

STEWART PROPERTY

Special Exception

Alternative Compliance, AC-23008

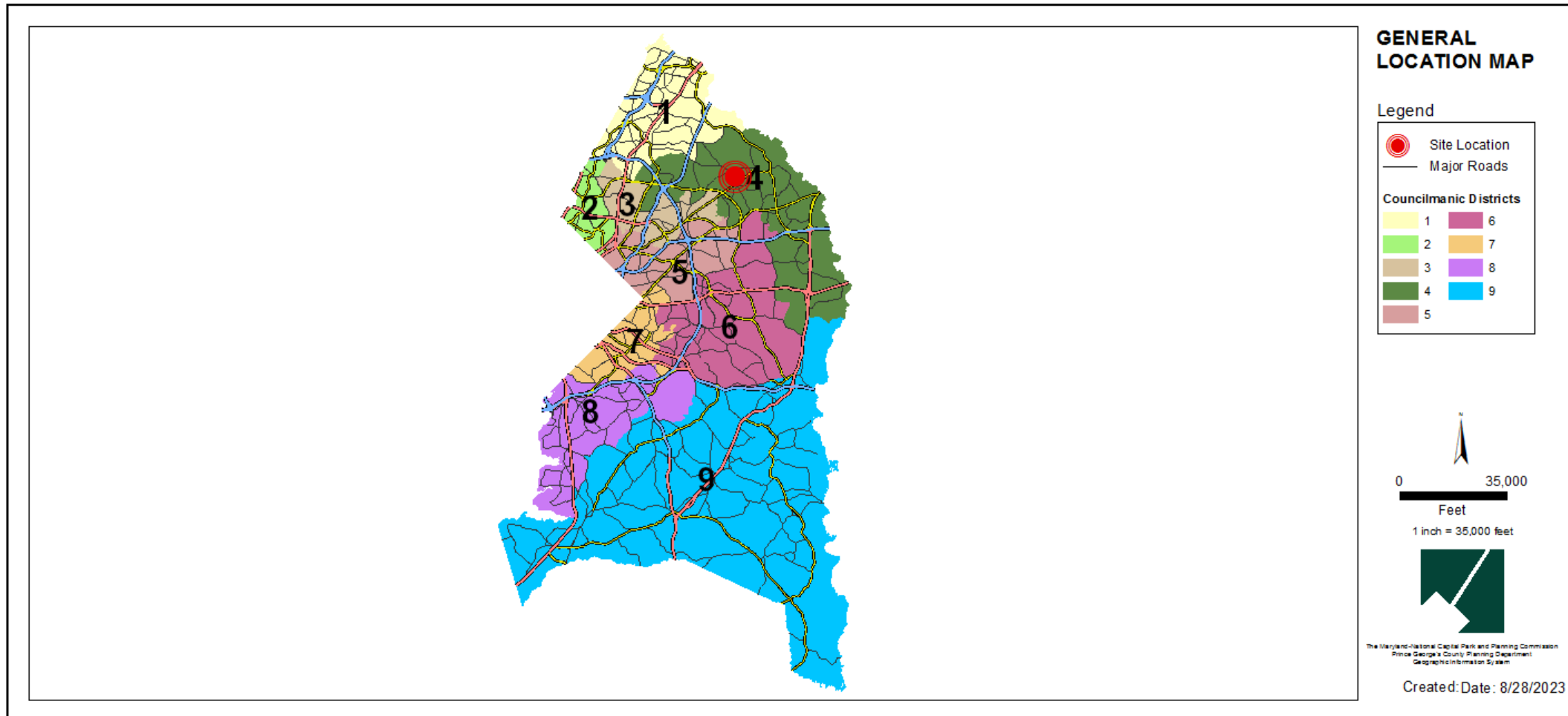
Staff Recommendation: Approval with Conditions



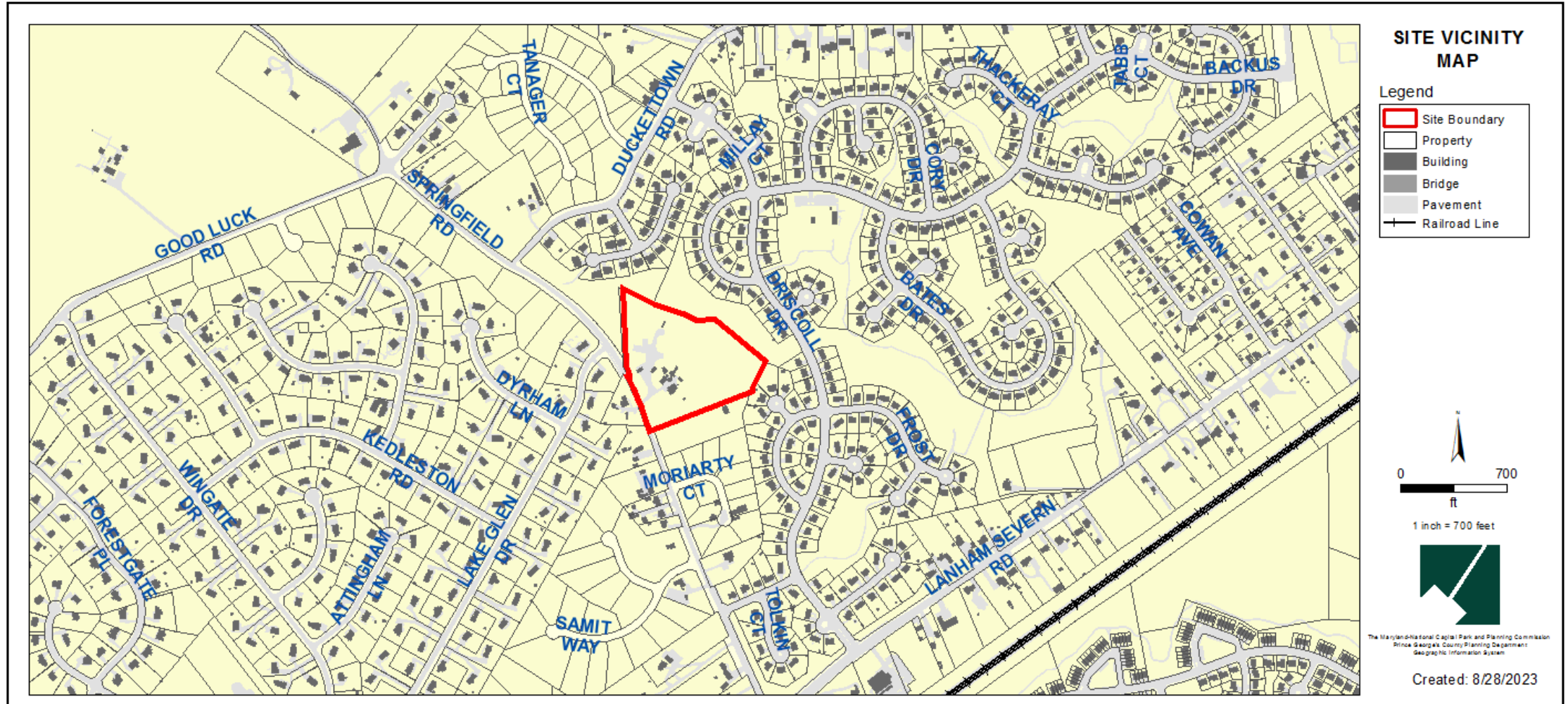
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71A

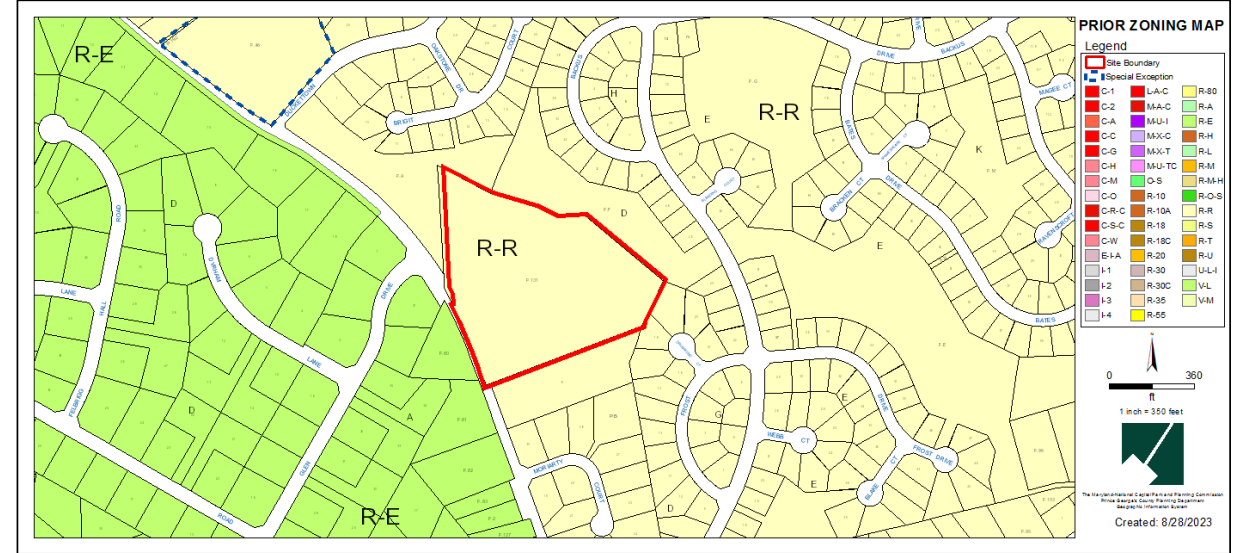


SITE VICINITY MAP



Property Zone: RR (Prior R-R)

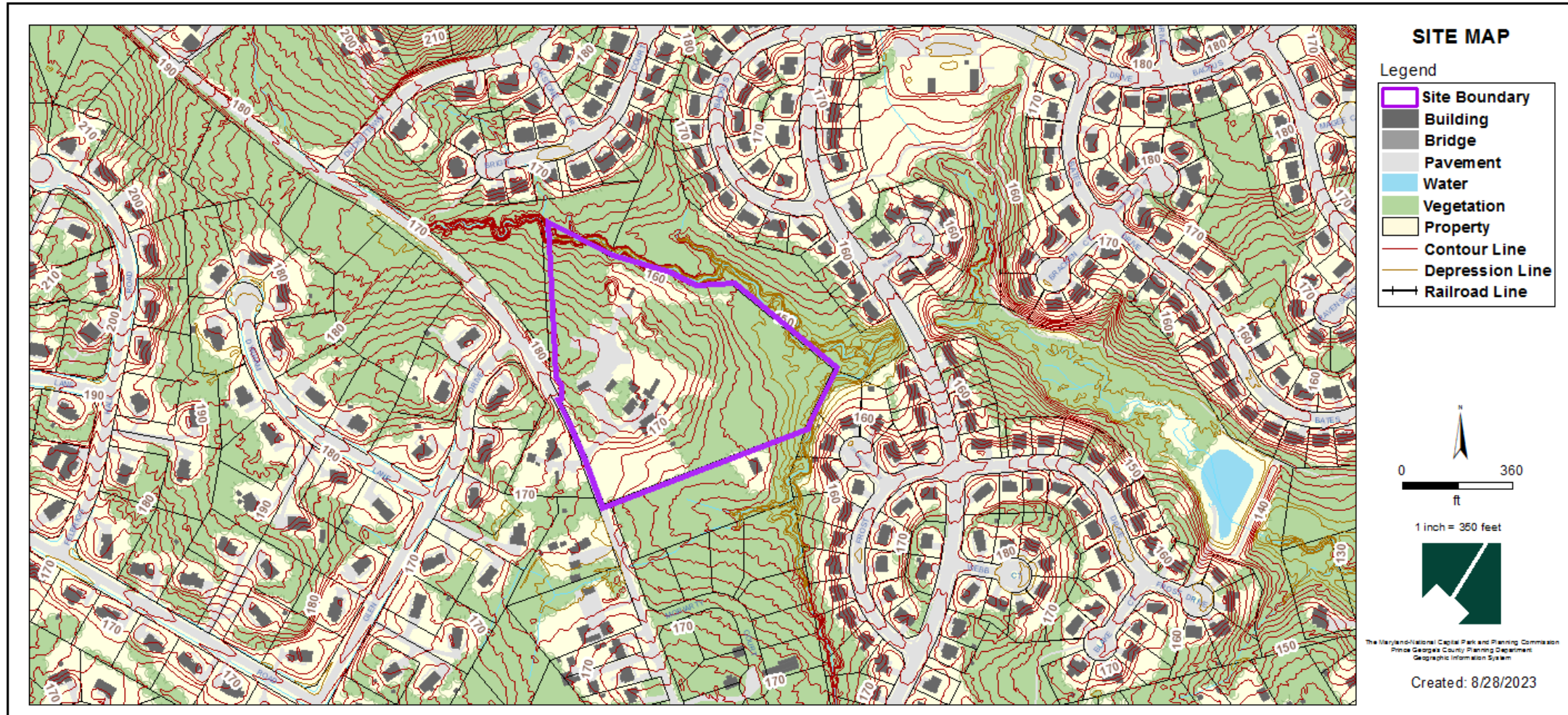
PRIOR ZONING MAP



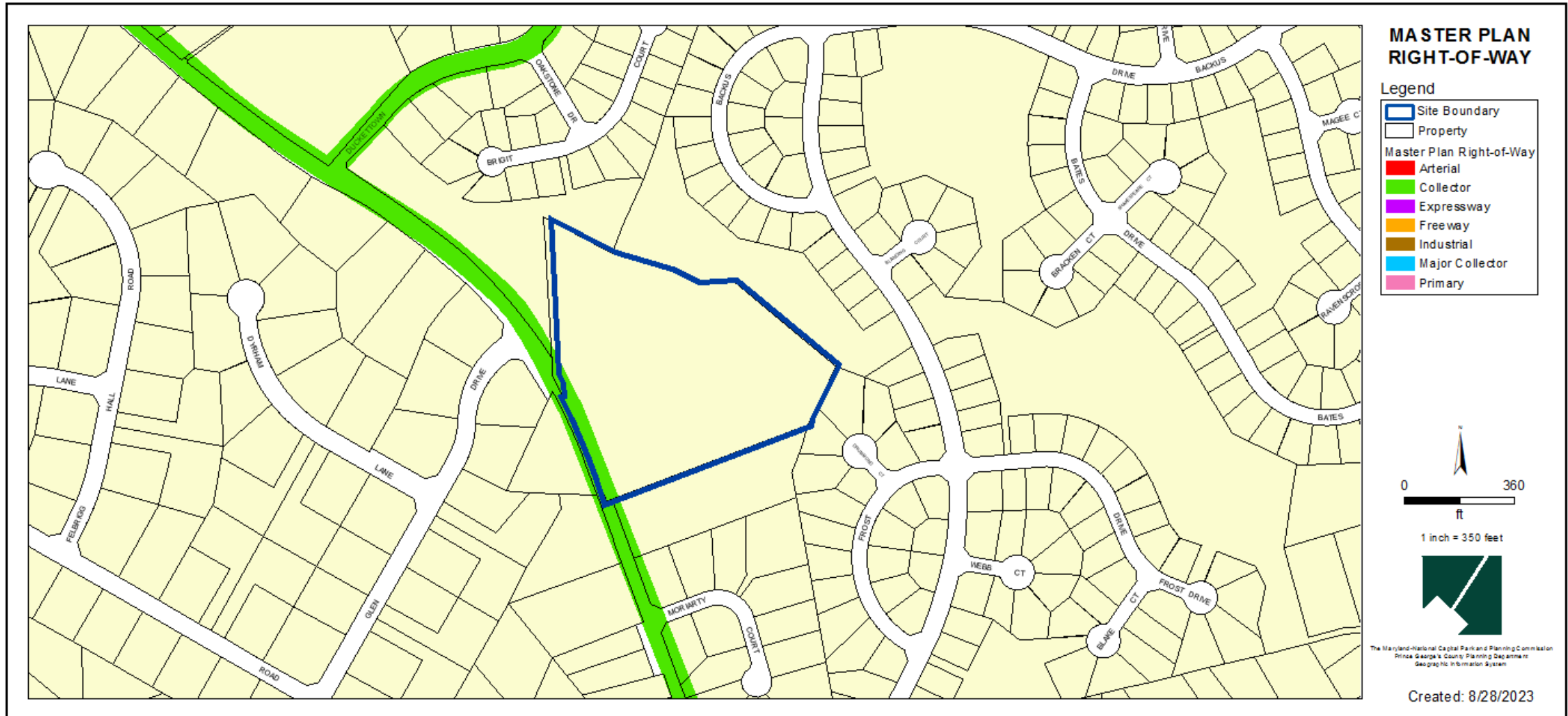
AERIAL MAP



SITE MAP



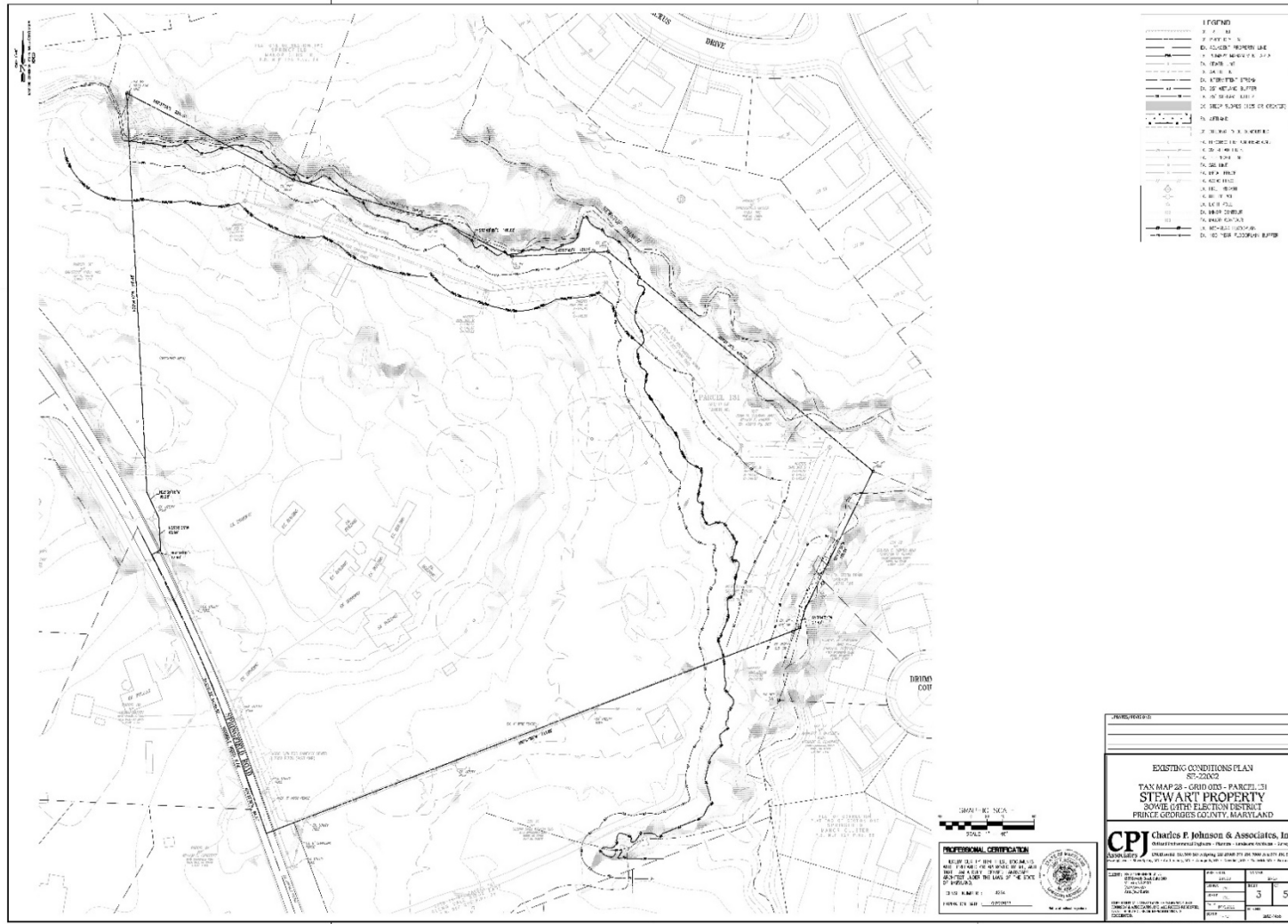
MASTER PLAN RIGHT-OF-WAY MAP



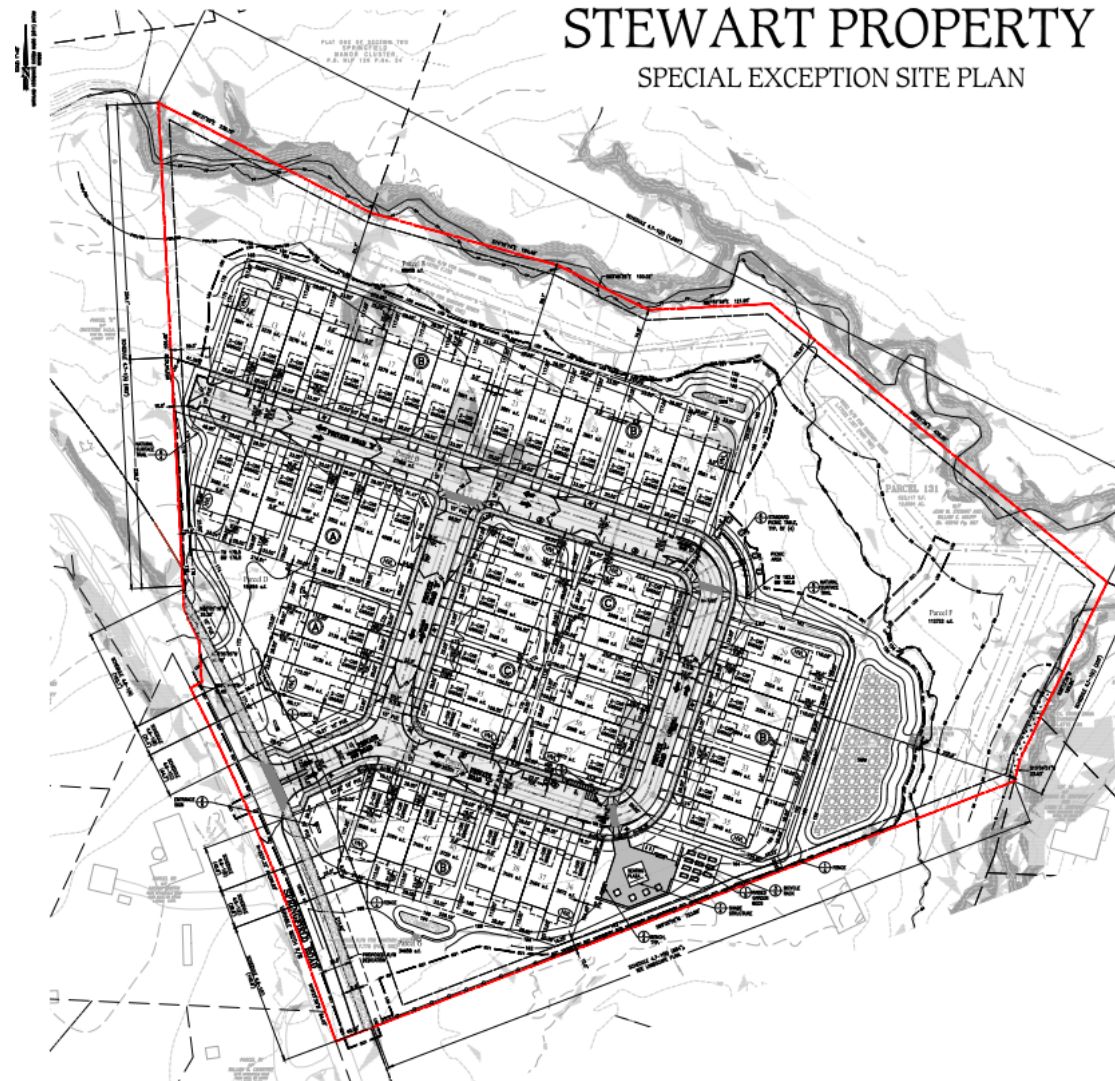
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



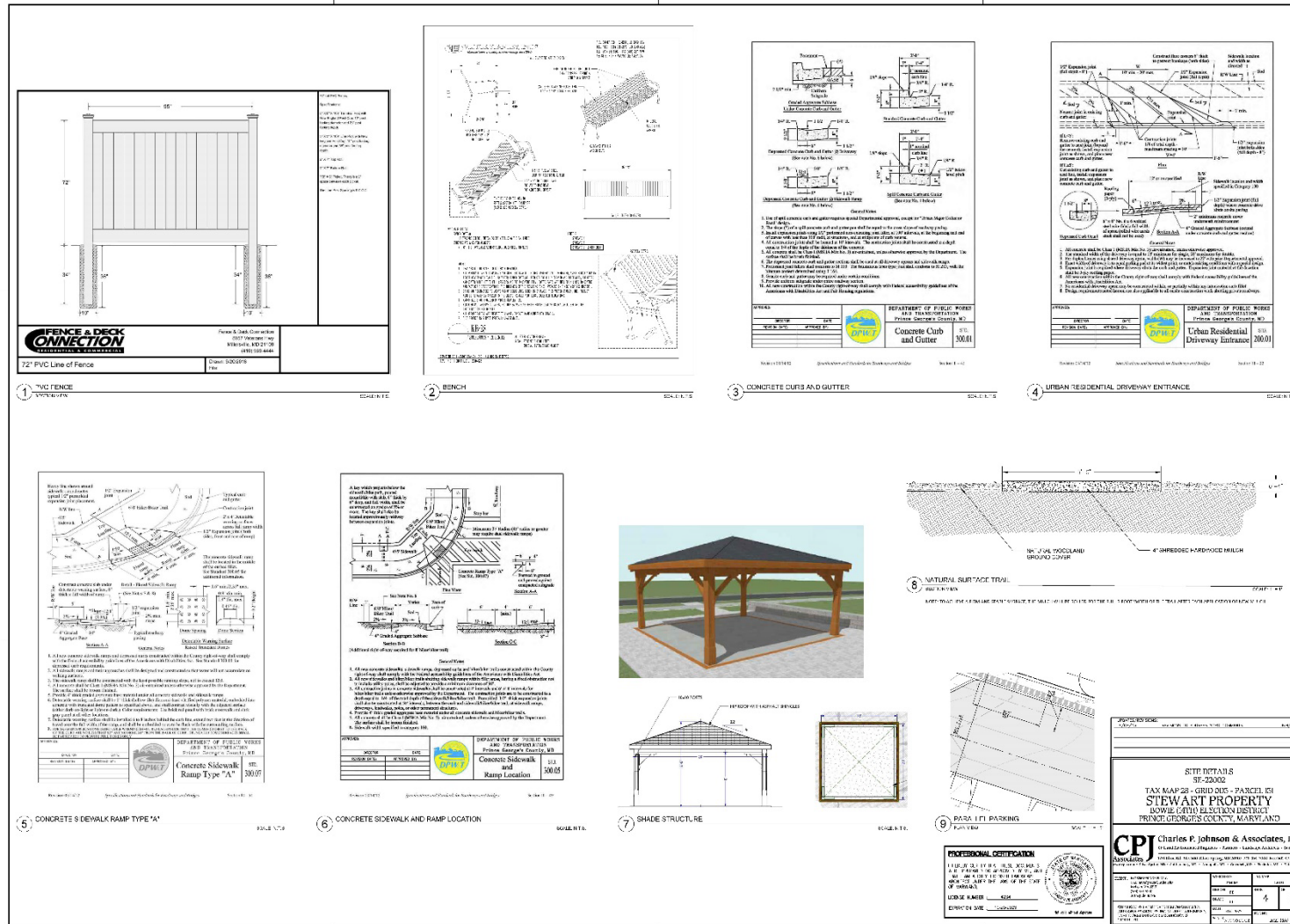
EXISTING CONDITIONS PLAN



SPECIAL EXCEPTION SITE PLAN



SITE DETAILS

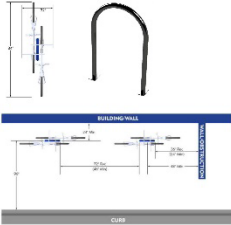


SITE DETAILS CONTINUED



1 WOODEN RAISED GARDEN BED

DETAIL NOTE



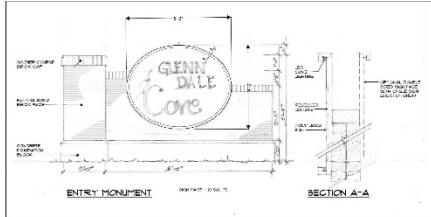
3 BIKE RACK

DETAIL NOTE

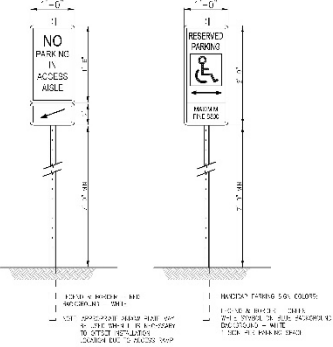


4 LOOP WASTE STATION

DETAIL NOTE



EAST ENTRANCE SIGN



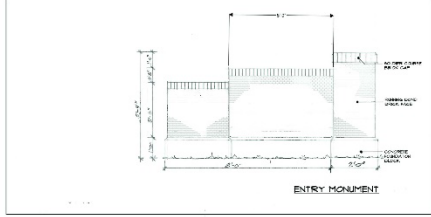
5 HANDICAPPED PARKING AND ACCESSIBLE SIGN

DETAIL NOTE



6 PICNIC TABLE

DETAIL NOTE



WEST ENTRANCE SIGN

2 ENTRANCE SIGNS

DETAIL NOTE

STORAGE BUILD PROPOSED ON JOE SIGNS PLOT 22-024			
PROPOSED DIMENSIONS	MAX. FLOOR ELEVATION	MAX. CEILING ELEVATION	THICKNESS
NO. 1 LOTTING	NO LOTTING	75.0'	75.0' (50'-0" TO 75'-0")
NO. 2 LOT	7.0' (50'-0" TO 75'-0")	7.0' (50'-0" TO 75'-0")	7.0' (50'-0" TO 75'-0")

COMMENTS	COMMENTS	COMMENTS	COMMENTS
NO. 1 LOT	NO. 2 LOT	NO. 3 LOT	NO. 4 LOT
NO. 1 LOT	NO. 2 LOT	NO. 3 LOT	NO. 4 LOT

PROFESSIONAL CERTIFICATION

CHARLES P. JOHNSON & ASSOCIATES, INC.

1100 PINE STREET, SUITE 200, ANNAPOLIS, MD 21403

410-261-1100

ALTERNATIVE COMPLIANCE

Section 4.6, Buffering Development from Streets

REQUIRED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet
Shade Trees (4 per 100 linear feet)	16
Evergreen Trees (12 per 100 linear feet)	49
Shrubs (20 per 100 linear feet)	81

PROVIDED: Section 4.6(c)(1)(A)(ii) Buffering Residential Development from Streets, along Springfield Road, a master plan collector road

Linear feet of property line adjacent to the street	403.7 feet
Minimum width of buffer	35 feet (for 333.5 linear feet) 26 feet (for 31.4 linear feet) 20 feet (for 38.8 linear feet)
Shade Trees	22
Evergreen Trees	53
Shrubs	104

Section 4.10, Street Trees Along Private Streets

REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	57 (total)
------------------------	------------

PROVIDED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	41 (total)
------------------------	------------

REPRESENTATIVE FRONT ELEVATIONS



REPRESENTATIVE SIDE ELEVATIONS



STAFF RECOMMENDATION

APPROVAL to Transmit the following recommendation to the ZHE:

- APPROVAL of SE-22002 with Conditions
- APPROVAL of TCP2-017-2023 with Conditions
- APPROVAL of AC-23008 with Conditions
- APPROVAL of a variance to Section 25-122(b)(1)(G)

Minor Issues:

- Technical Corrections

Applicant Required Mailings:

- Informational Mailing – 12/07/2022
- Acceptance Mailing – 04/28/2023