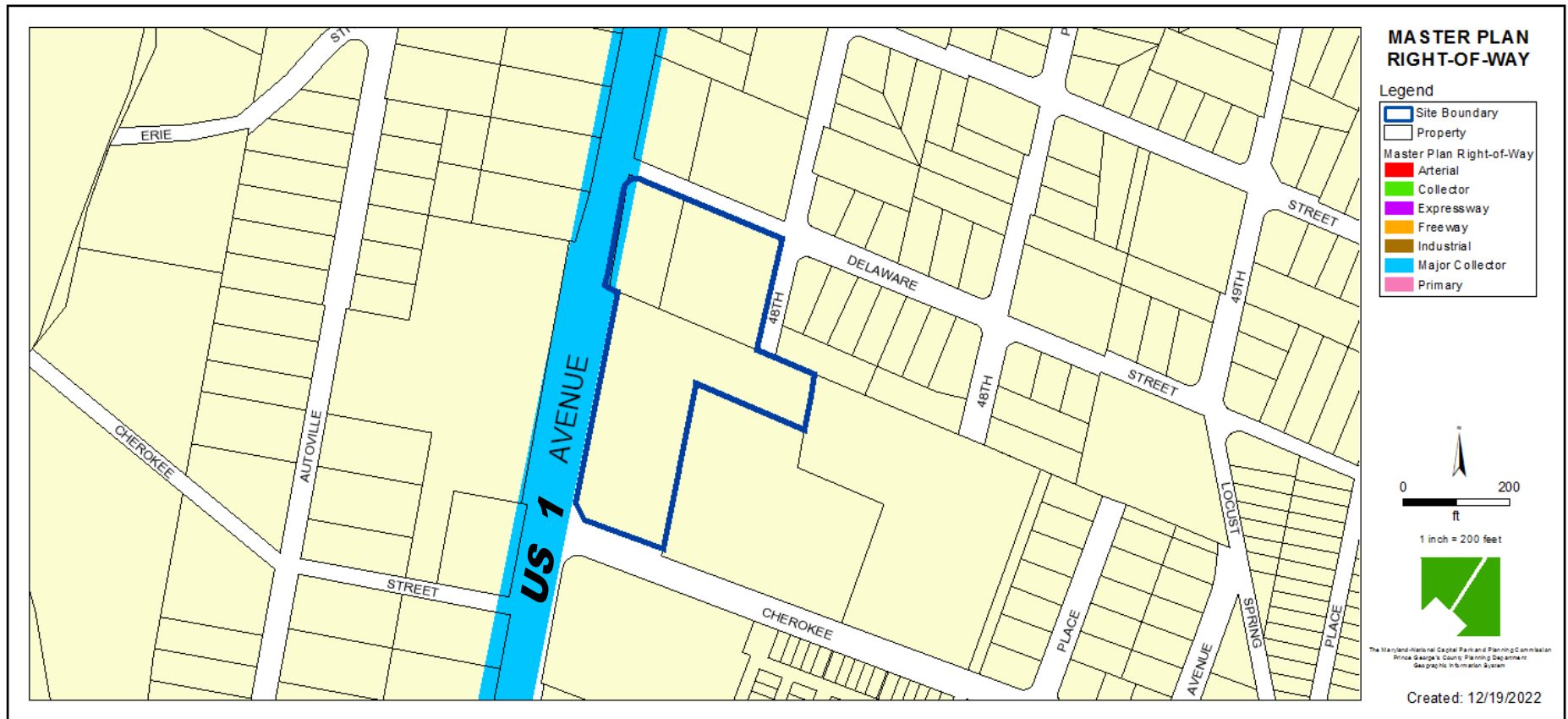
AERIAL MAP



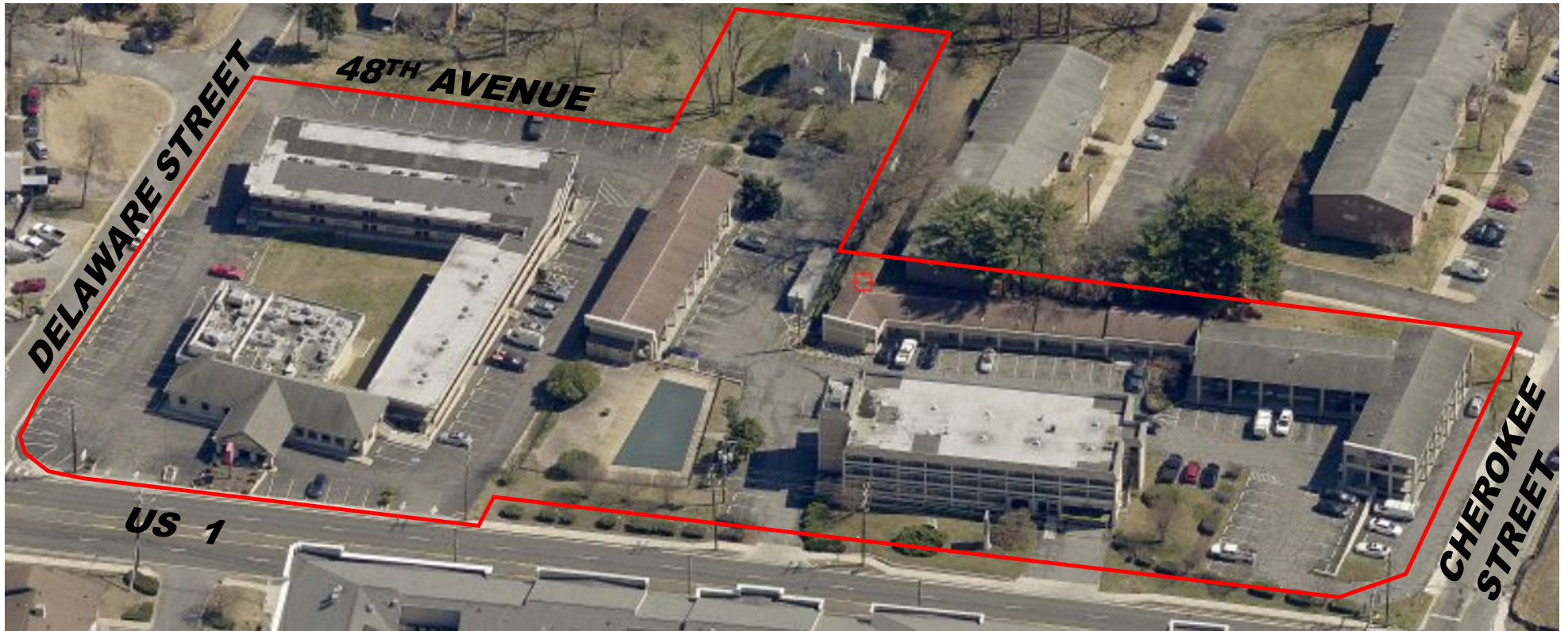
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

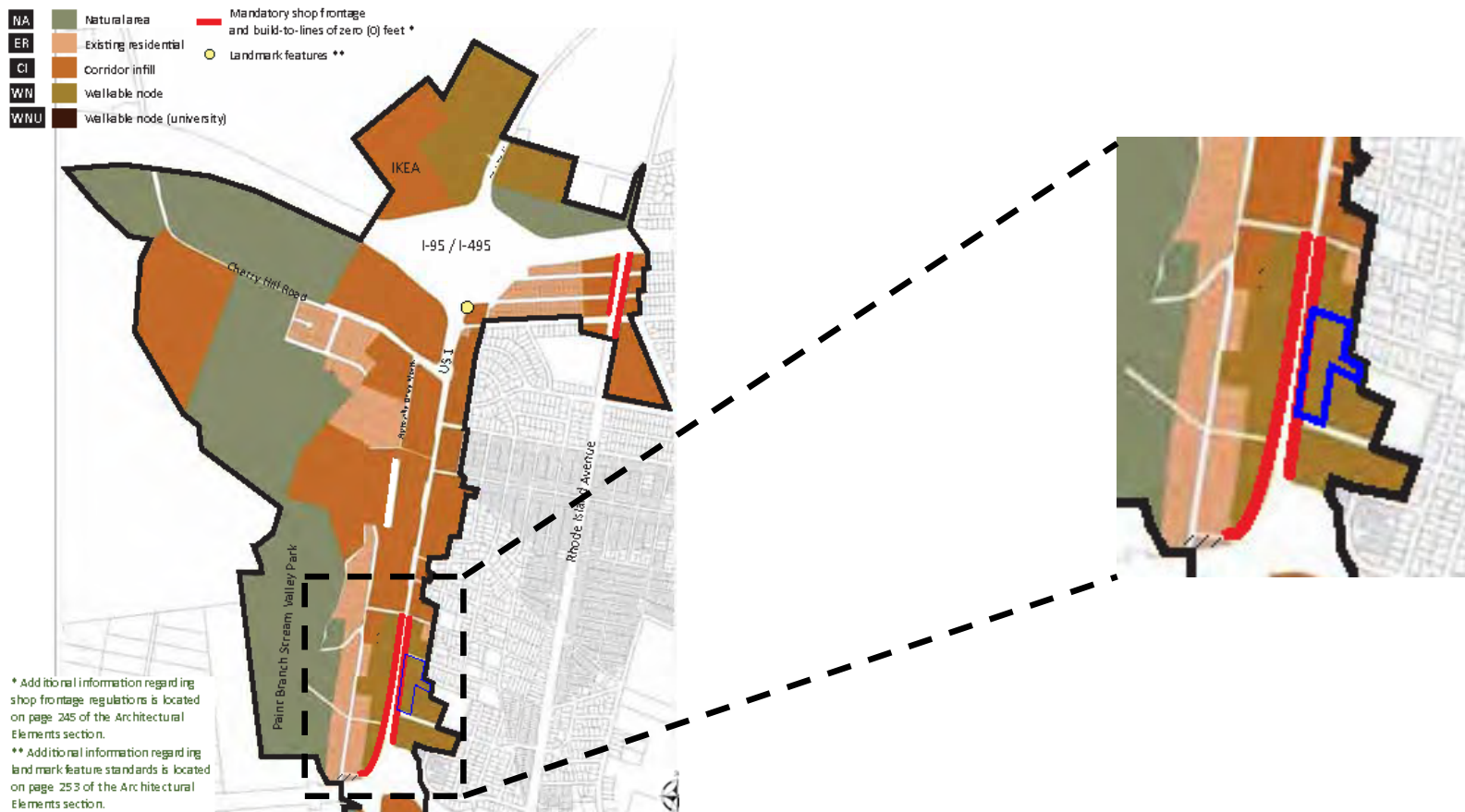


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

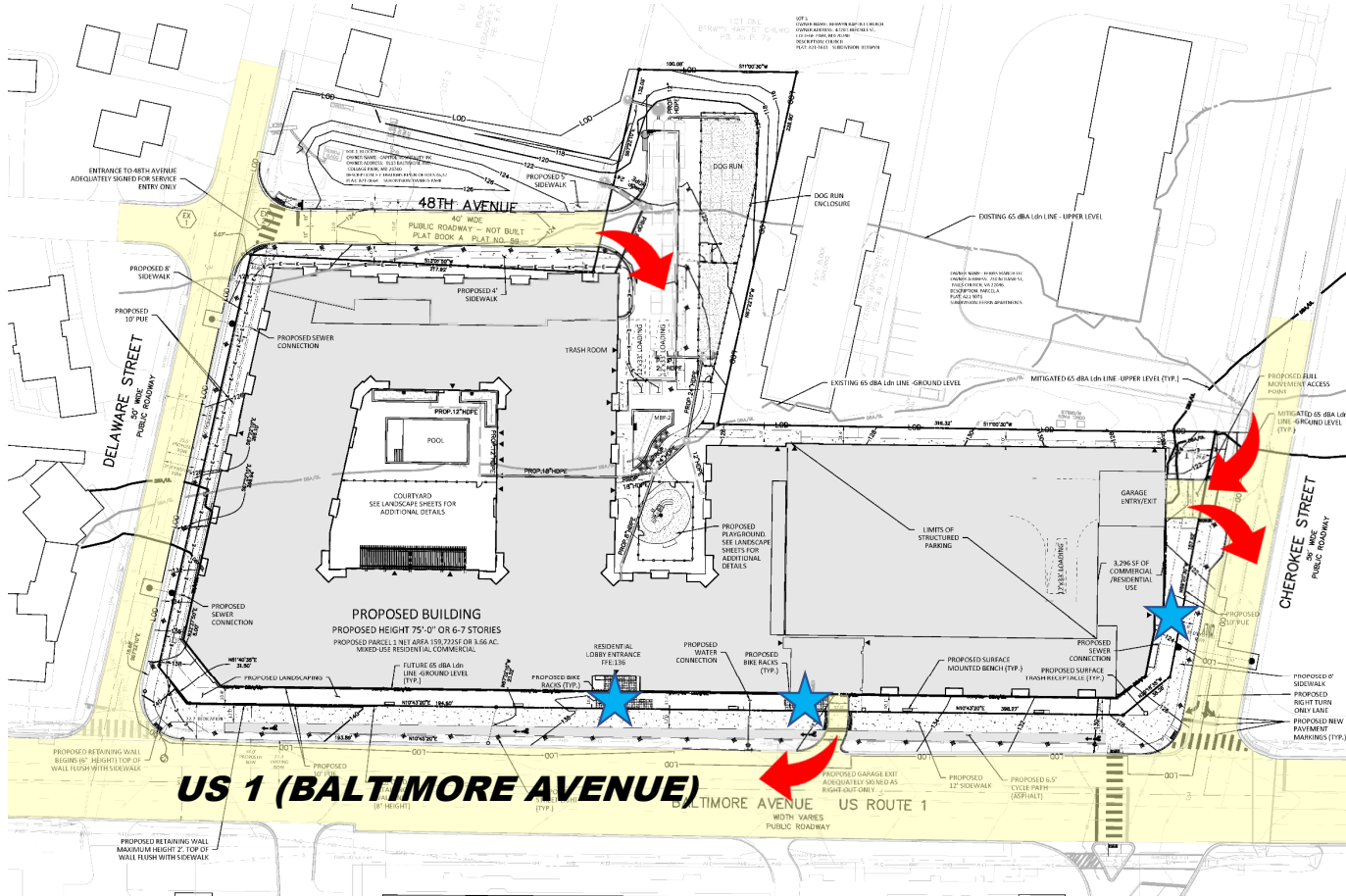




CENTRAL US 1 CORRIDOR SECTOR PLAN

Map 26: Development Character | North of MD 193

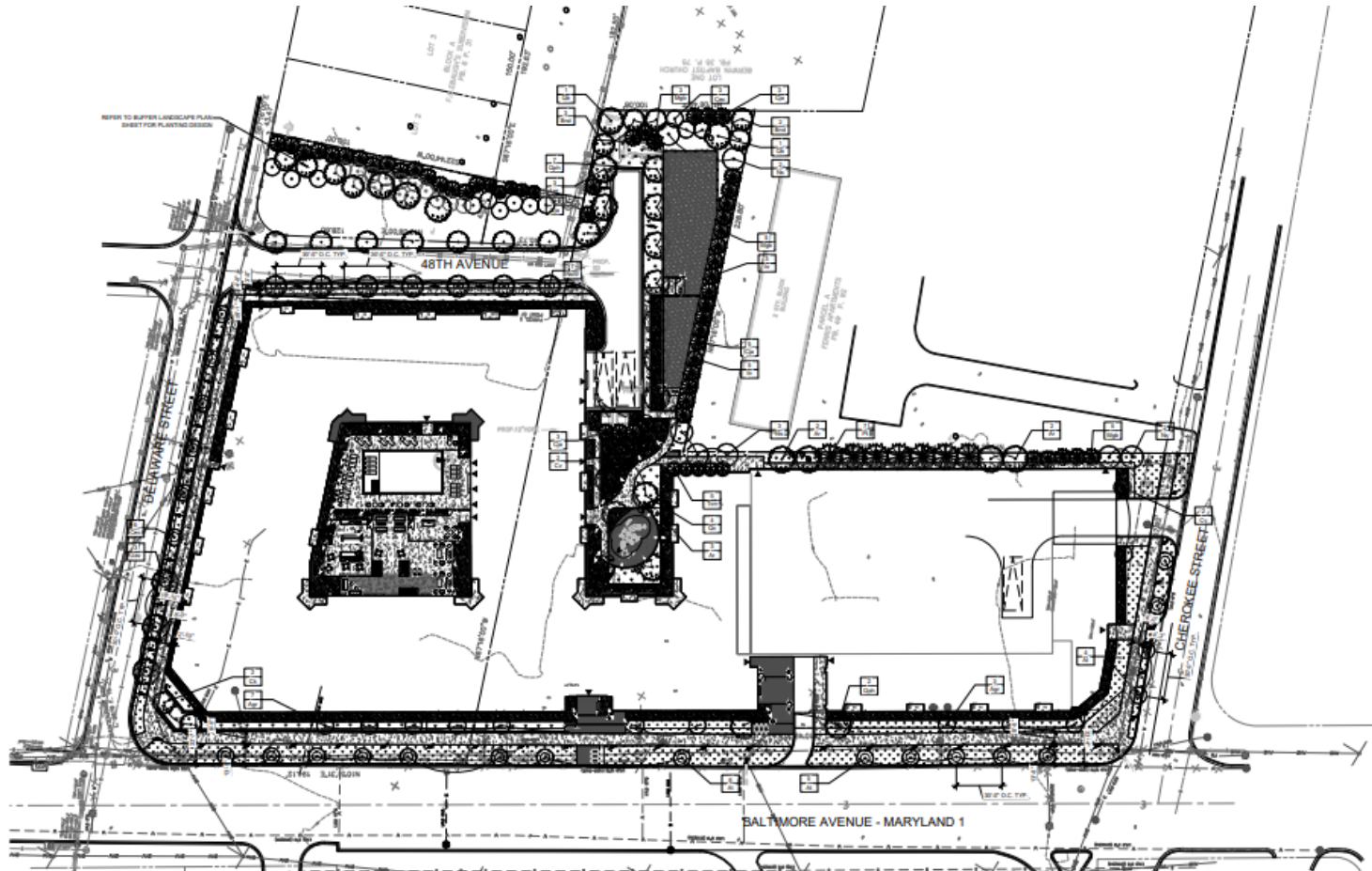


DETAILED SITE PLAN

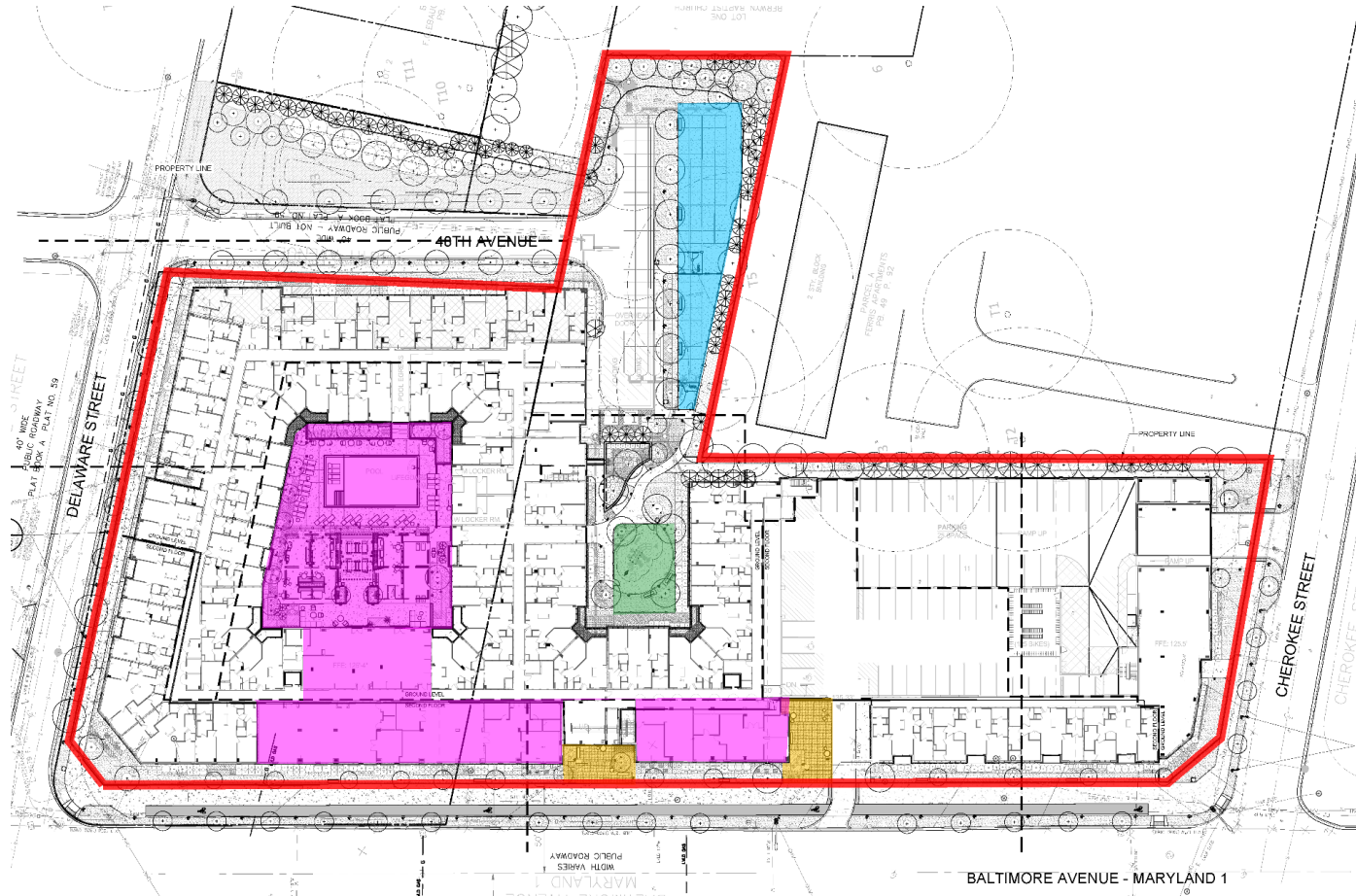


-  PEDESTRIAN ACCESS POINTS
-  VEHICULAR MOVEMENT

LANDSCAPE PLAN



AMENITY PLAN



April 10, 2023

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PERSPECTIVE VIEW (US 1 & DELAWARE STREET)



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PERSPECTIVE VIEW (US 1 & CHEROKEE STREET)



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PERSPECTIVE VIEW (CHEROKEE STREET)



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PERSPECTIVE VIEW (DELAWARE STREET & 48TH AVENUE)



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EXTERIOR ELEVATION – ALONG US 1



EXTERIOR ELEVATIONS



ALONG CHEROKEE STREET

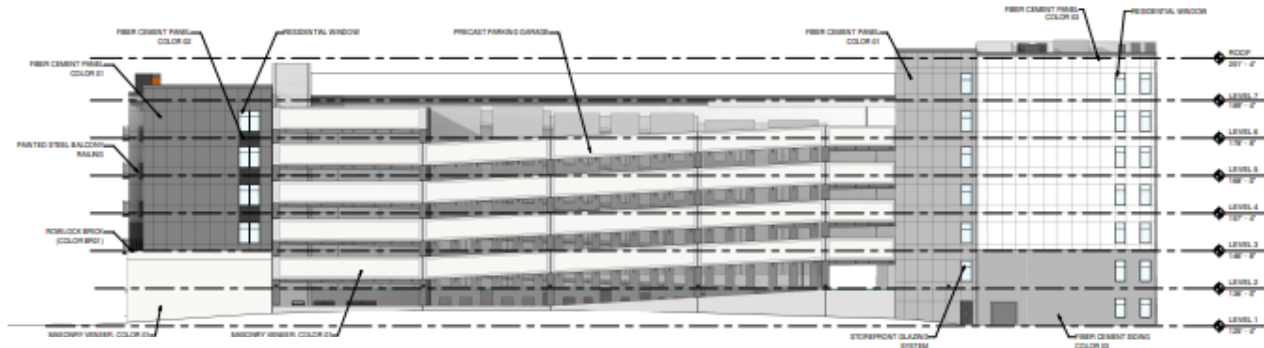


CORNER OF US 1 & DELAWARE STREET



**ALONG
 DELAWARE STREET**

EXTERIOR ELEVATION



REAR ELEVATION – PARKING GARAGE



ALONG 48TH AVENUE

EXTERIOR ELEVATIONS – INTERIOR COURTYARD



F1 SOUTH COURTYARD - WEST ELEVATION



F7 NORTH COURTYARD - WEST ELEVATION



EXTERIOR ELEVATIONS – INTERIOR COURTYARD



SIGNAGE

A - BUILDING MARQUEE 112.625 SQ FEET

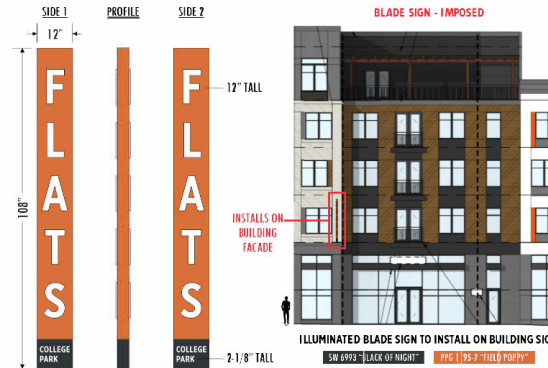


**DIMENSIONAL ILLUMINATED
 BOTTOM-MOUNTED MARQUEE LETTERING**

Signage Summary	
Signage Type	Total Proposed Area (SF)
A - Building Marquee	113 SF
B - Blade Sign	9 SF
C - Canopy Lettering Location 1	11 SF
C - Canopy Lettering Location 2	7 SF
D - Address Number	1 SF
E - Garage Lettering	7 SF
Total Proposed Area	147 SF

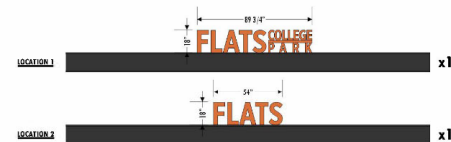


B - BLADE SIGN 9 SQ FEET

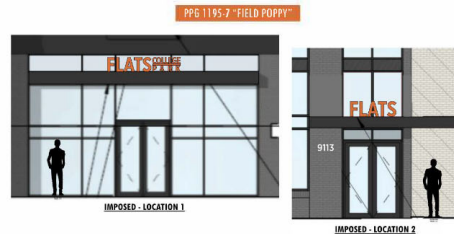


C - CANOPY LETTERING

LOCATION 1 - 11.22 SQ FEET
 LOCATION 2 - 6.75 SQ FEET



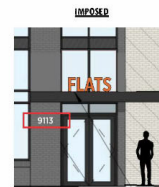
18\"/>



D - ADDRESS NUMBERS 1.06 SQ FEET



DIMENSIONAL 8\"/>



E - GARAGE LETTERING 6.73 SQ FEET



14\"/>



STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-22015

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 05/24/22
- Acceptance Mailing: 10/11/2022