



SP 2023-007 HOME DEPOT

SPECIAL USE PERMIT: OUTDOOR STORAGE, DISPLAY AND/OR SALES

THE PLACES29-RIO COMMUNITY ADVISORY COMMITTEE

COMMUNITY MEETING

JULY 27, 2023

Project:

Redevelop and replace existing Sears at Fashion Square Mall with by-right Home Depot retail store

Proposal:

Special Use Permit for Outdoor Storage, Display, and/or Sales associated with the by-right Home Depot retail store Garden Center

- Garden Center
- Outdoor display of products, including plants, lawn mowers, grills, wheelbarrows, snow blowers, and other potential seasonal items.
- Temporary staging area for items such as mulch and lumber.



Vicinity Map



View from Route 29 South Bound Sidewalk Looking East



View from Route 29 North Bound Sidewalk Looking East from Entrance



View from Rio Road West Bound Sidewalk Looking Southwest



View from Rio Road East Bound Sidewalk Looking Southeast at Entrance



View from Rio Road East Bound Sidewalk Looking Southeast

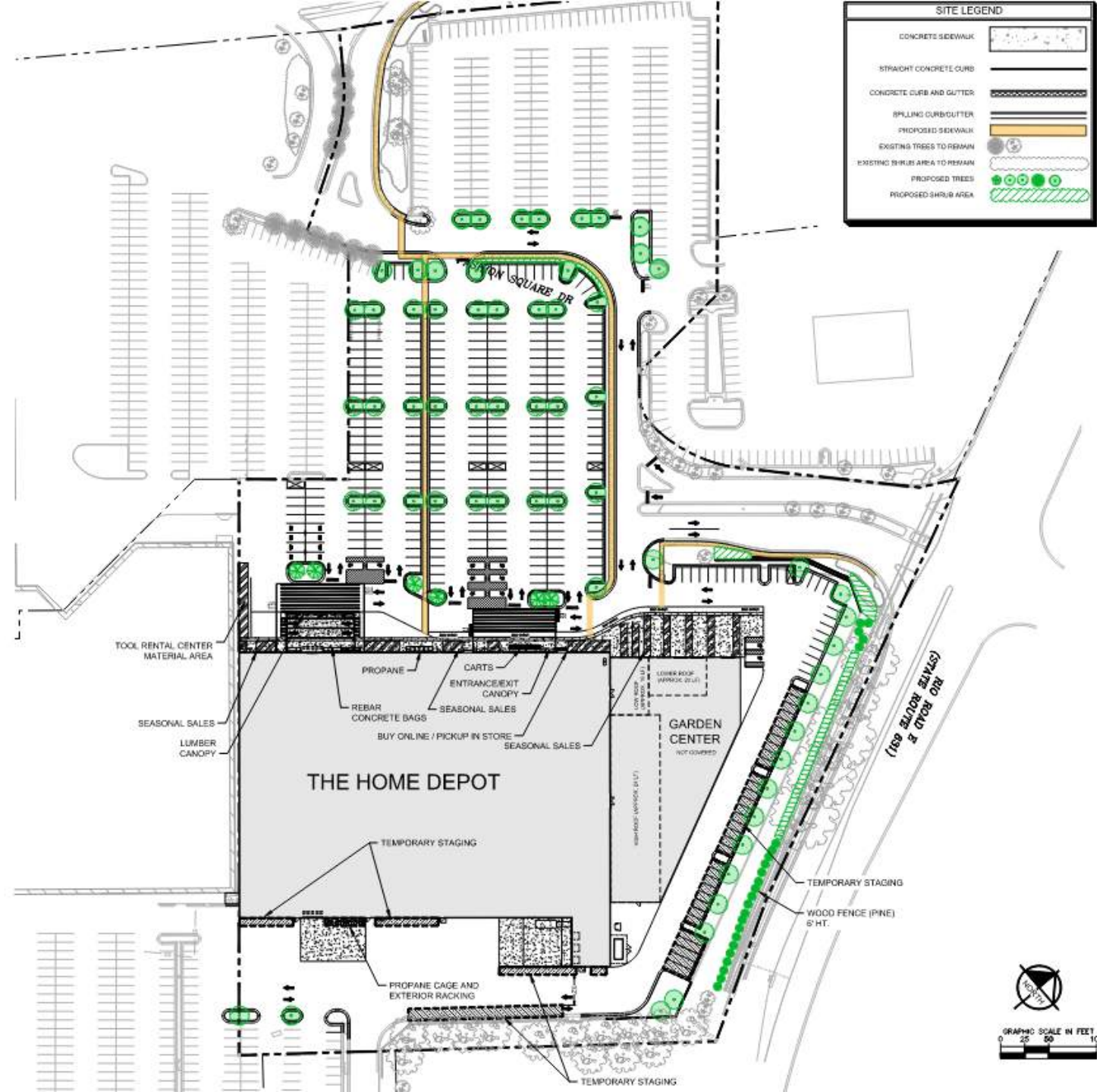


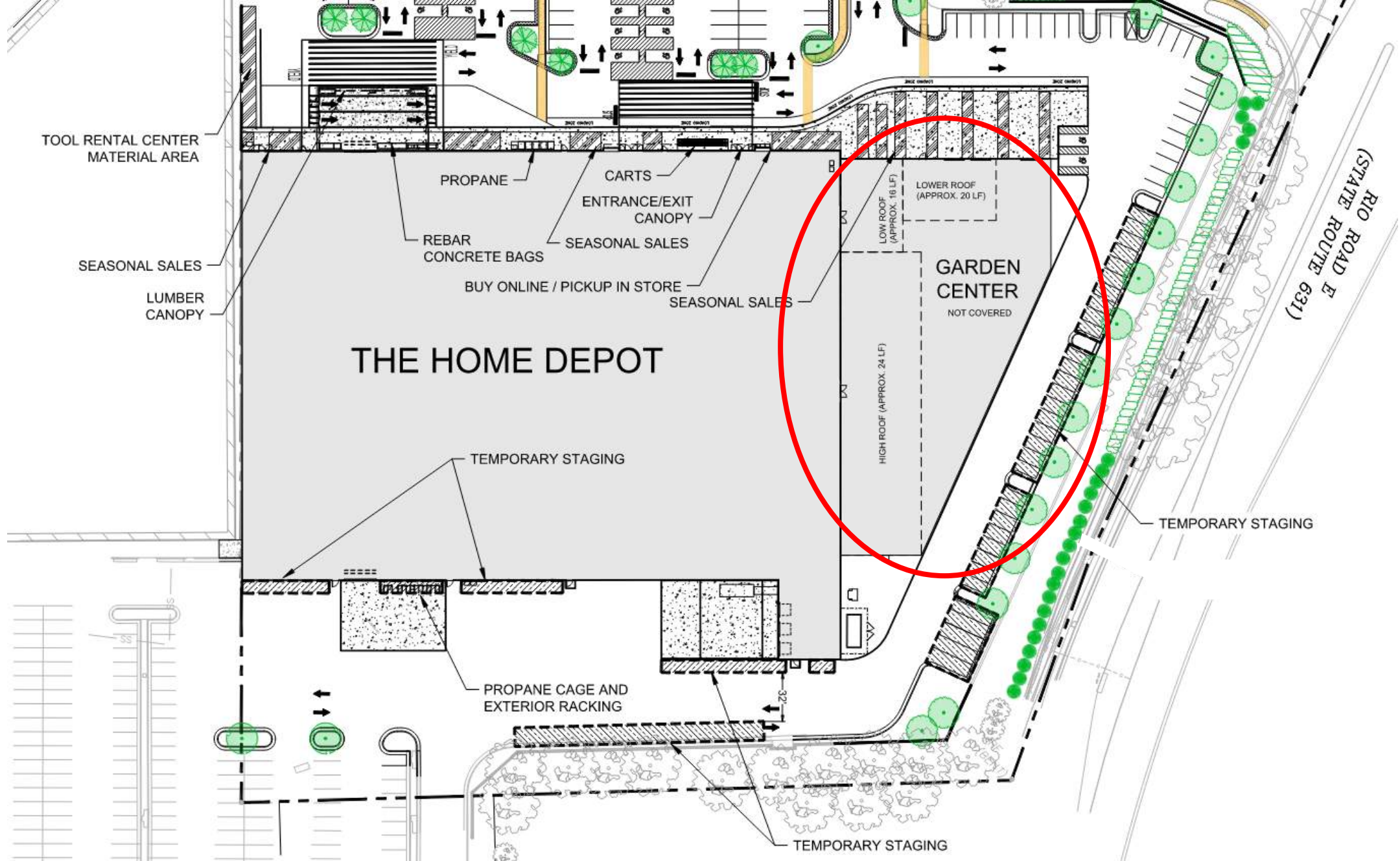
View from Rio Road East Bound Sidewalk Looking South



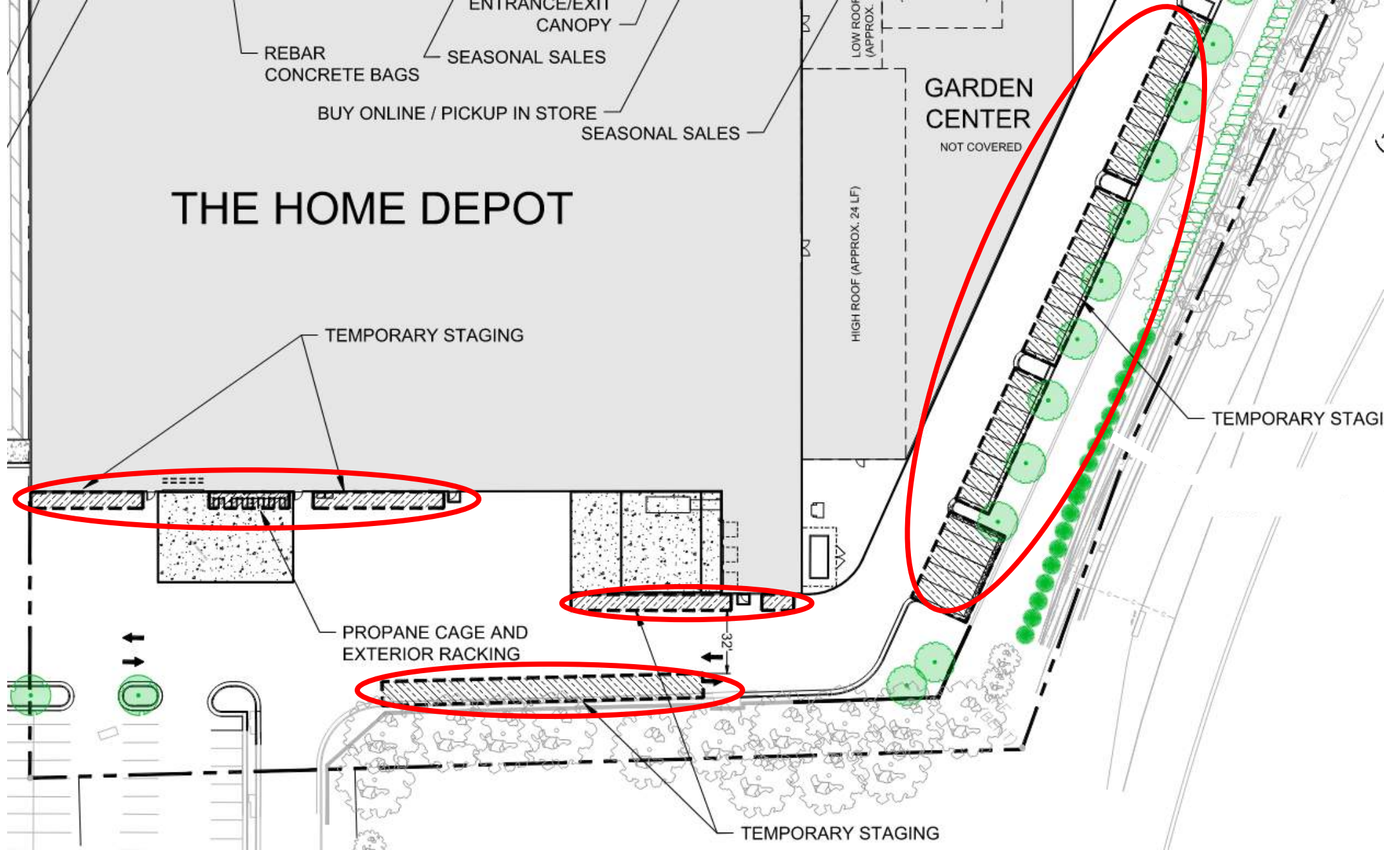
View from Rio Road East Bound Sidewalk Looking Southwest

Concept Plan

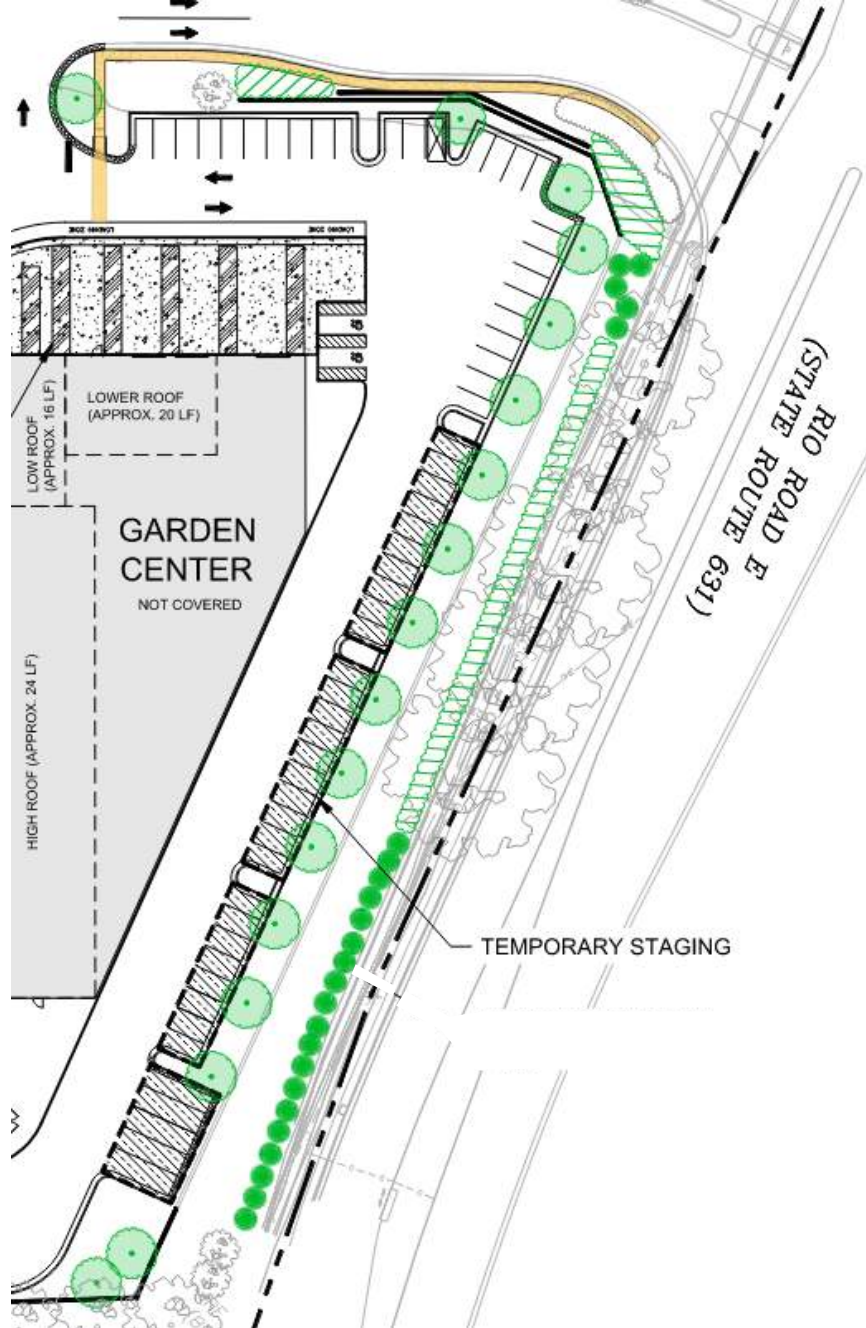




Enlargement of Concept Plan

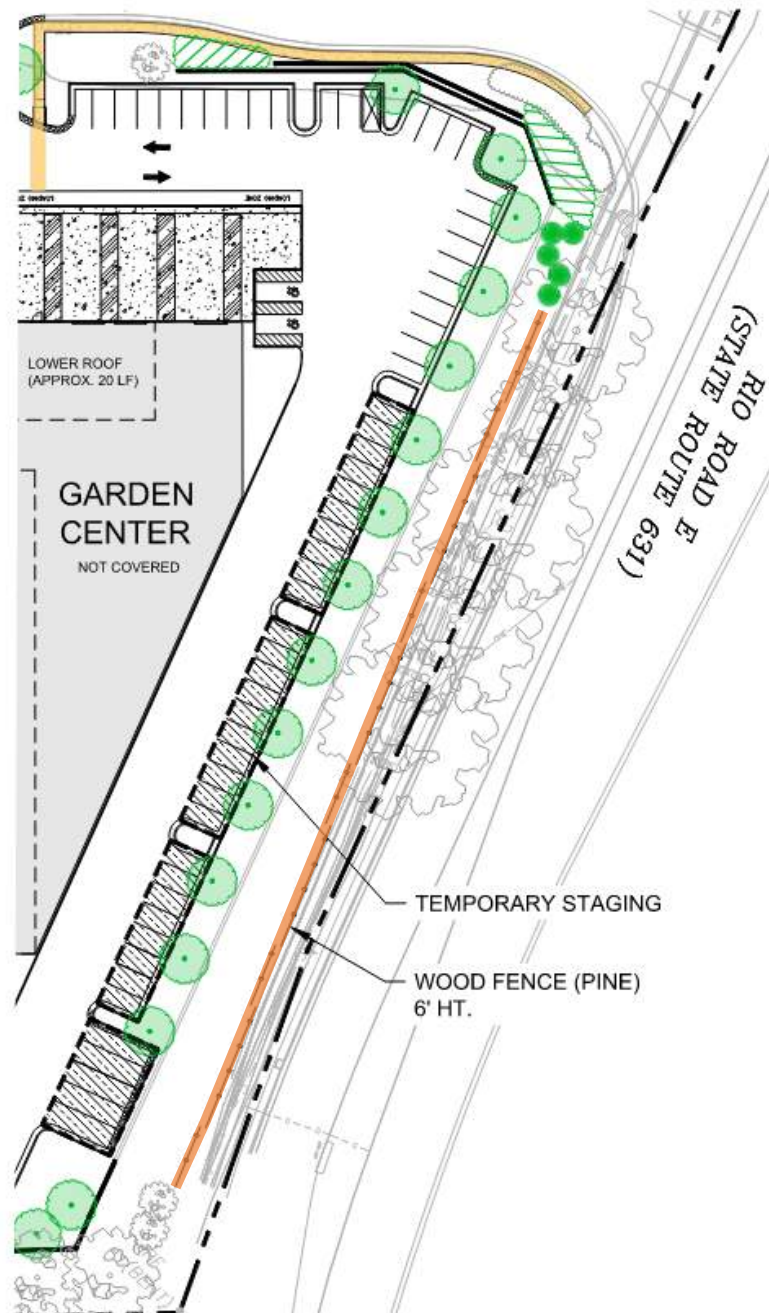


Temporary Staging Areas



SITE LEGEND	
CONCRETE SIDEWALK	
STRAIGHT CONCRETE CURB	
CONCRETE CURB AND GUTTER	
SPILLING CURB/GUTTER	
PROPOSED SIDEWALK	
EXISTING TREES TO REMAIN	
EXISTING SHRUB AREA TO REMAIN	
PROPOSED TREES	
PROPOSED SHRUB AREA	

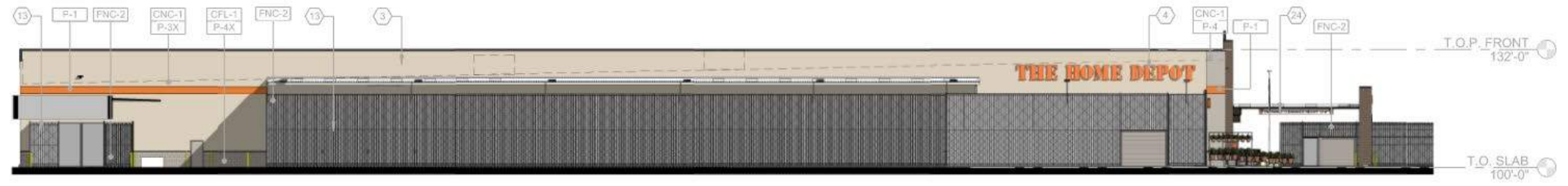
Rio Road Buffer Alternative #1: Landscaping Only



Rio Road Buffer Alternative #2: Wooden Fence Only



1 EXTERIOR ELEVATION - FRONT
SCALE: 1" = 20'-0"



2 EXTERIOR ELEVATION - GARDEN CENTER
SCALE: 1" = 20'-0"



3 EXTERIOR ELEVATION - REAR
SCALE: 1" = 20'-0"

Elevations

Garden Center Fence

Bottom 10 feet of Fence Consists of 3 Layers:

1. Outside: Black Vertical Metal Fence
2. Middle: Black Expanded Metal Mesh Fence
3. Inside: Black Fabric Mesh



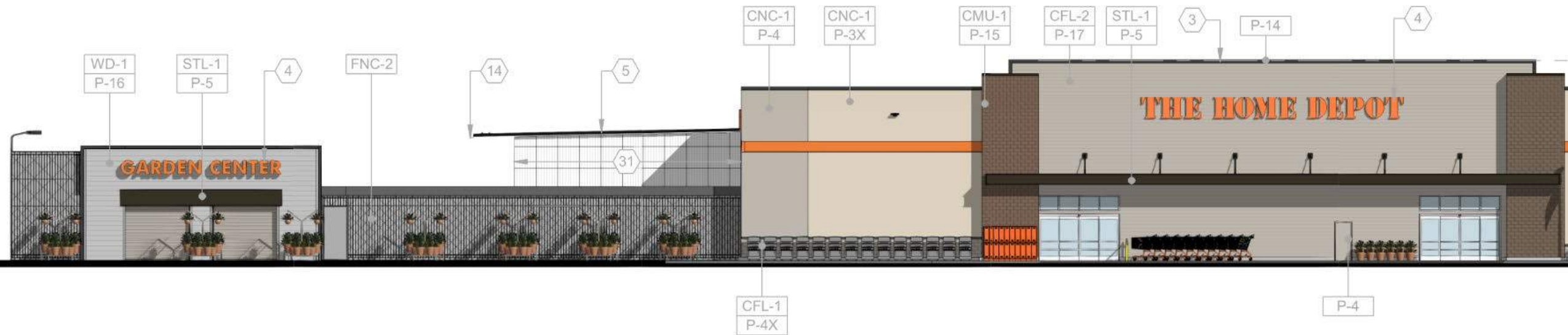
Garden Center Fence

Top 10 feet of Fence Consists of 3 Layers:

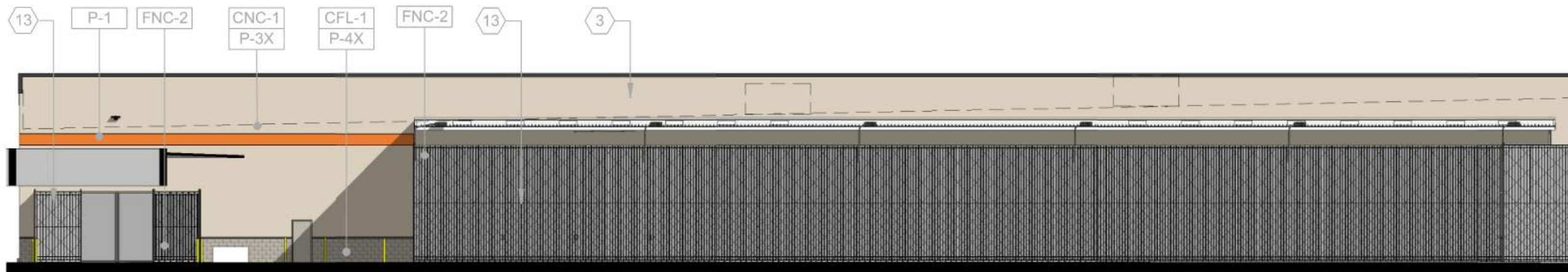
1. Outside: Black Vertical Metal Fence
2. Middle: Black Vinyl Coated Chain Link Fence
3. Inside: Black Fabric Mesh



Fence Details



Enlargement of Front Elevation



Enlargement of Side/Garden Center Elevation



2

RIO ROAD EXTERIOR VIEW A WITH PROPOSED LANDSCAPING

SCALE: 3/4" = 1'-0"

Rendering: View from Rio Road



4

ROUTE 29 EXTERIOR VIEW B WITH PROPOSED LANDSCAPING

SCALE: 3/4" = 1'-0"



Rendering: Interior View



Rendering: Interior View



Reference Images



Reference Images



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Questions?



