

Target Expansion DSP# 2015-0005

City Council
June 13, 2015



Site Context



View of the Existing Site

*Proposed
Expansion Area*



Project Description & Requests

Proposal

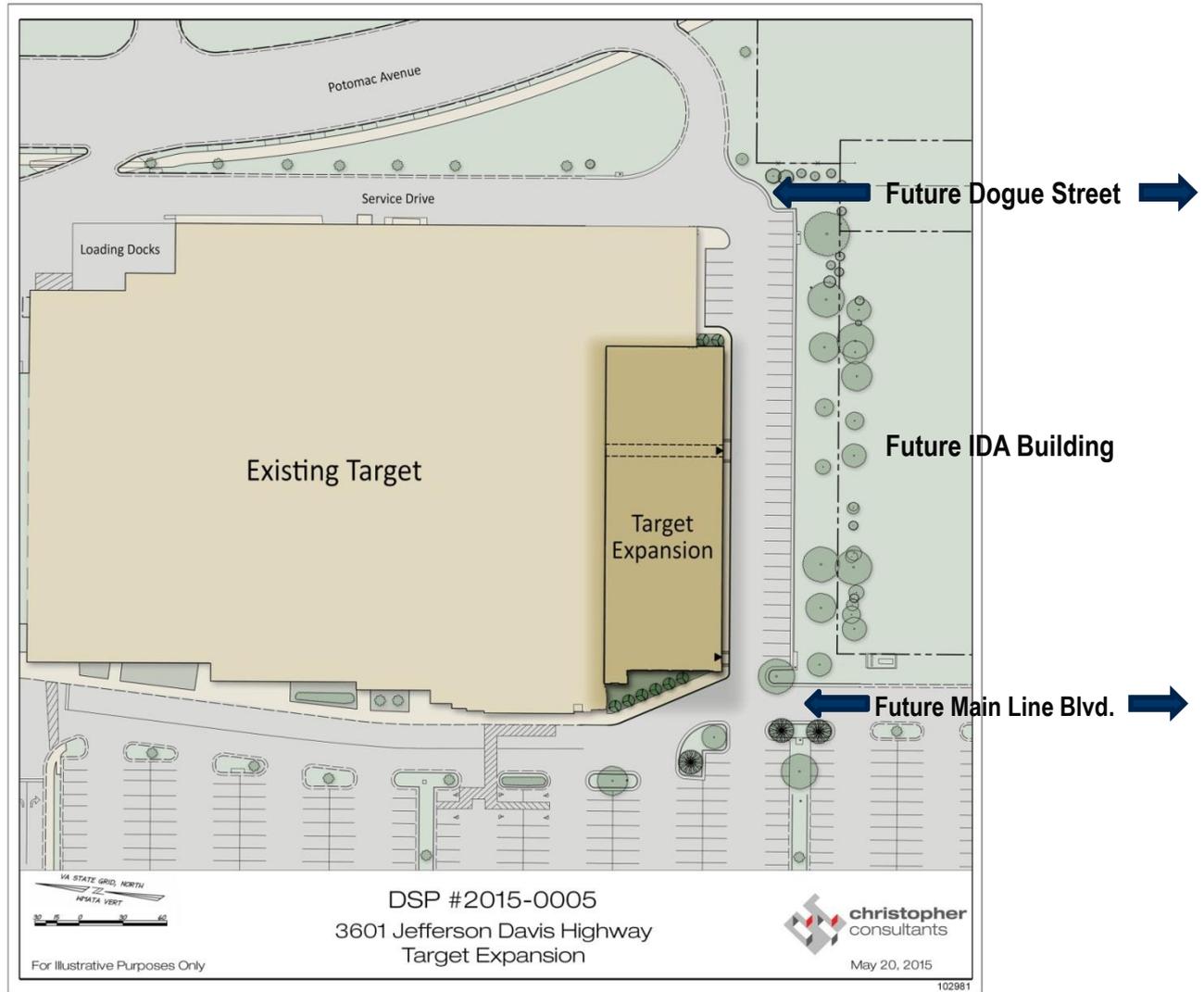
- 18,441 square foot addition
- 146,517 square feet with addition
- 25 feet tall

Request

- City initiated Text Amendment to CDD #19 to allow increase in retail center size;
- Development Site Plan (DSP) to amend SIT#95-0020.



Project Description



Proposed Addition to Existing Target Store



Proposed Text Amendment

Amend Table 2, Section 5-602 of the Zoning Ordinance

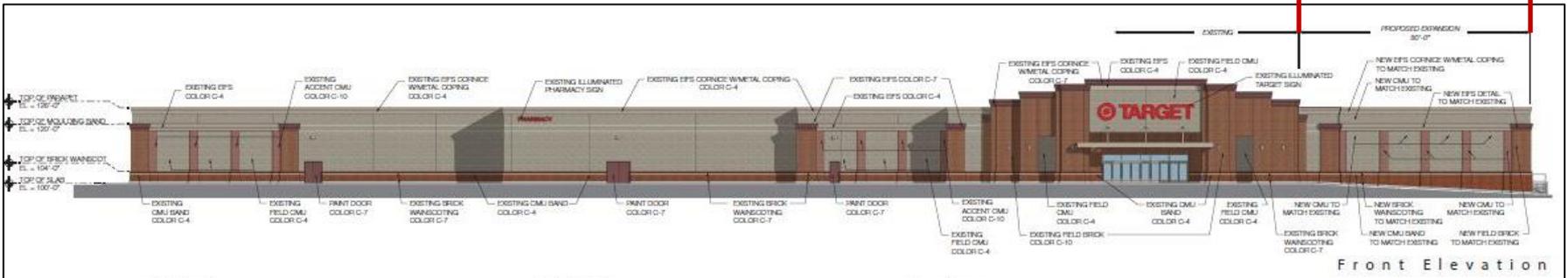
CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed 600,000 <u>610,000</u> square feet.	Maximum development levels will be as depicted in Table 5 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process. Refer to Table 3 of the CDD conditions for maximum parking ratios.	Heights shall be as shown in the North Potomac Yard Design Standards dated May 24, 2010.	Mixed-use development to include office, residential, retail and personal service, hotel, parks and open spaces and community facilities.



Conclusion

- Staff recommends approval subject to compliance with codes and staff recommendations

Proposed Addition



Proposed Addition

