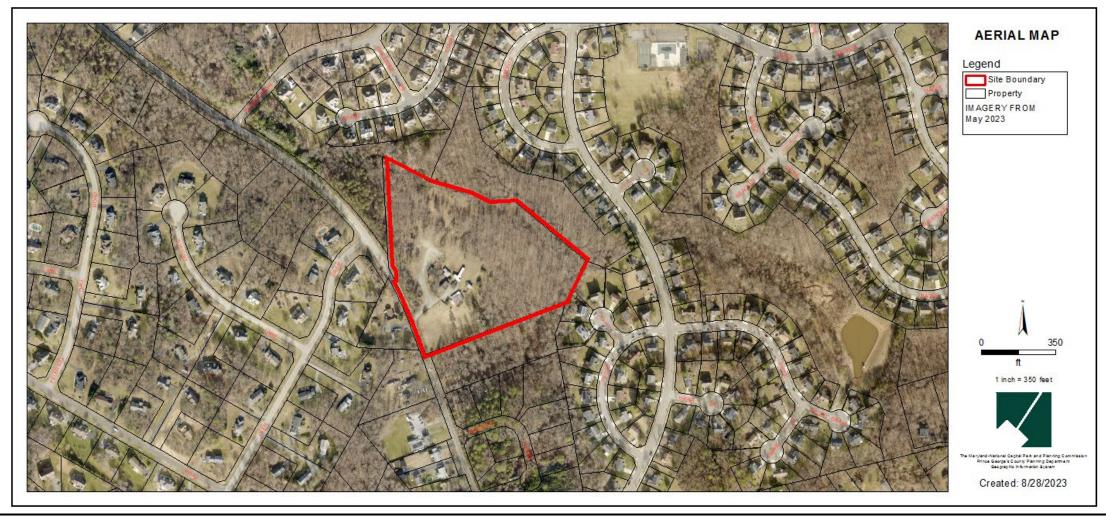
STEWART PROPERTY

Special Exception

Case: SE-22002

Alternative Compliance, AC-23008

Staff Recommendation: Approval with Conditions

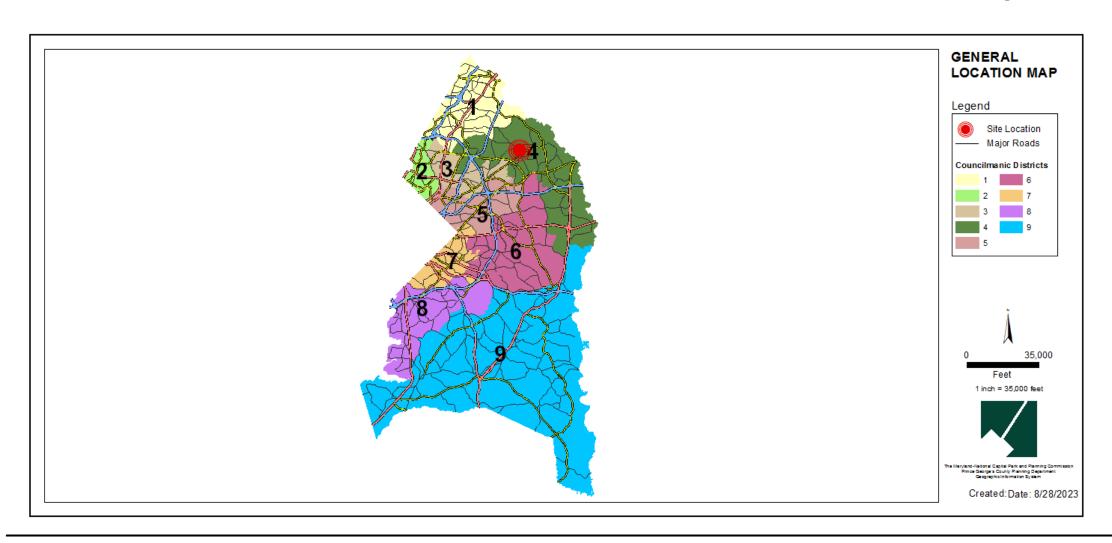


GENERAL LOCATION MAP

Council District: 04

Case: SE-22002

Planning Area: 71A



SITE VICINITY MAP



ZONING MAP (CURRENT & PRIOR)

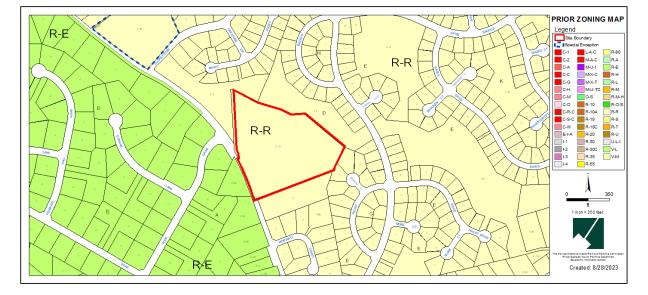
Case: SE-22002

Property Zone: RR (Prior R-R)

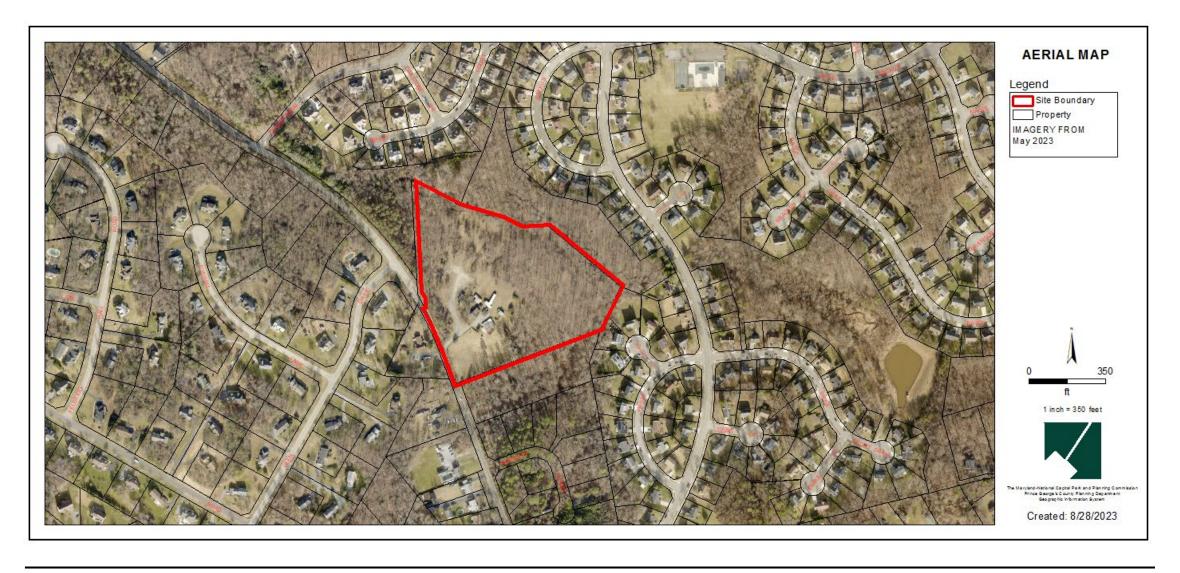
CURRENT ZONING MAP

ZONING MAP Logend Proposed Exception And Proposed Ex

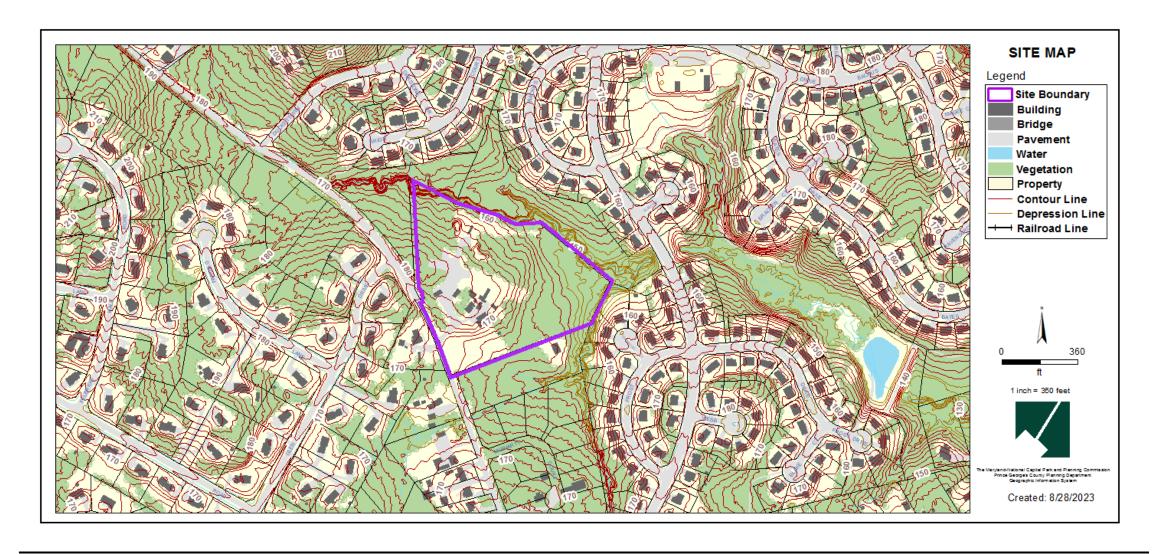
PRIOR ZONING MAP



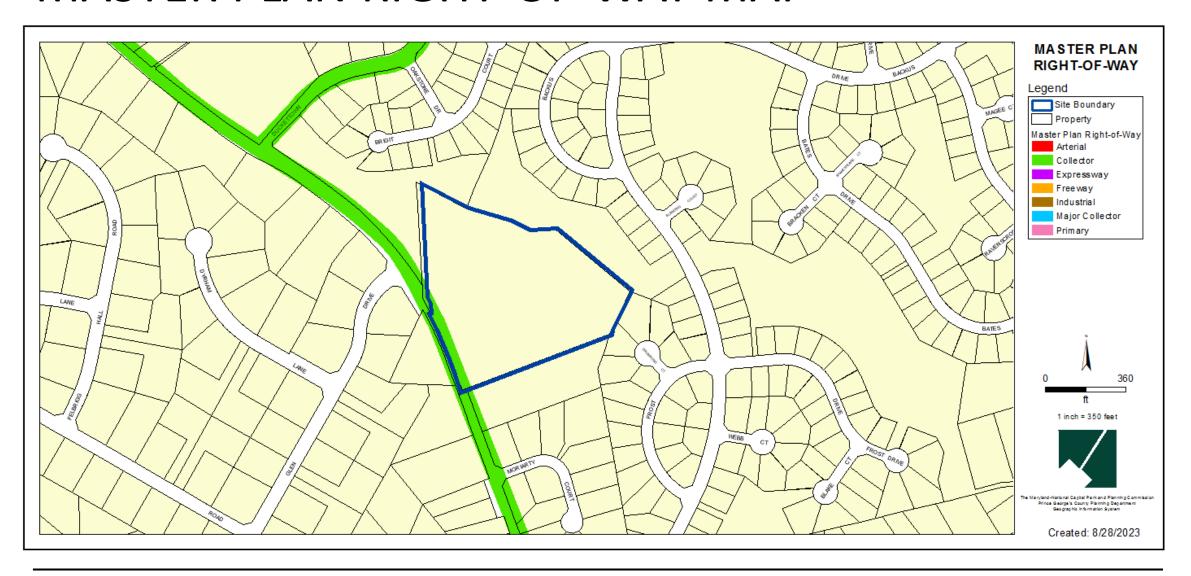
AERIAL MAP



SITE MAP



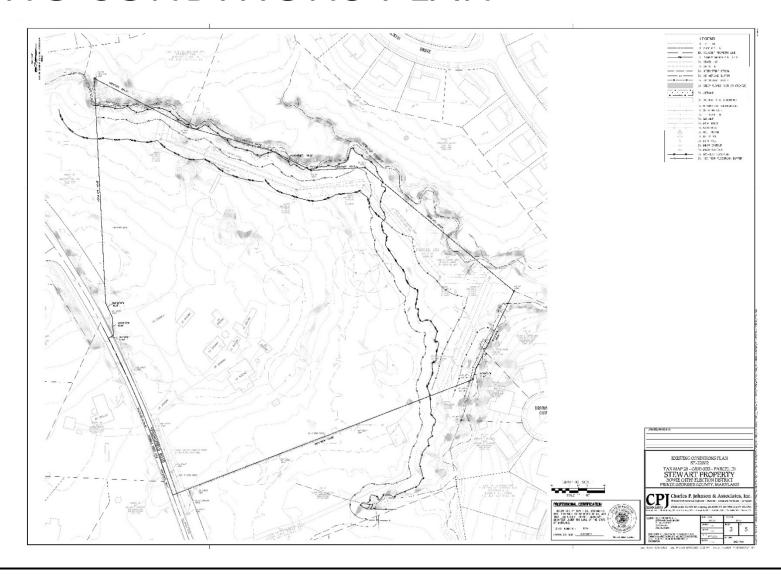
MASTER PLAN RIGHT-OF-WAY MAP



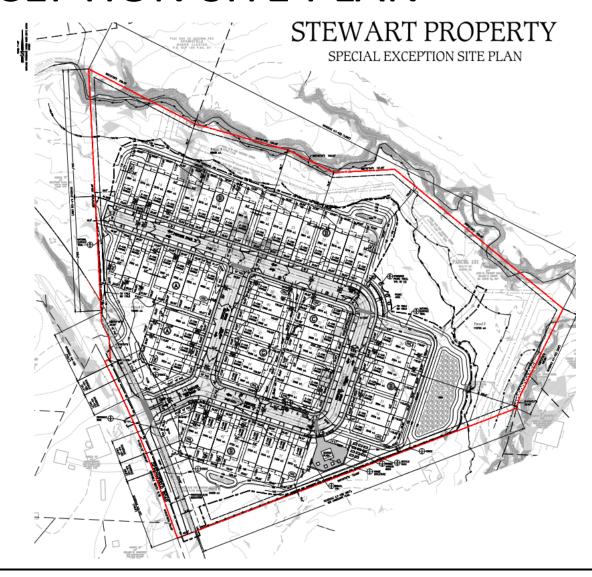
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



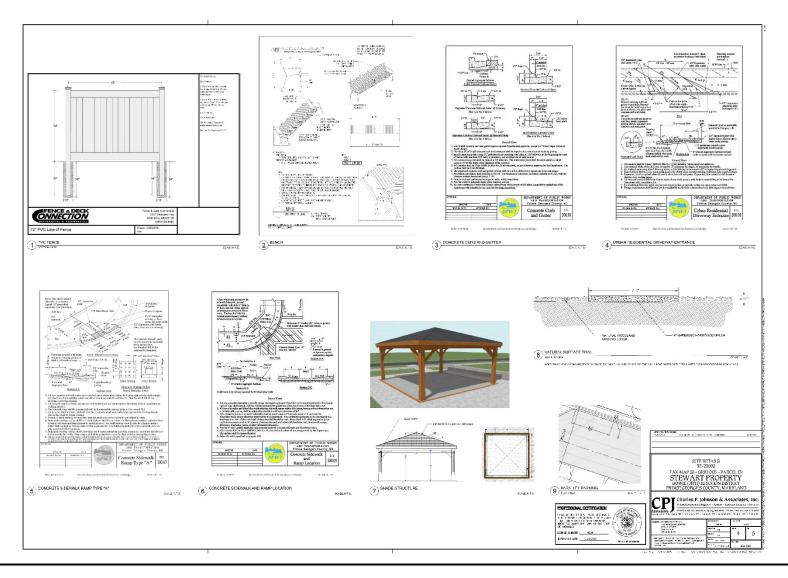
EXISTING CONDITIONS PLAN



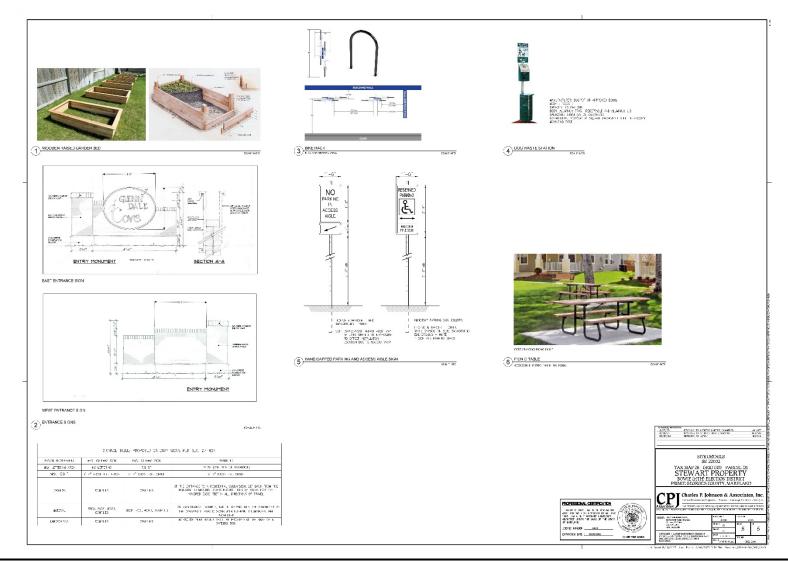
SPECIAL EXCEPTION SITE PLAN



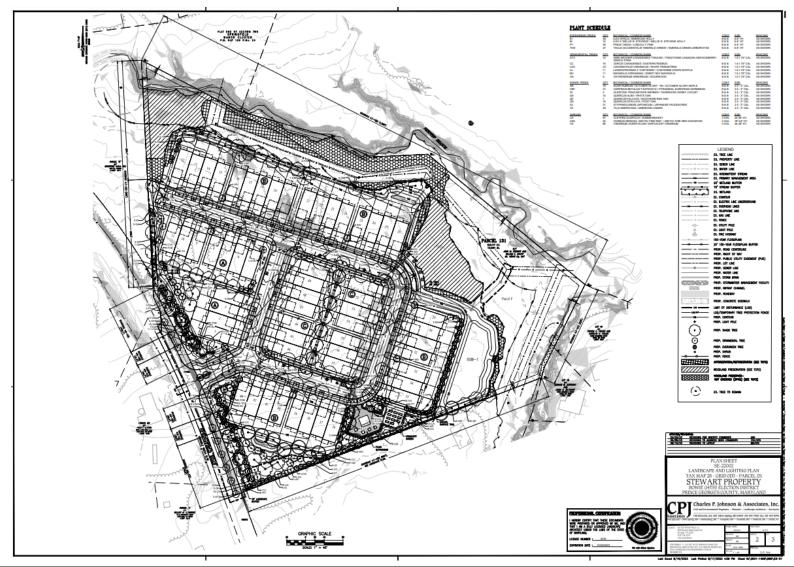
SITE DETAILS



SITE DETAILS CONTINUED



LANDSCAPE PLAN



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

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

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

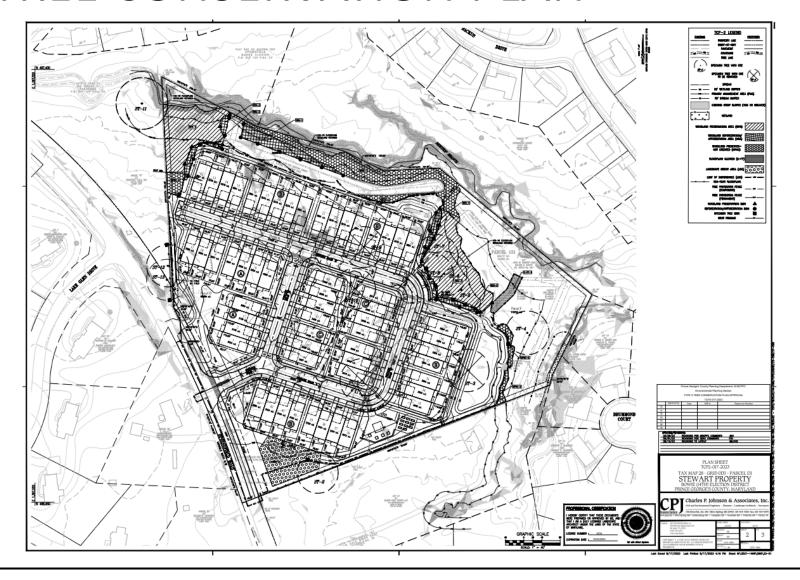
REQUIRED: Section 4.10(c) Street Trees Along Private Streets, along all private roads

Number of Street Trees	57 (total)
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$\underline{PROVIDED: Section\ 4.10(c)\ Street\ Trees\ Along\ Private\ Streets, along\ all\ private\ roads}$

Number of Street Trees	41 (total)

TYPE 2 TREE CONSERVATION PLAN



REPRESENTATIVE FRONT ELEVATIONS





REPRESENTATIVE SIDE ELEVATIONS

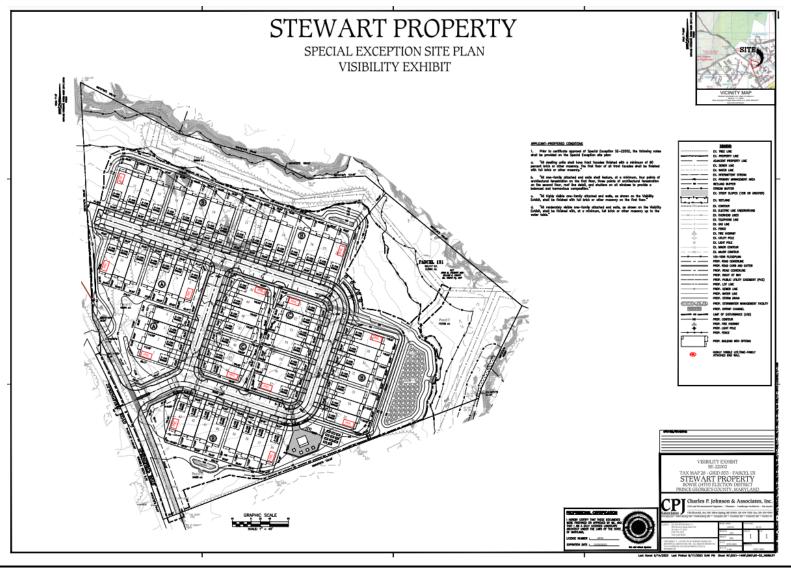








SPECIAL EXCEPTION – VISIBILITY EXHIBIT



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