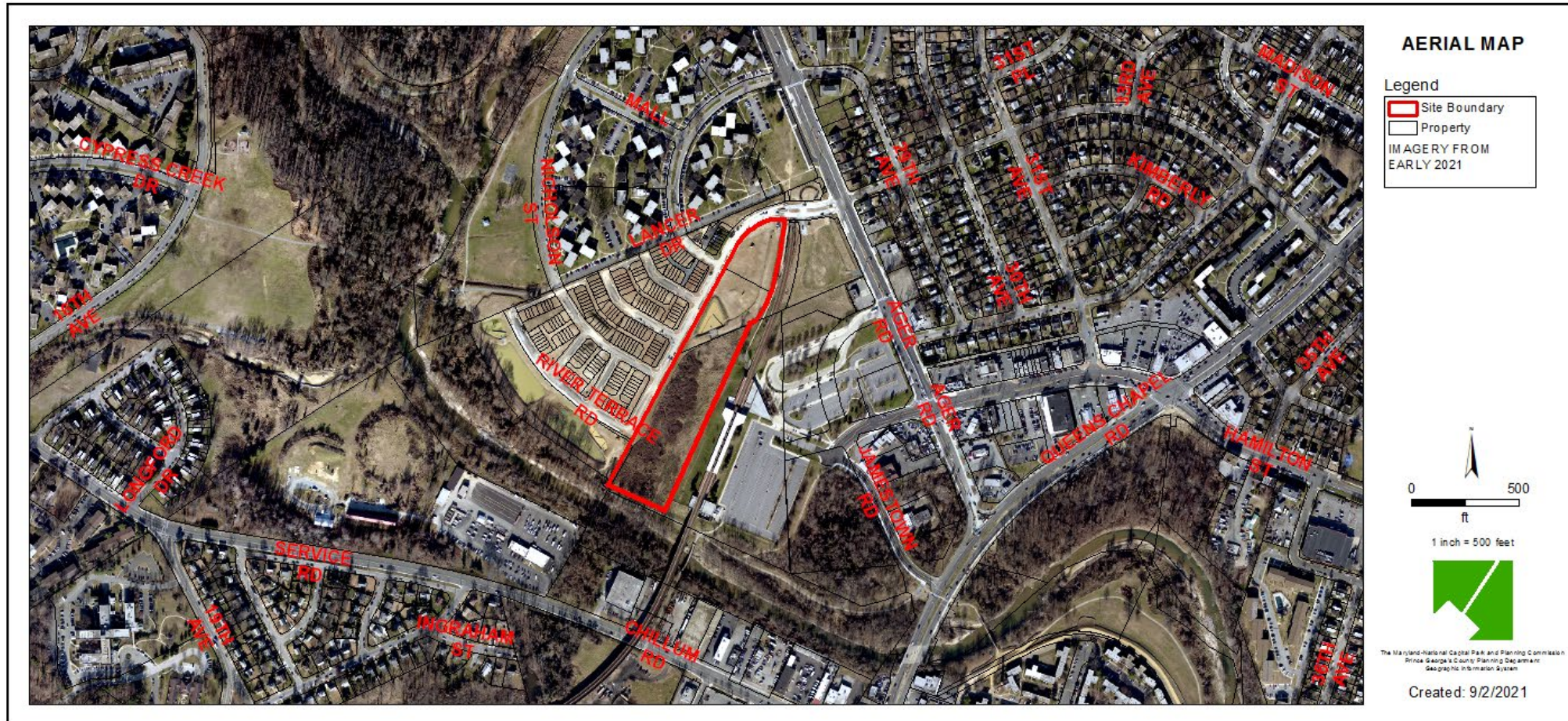


WEST HYATTSVILLE

Preliminary Plan of Subdivision

Variation from Section 24-121(a)(4); Section 24-122(a)

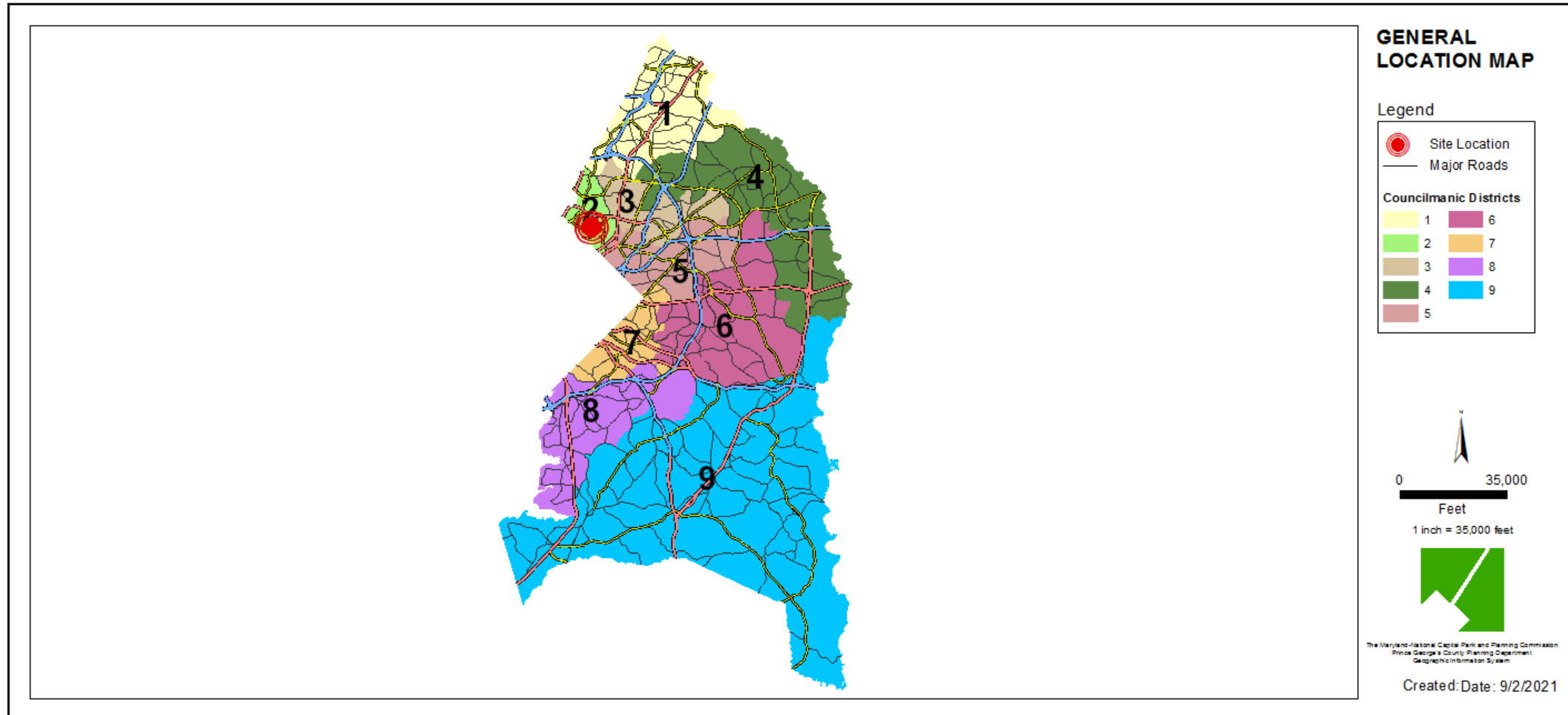
Staff Recommendation: APPROVAL with conditions



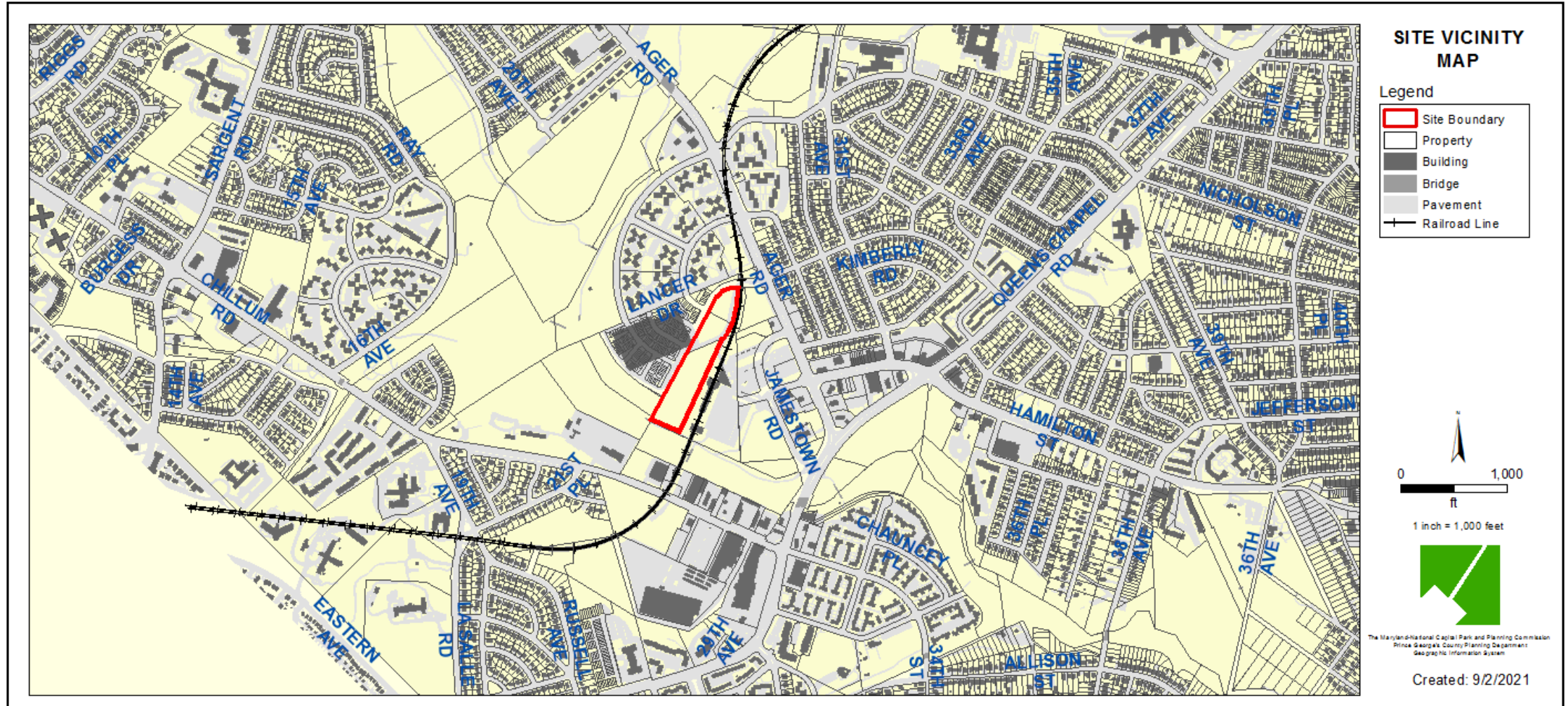
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68

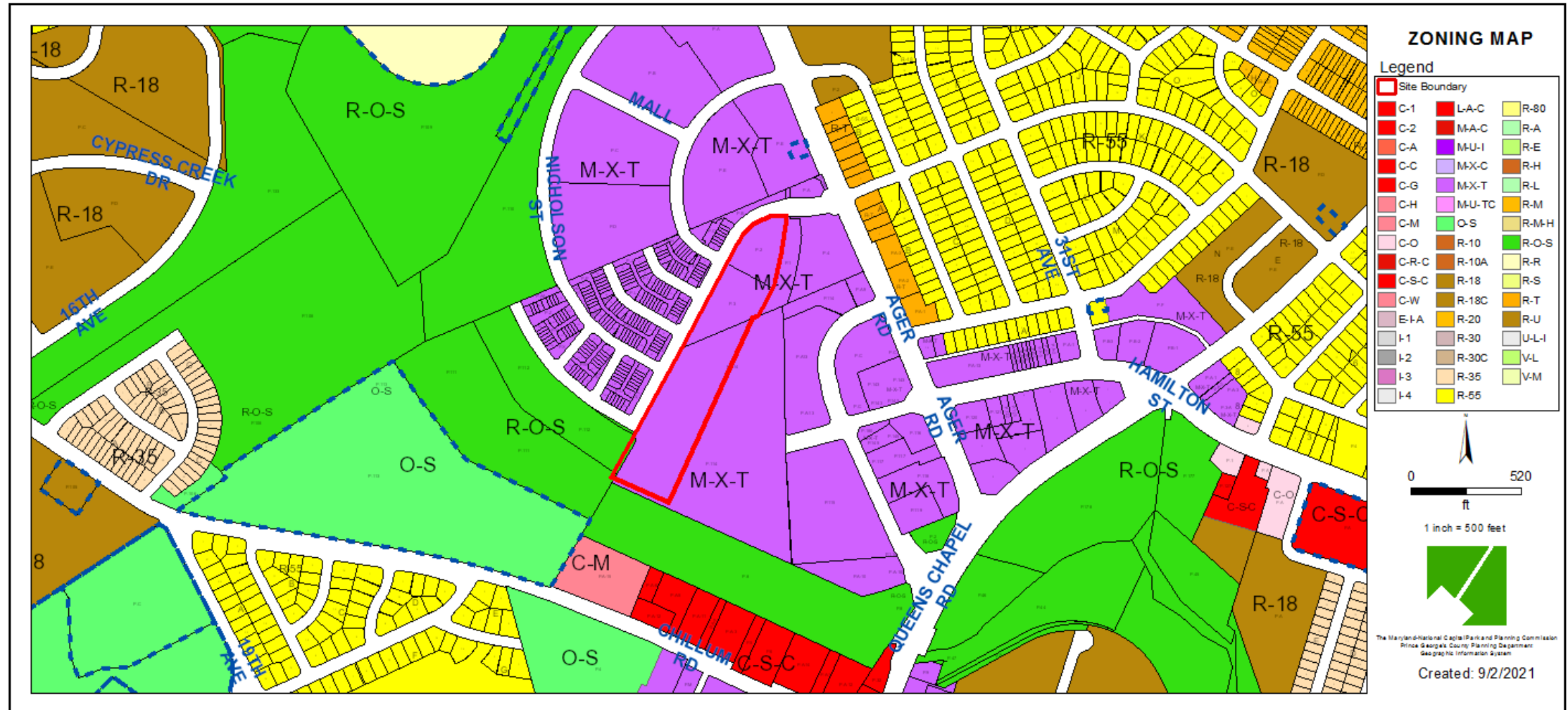


SITE VICINITY MAP

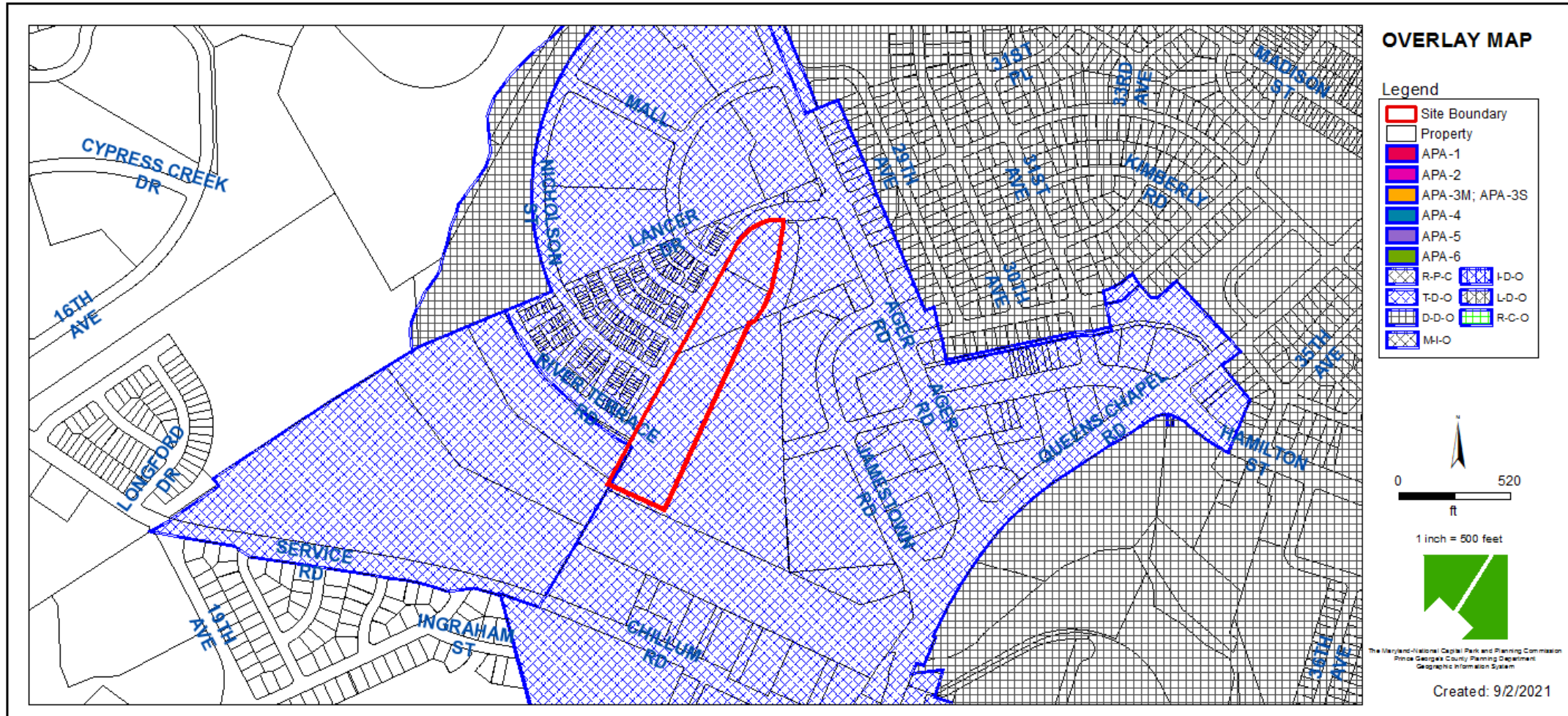


ZONING MAP

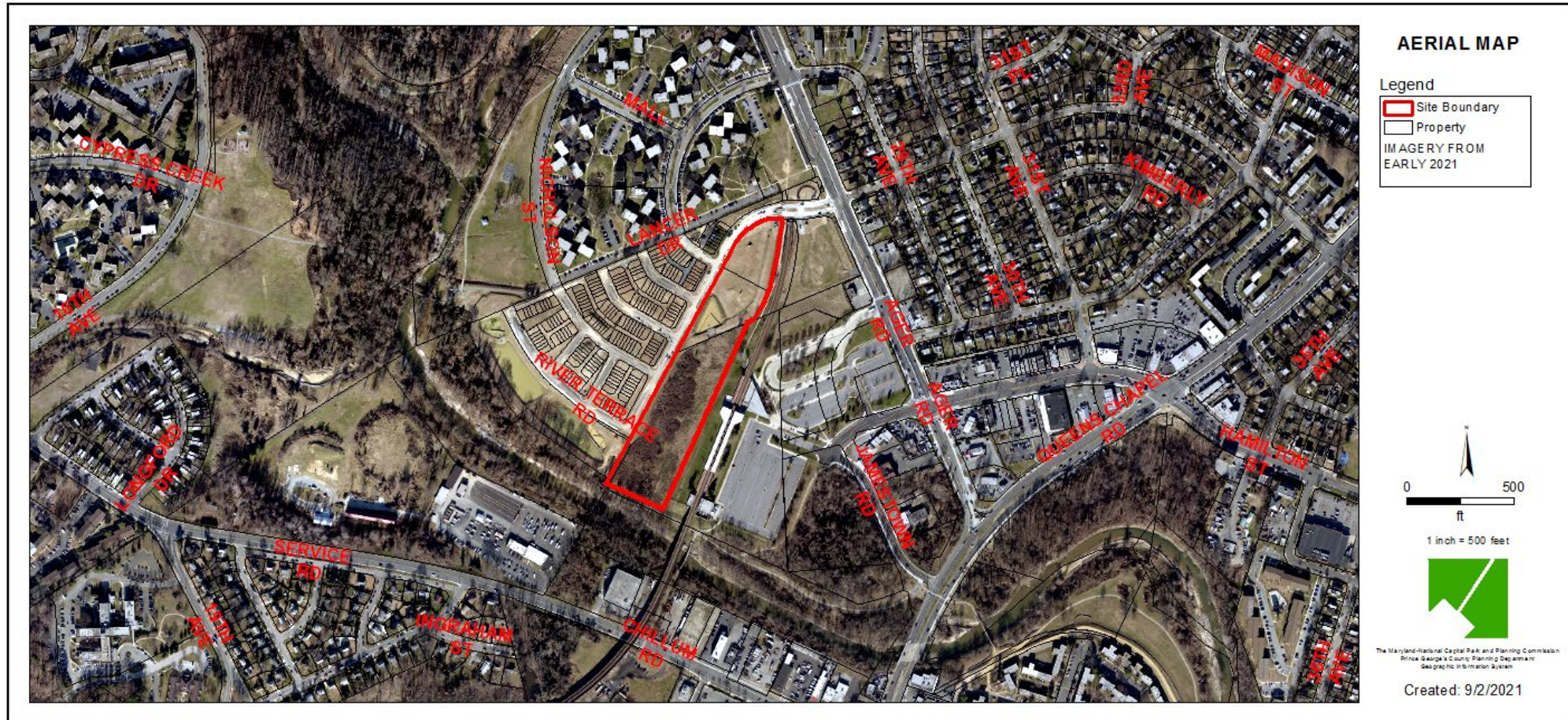
Property Zone: M-X-T / T-D-O



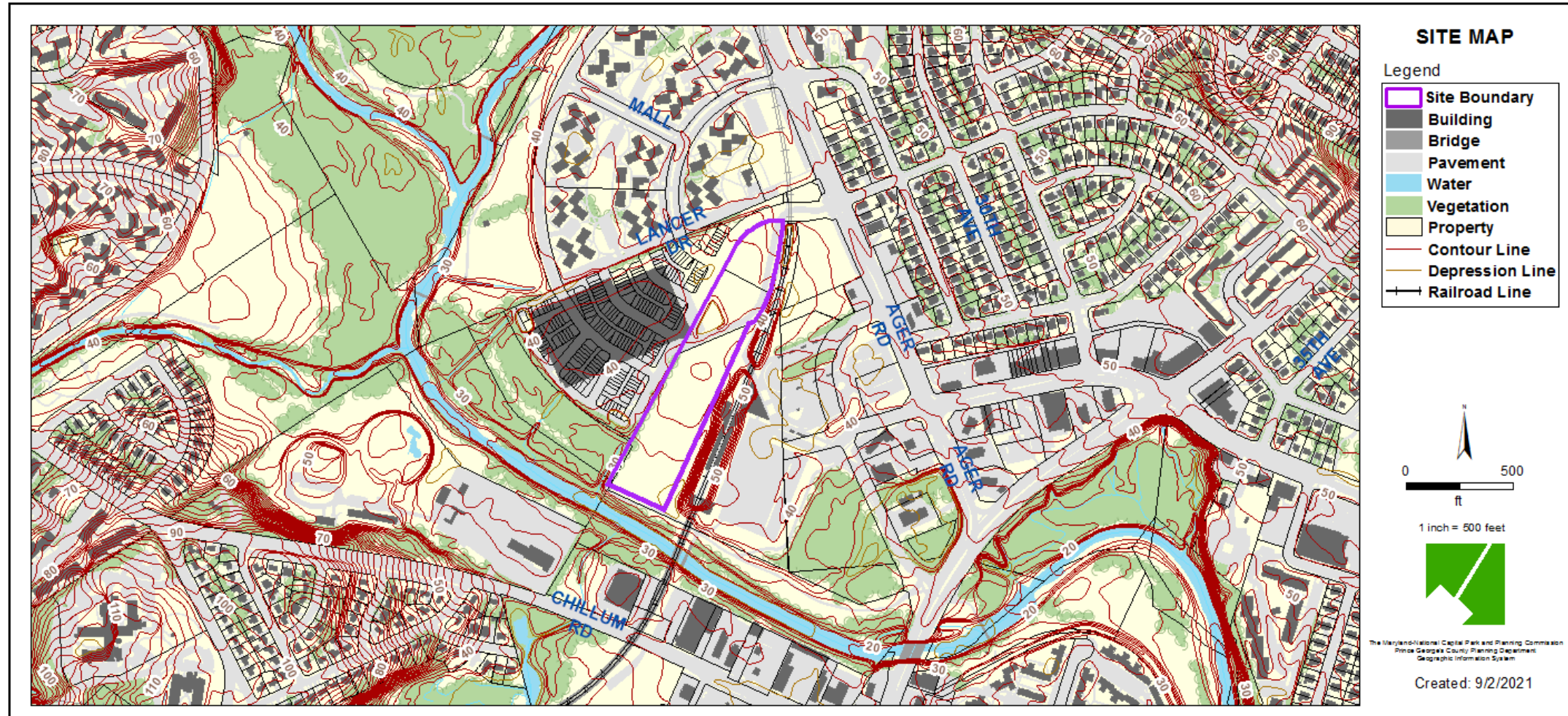
OVERLAY MAP



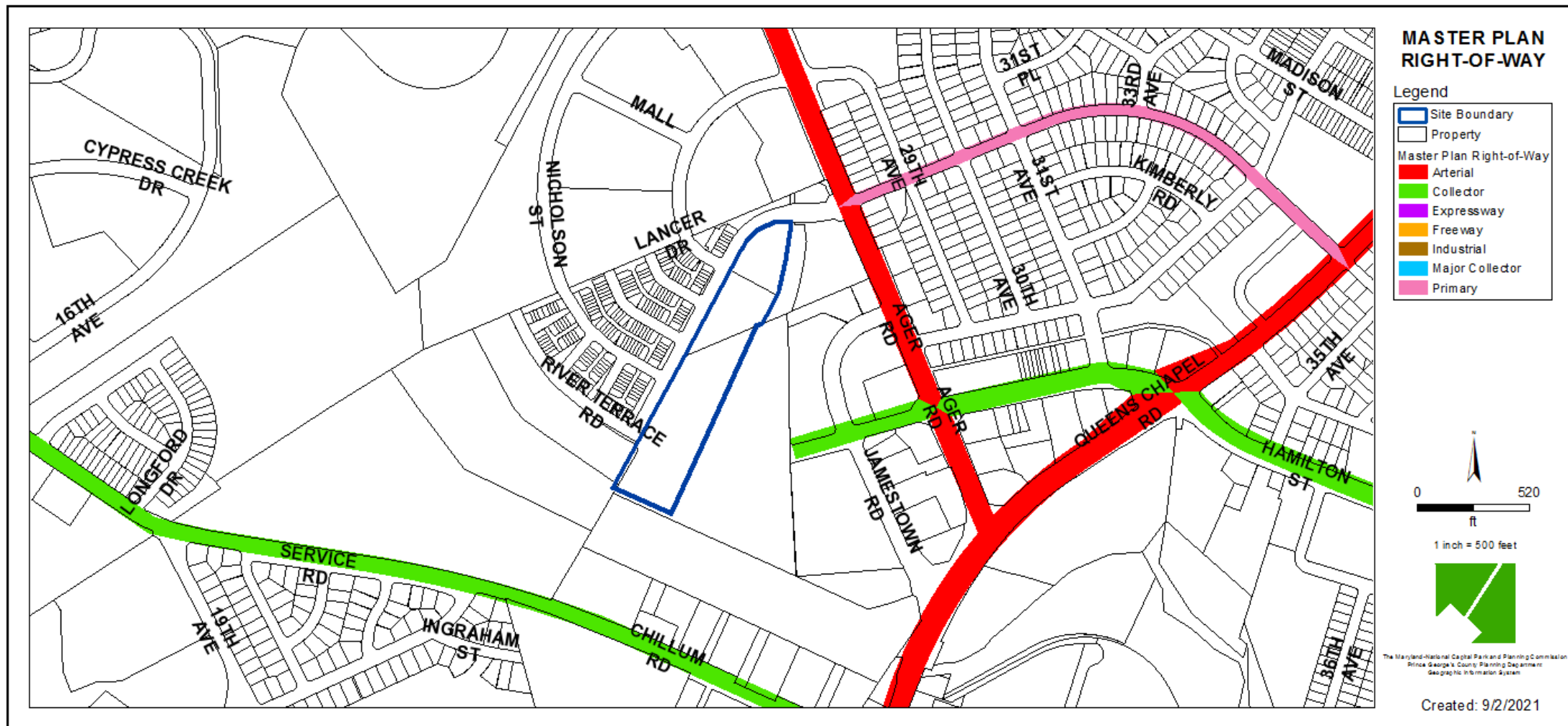
AERIAL MAP



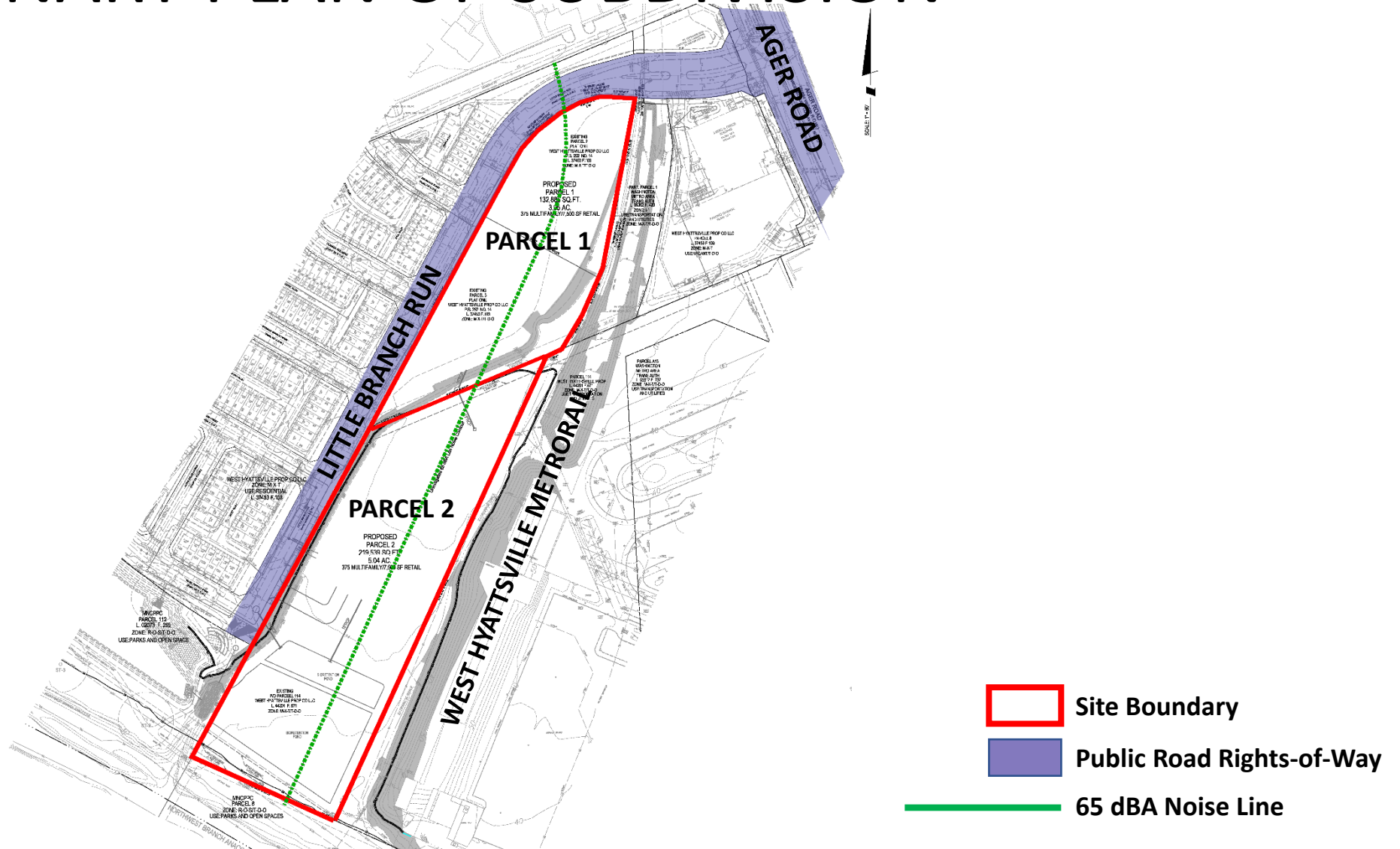
SITE MAP



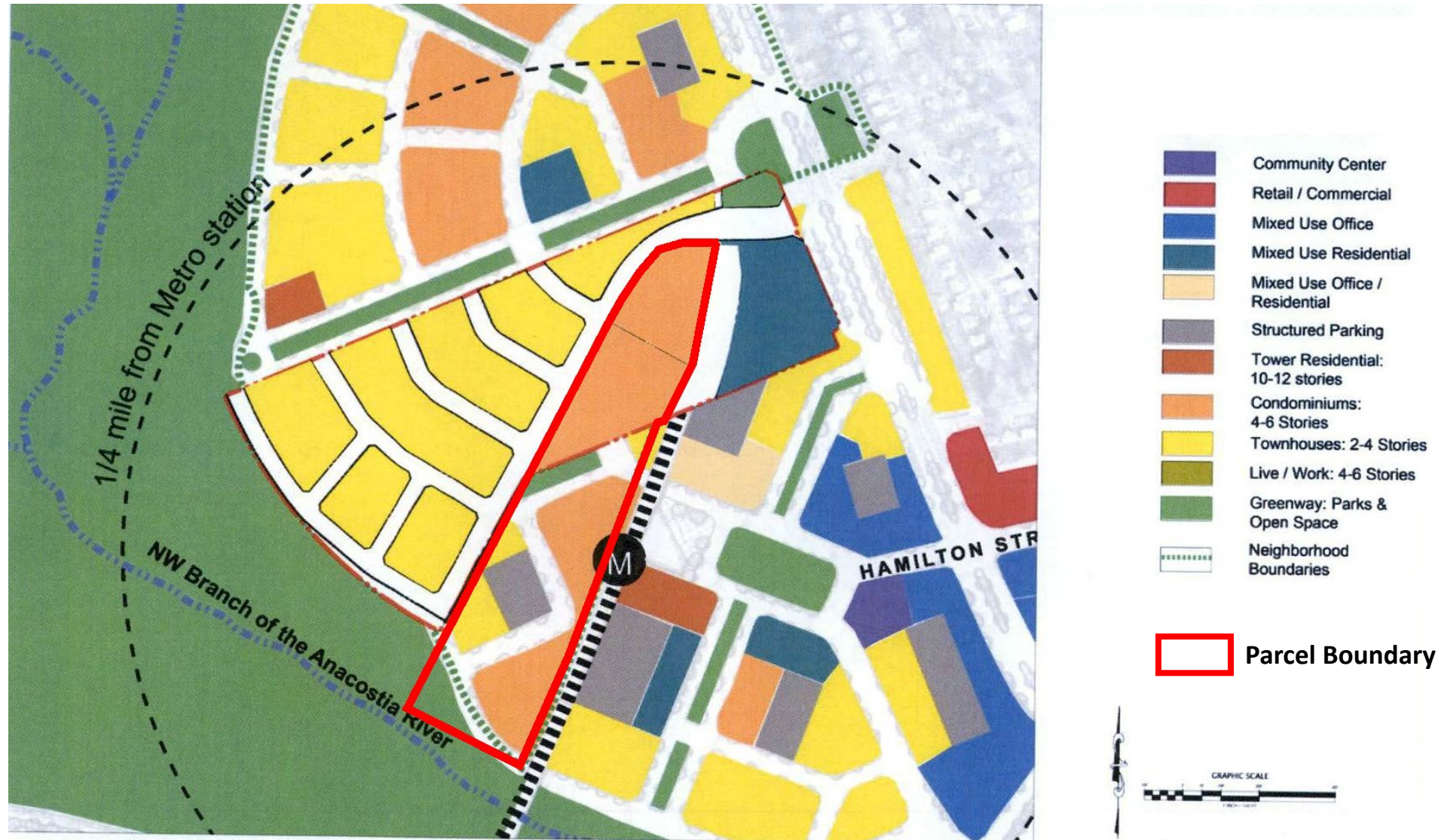
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



PREFERRED LAND USE PLAN - TDDP



CRITICAL INTERSECTIONS



 Critical Intersections

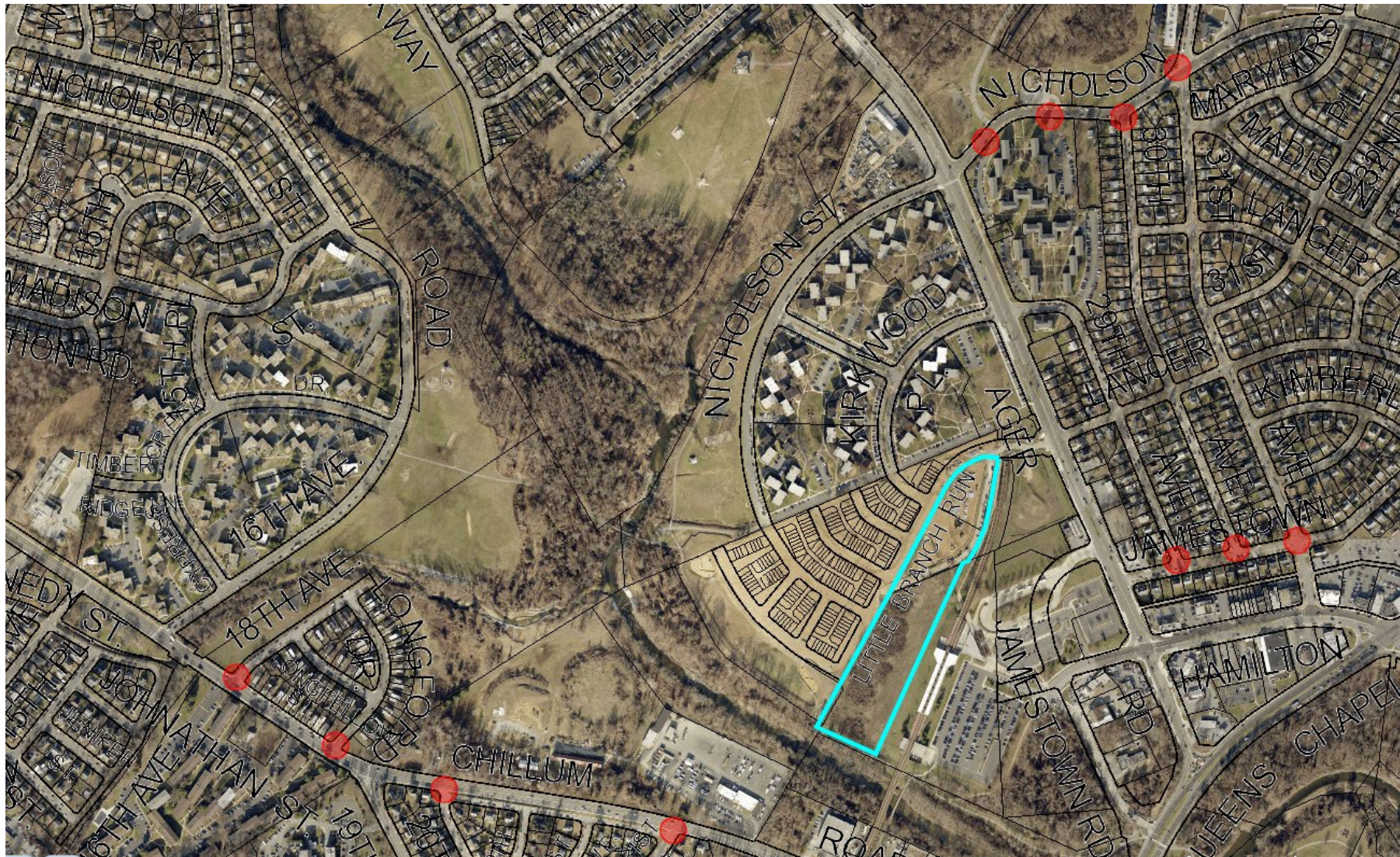
BPIS EXHIBIT





BPIS EXHIBIT - ALTERNATE

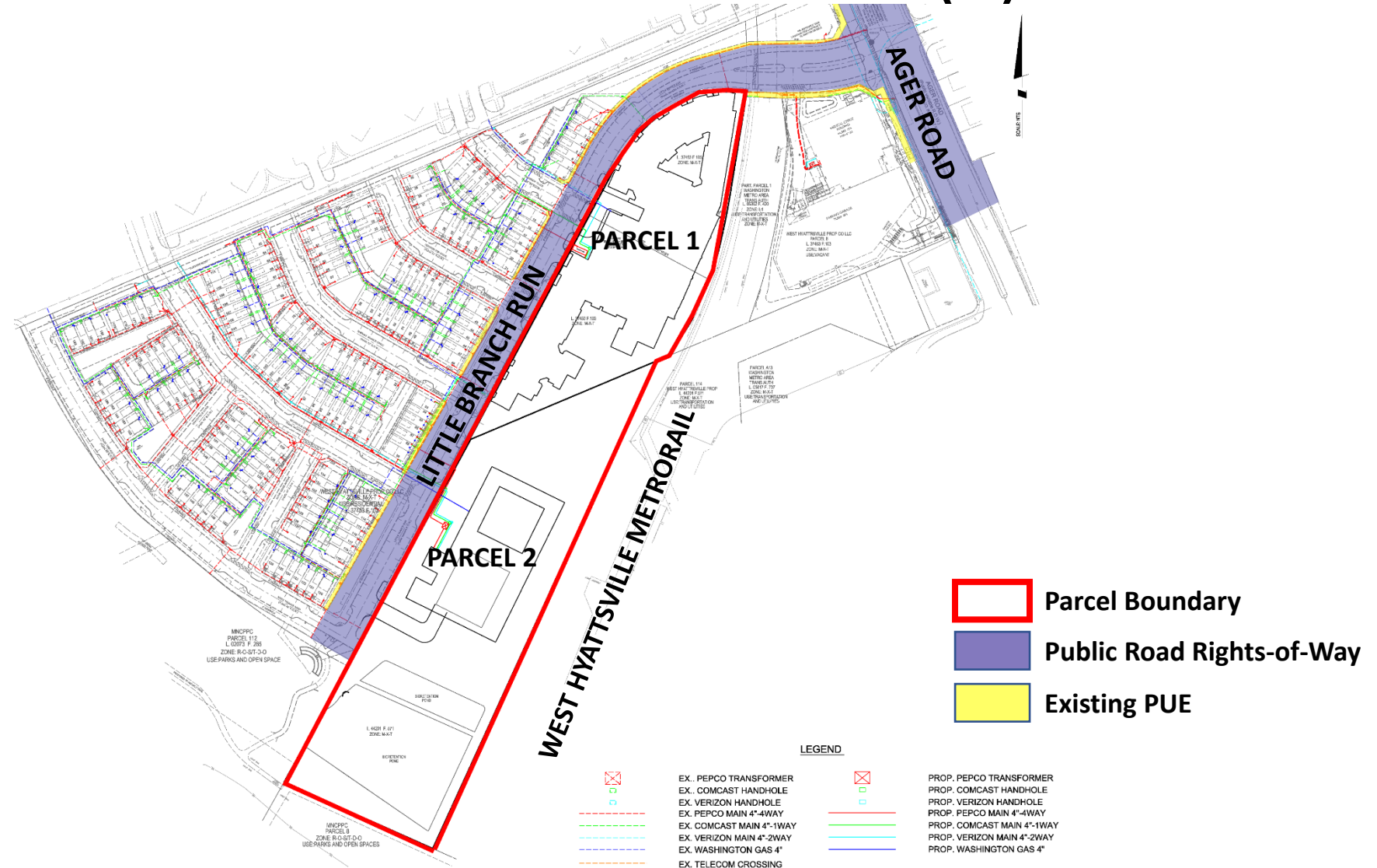


BPIS EXHIBIT - ALTERNATE

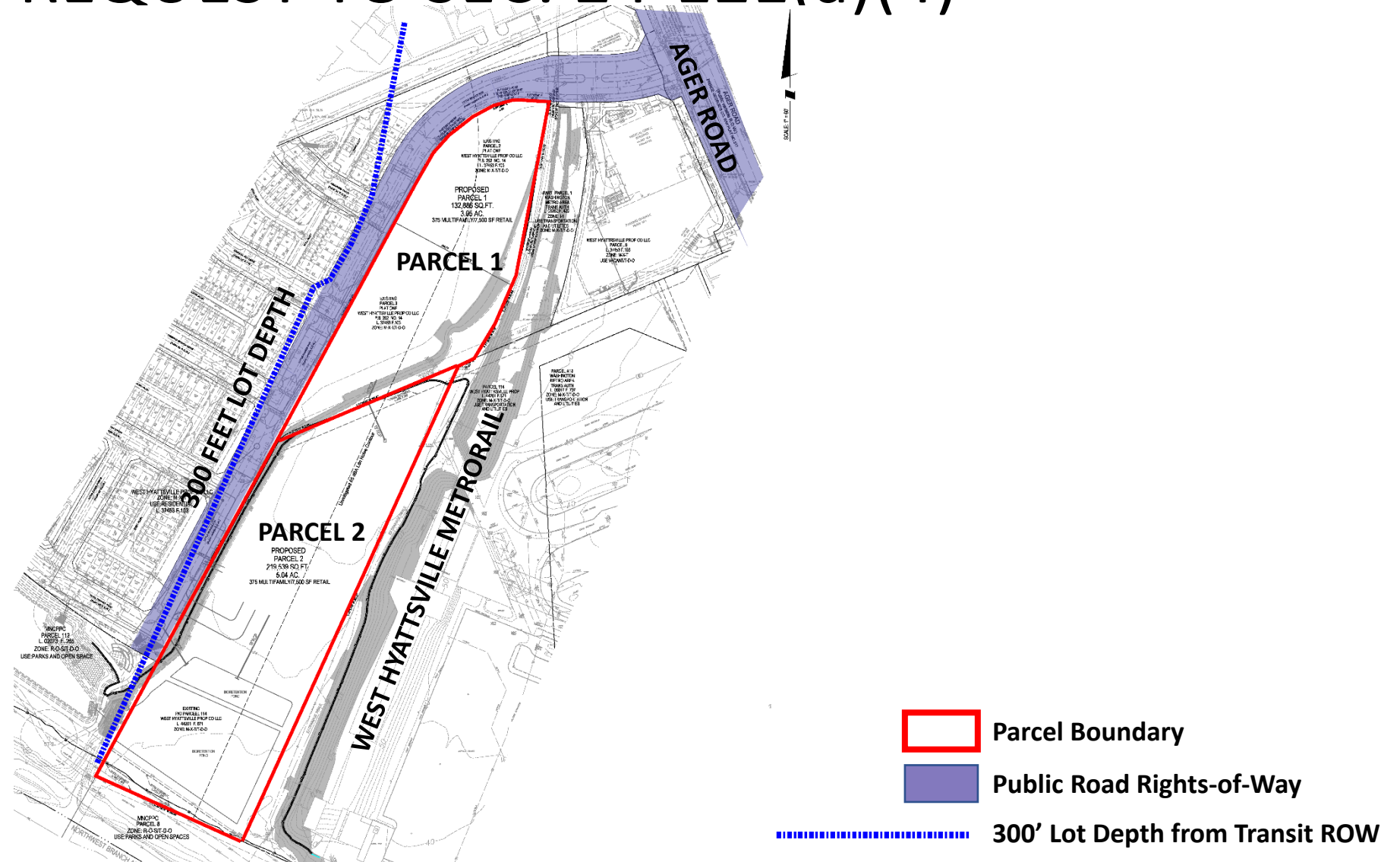


-  Site Boundary
-  BPIS Improvement Locations

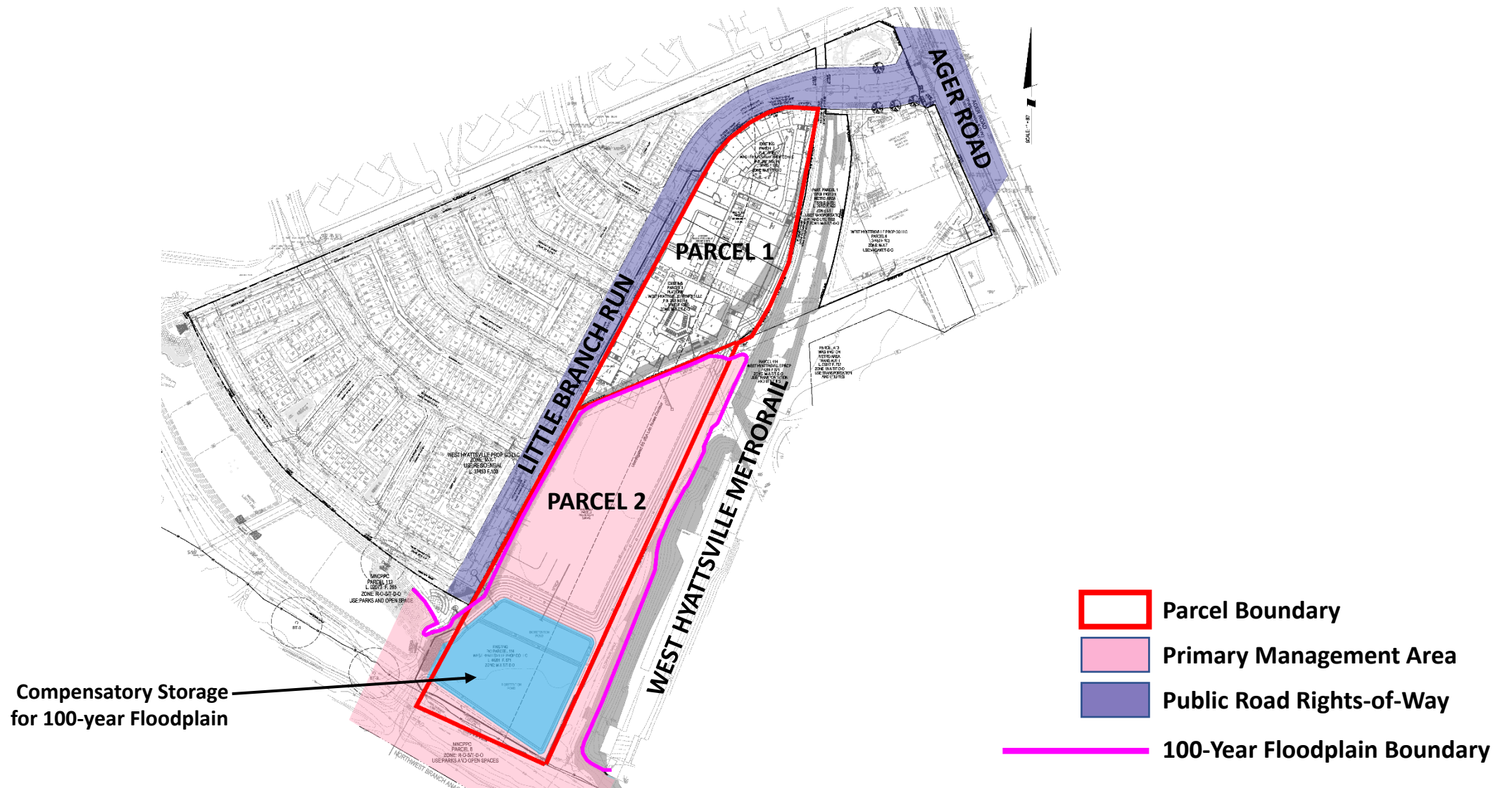
VARIATION REQUEST TO SEC. 24-122(a)



VARIATION REQUEST TO SEC. 24-121(a)(4)



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- PPS 4-20040
- TCP1-012-2016-01
- Variation from Section 24-122(a)
- Variation from Section 24-121(a)(4)

Major Issues:

- Conformance with Preferred Land Use Plan of the TDDP

Applicant Community Engagement:

- Informational Mailing: 01/03/2021
- Acceptance Mailing: 06/29/2021