

HYATTSVILLE CROSSING

Preliminary Plan of Subdivision

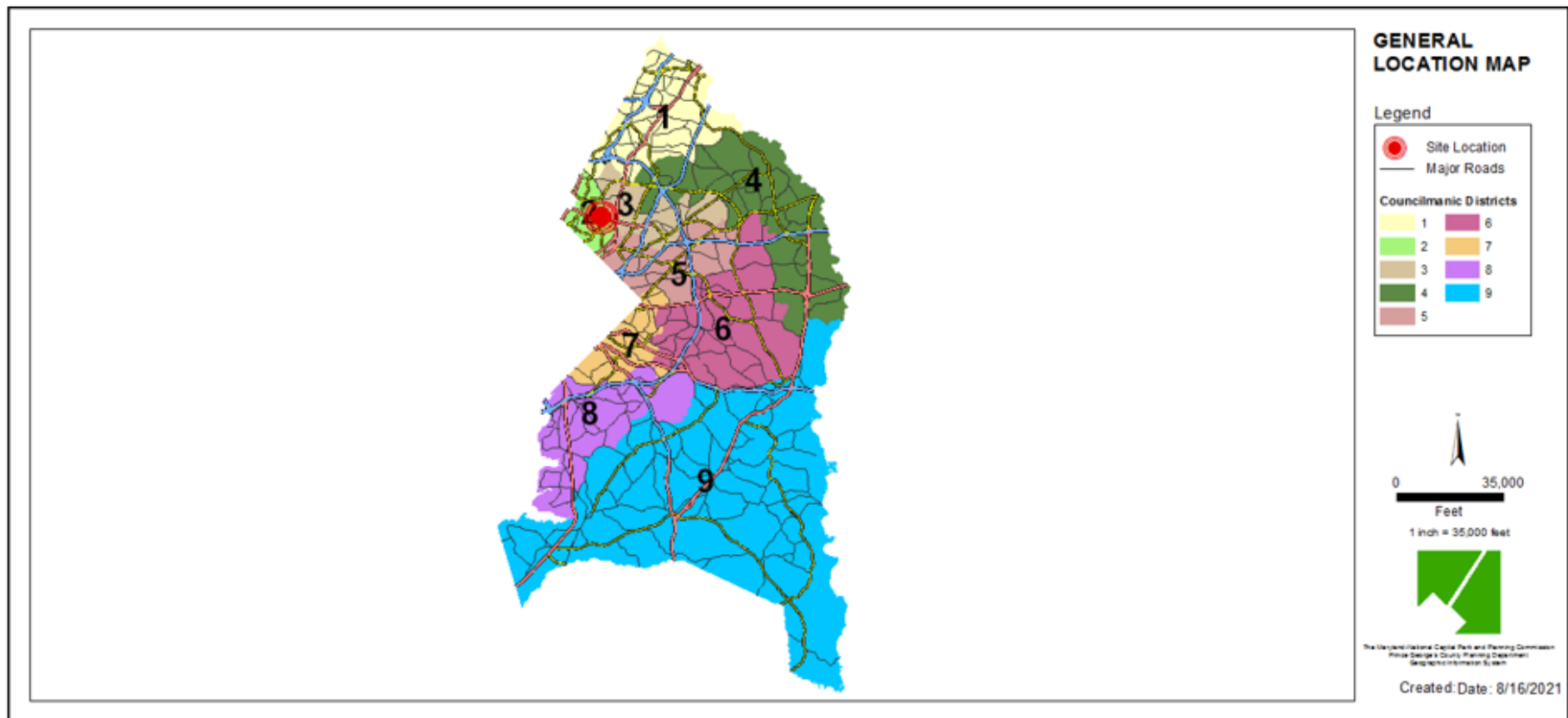
Staff Recommendation: APPROVAL with conditions



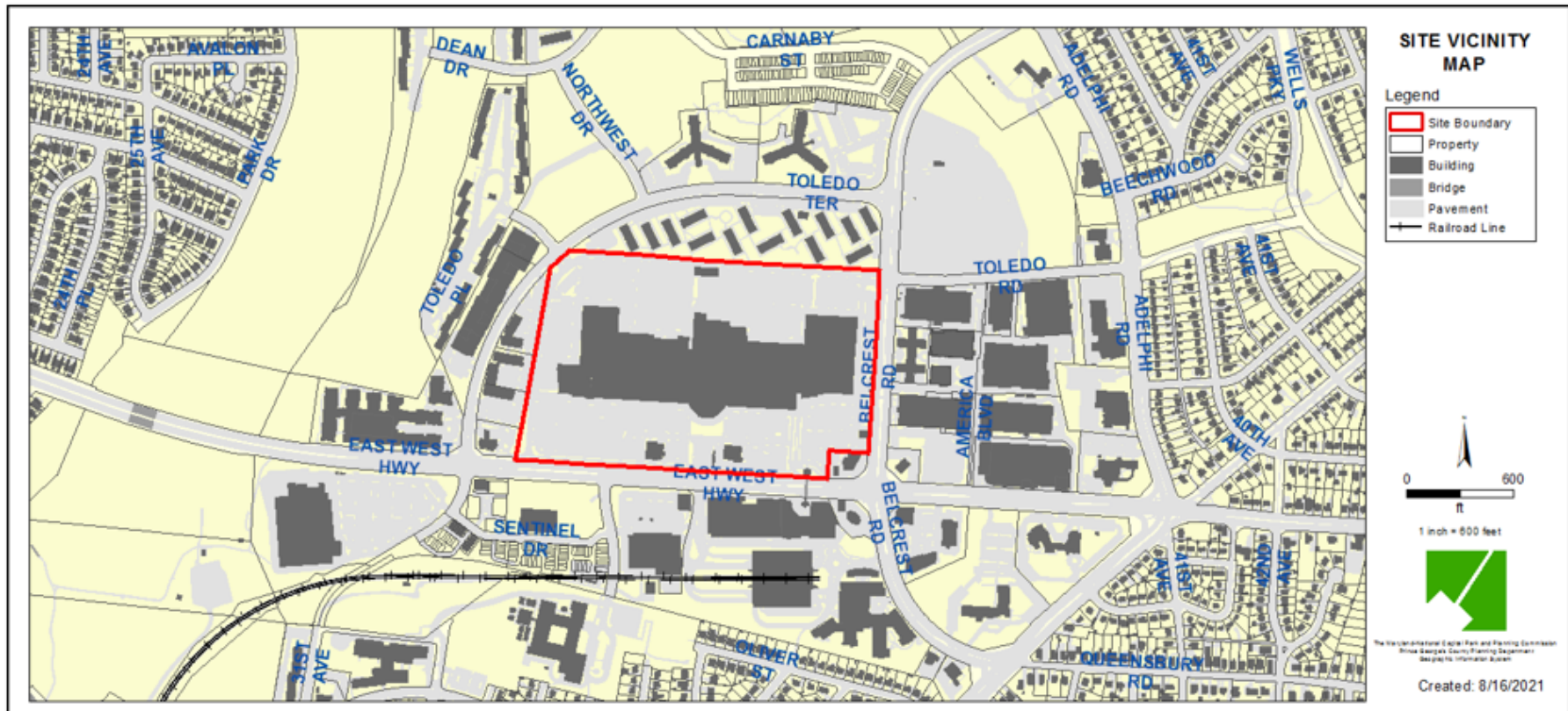
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68



SITE VICINITY MAP

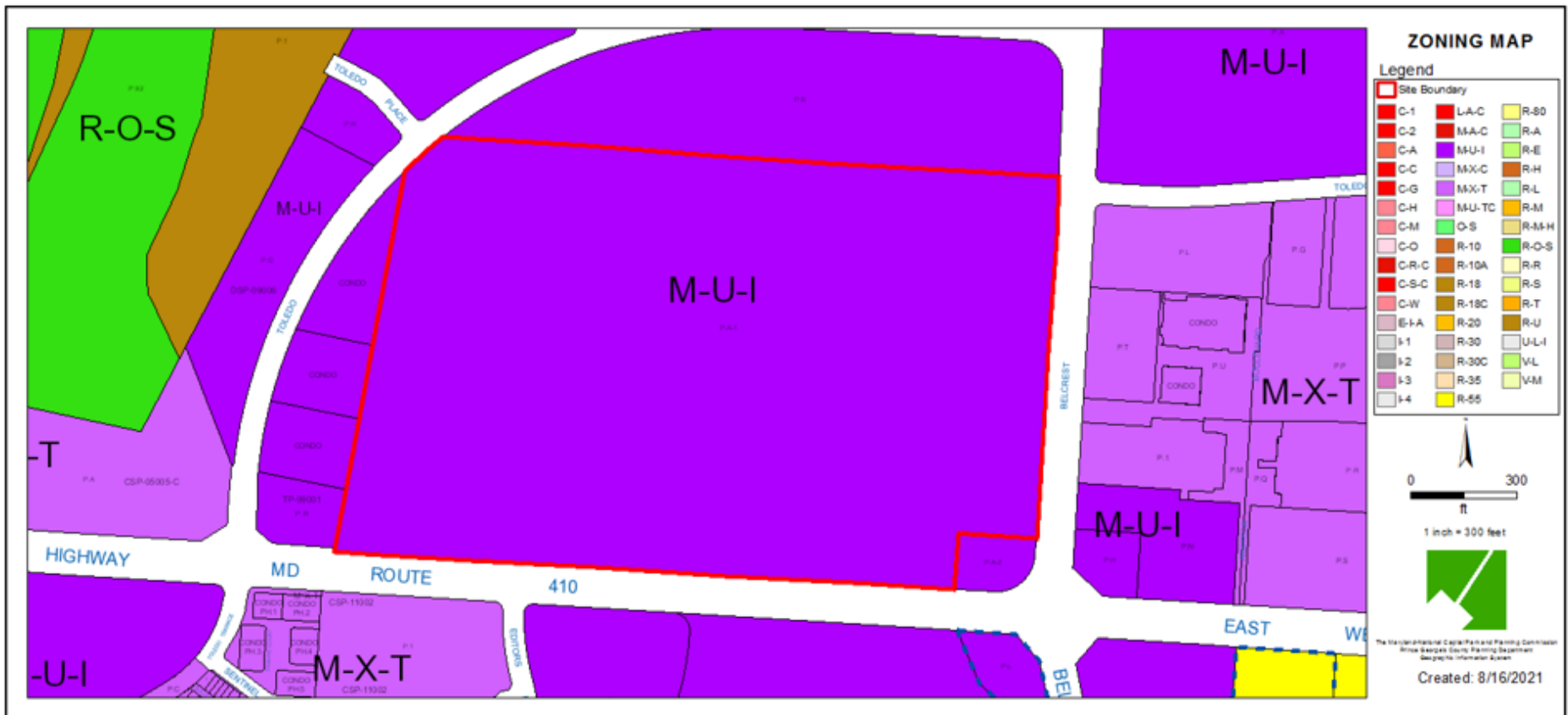


Property Zone: RTO-H-C

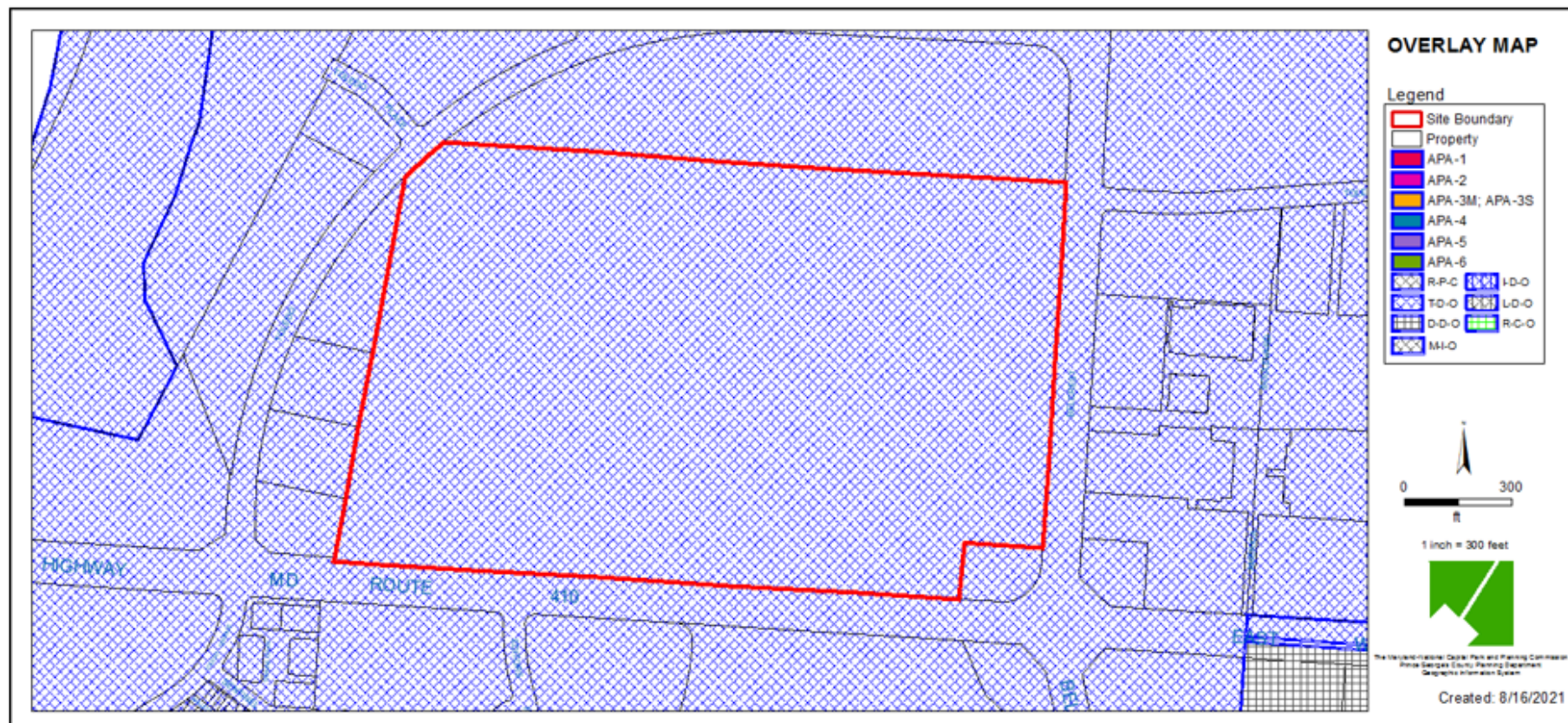


PRIOR ZONING MAP

Property Zone: M-U-I/T-D-O



PRIOR OVERLAY MAP



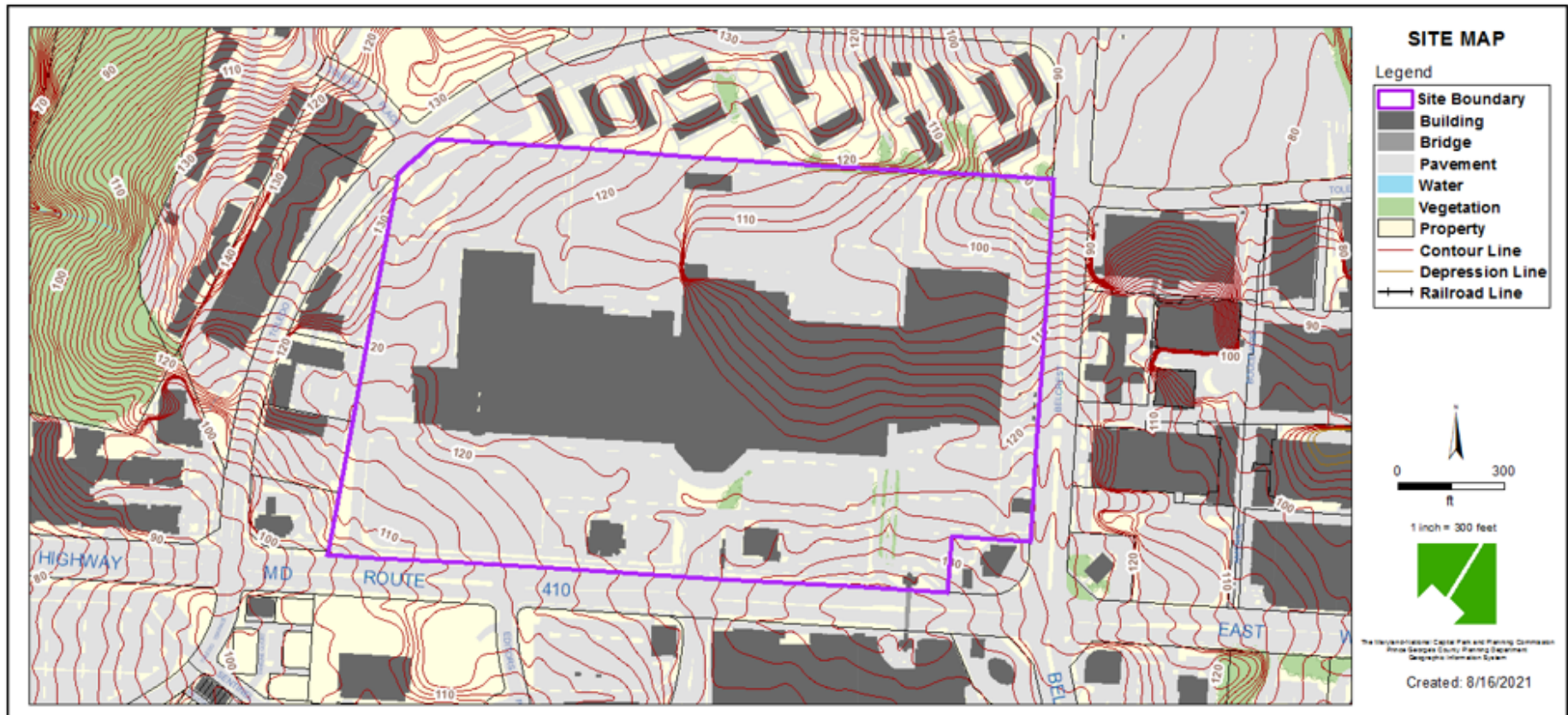
AERIAL MAP



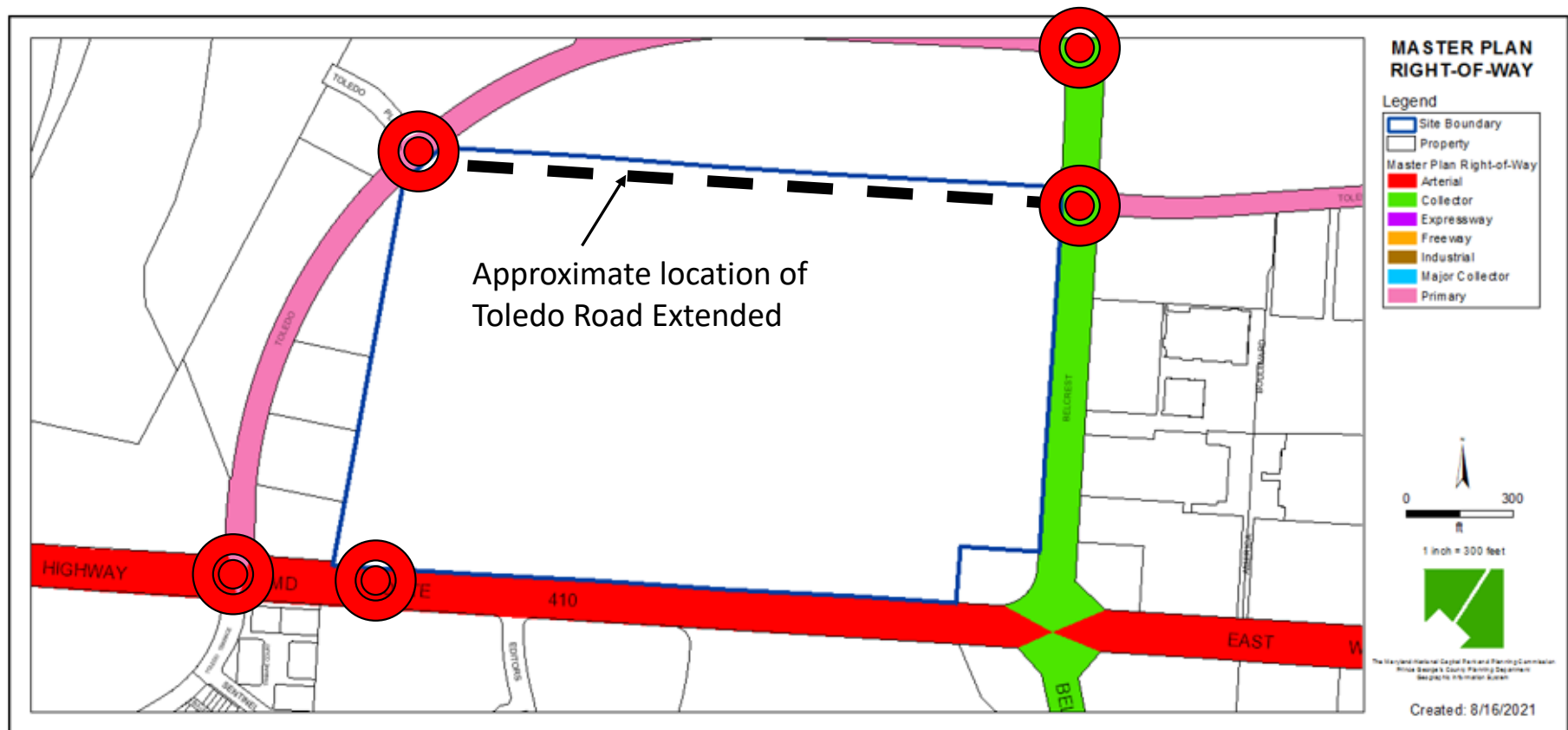
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



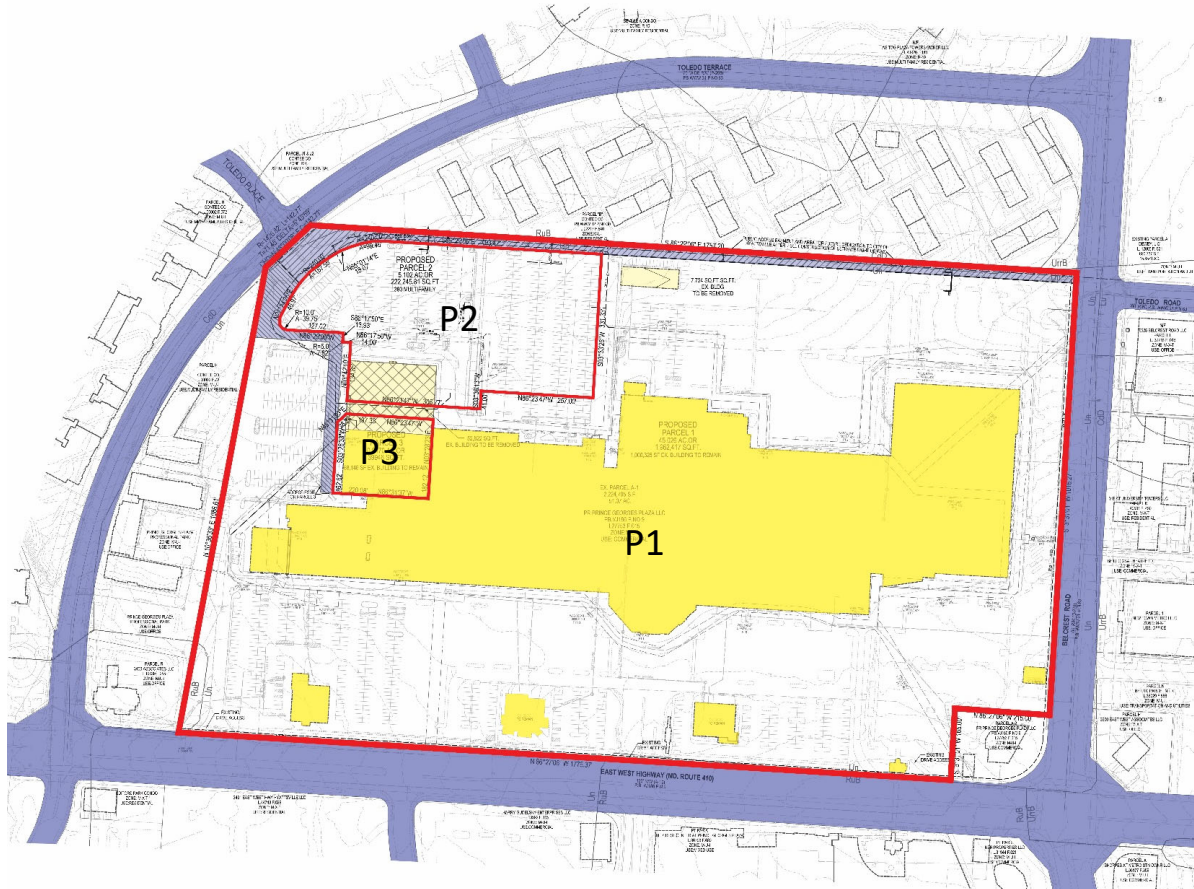
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



 The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department



CONCEPTUALLY PROPOSED FLOOR PLAN



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TOLEDO RD
HYATTSVILLE, MD # 2020-0190

DENSITY STUDY
DECEMBER 9, 2020



FIRST FLOOR
FLOOR PLANS

A1.1

CONCEPTUALLY PROPOSED BUILDINGS (FROM NORTHWEST)



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AVALON

TOLEDO RD
HYATTSVILLE, MD # 2025-0152

DENSITY STUDY
DECEMBER 8, 2020

NW AERIAL VIEW
MASSINGS

A3.1

CONCEPTUALLY PROPOSED BUILDINGS (FROM NORTHEAST)



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AVALON

TOLEDO RD
HYATTSVILLE, MD # 2020-0150

DENSITY STUDY
DECEMBER 8, 2020

NE AERIAL VIEW
MASSING

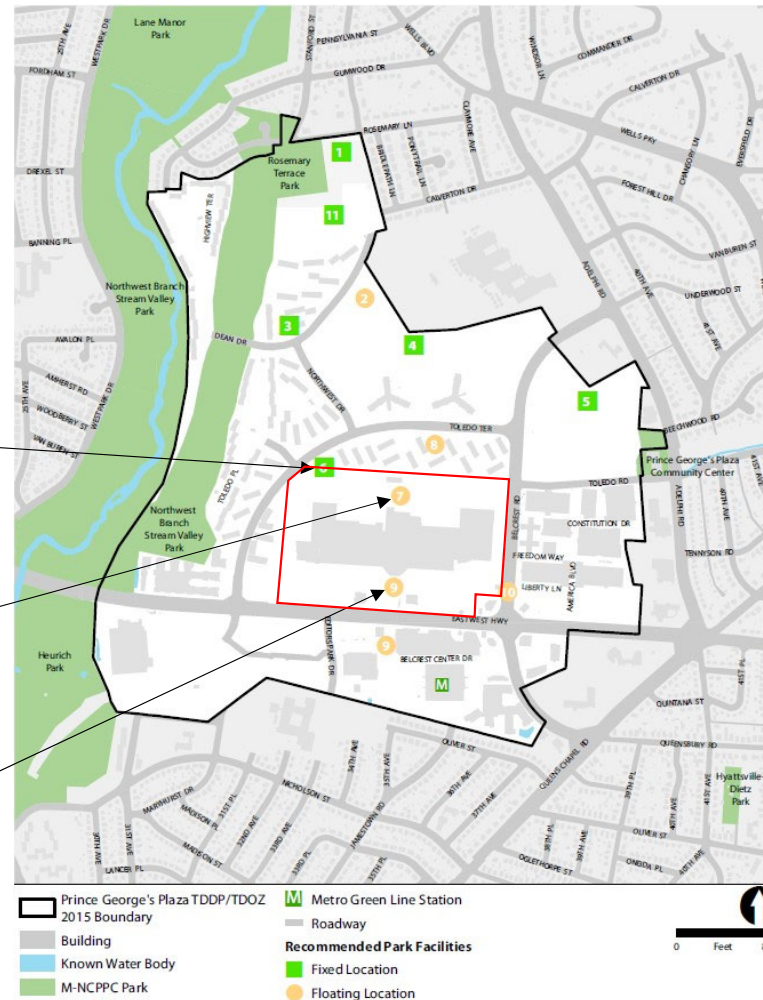
A3.2

TRANSIT DISTRICT DEVELOPMENT PLAN RECOMMENDED PARK & RECREATION FACILITIES

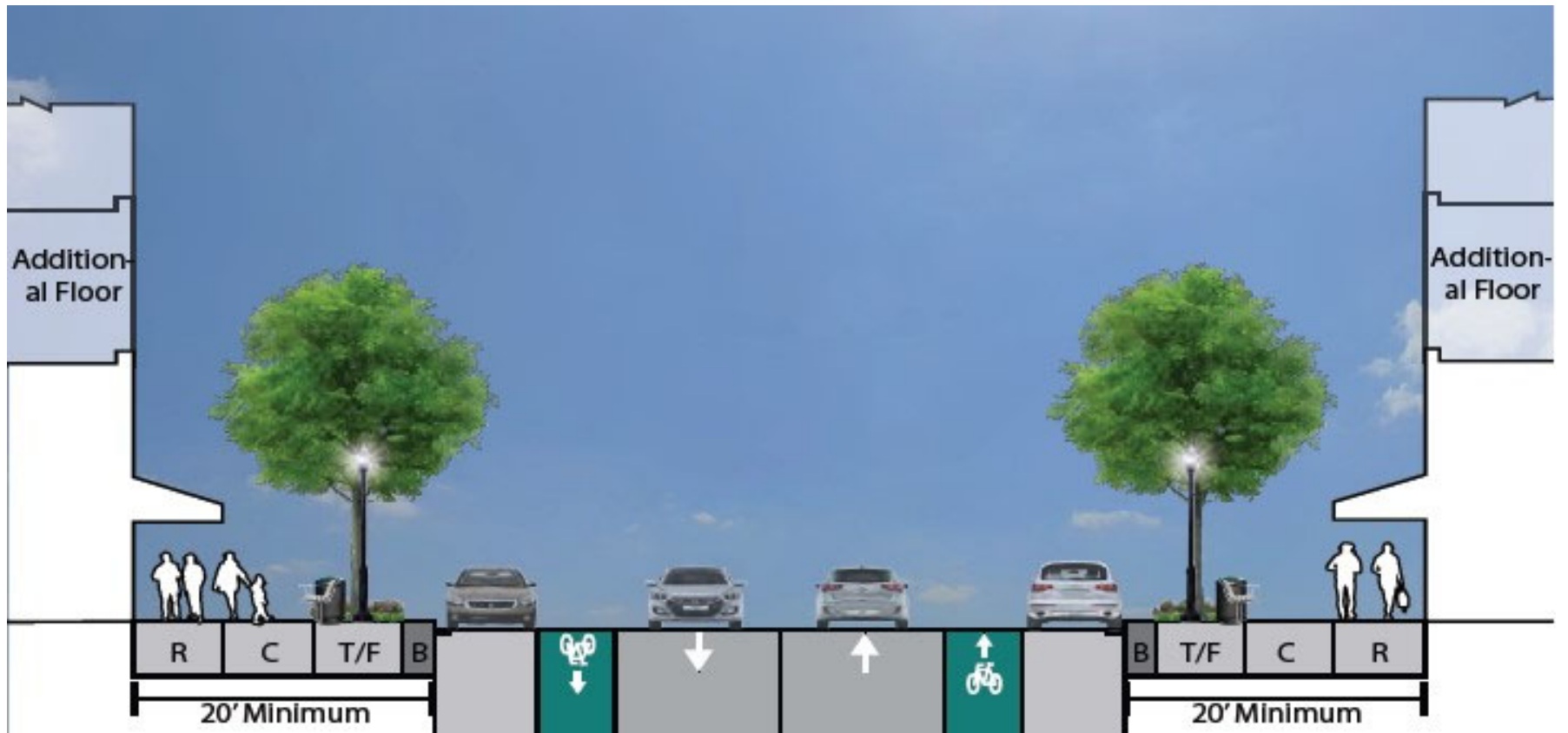
Location 6: Common/Green at the intersection of Toledo Road Extended and Toledo Terrace (off-site, north of multifamily buildings)

Location 7: Plaza/Square on the south side of Toledo Road Extended (on-site, east of multifamily buildings)

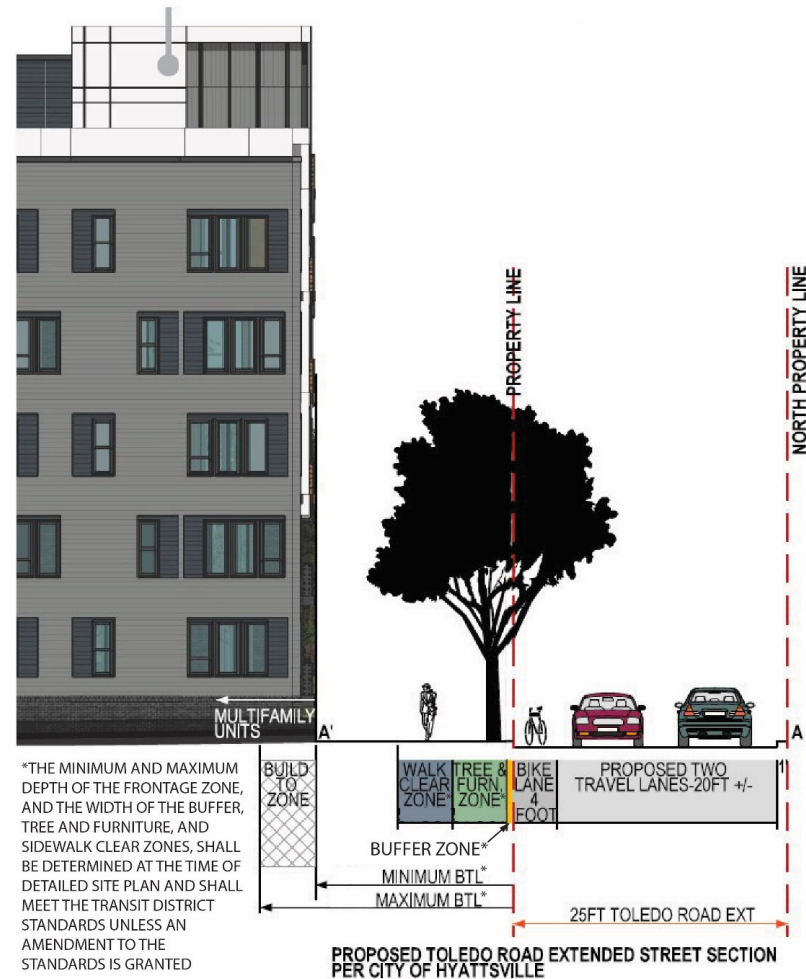
Location 9: Park/Linear Park near the main entrance to the Mall at Prince George's (on-site, south of the mall building)



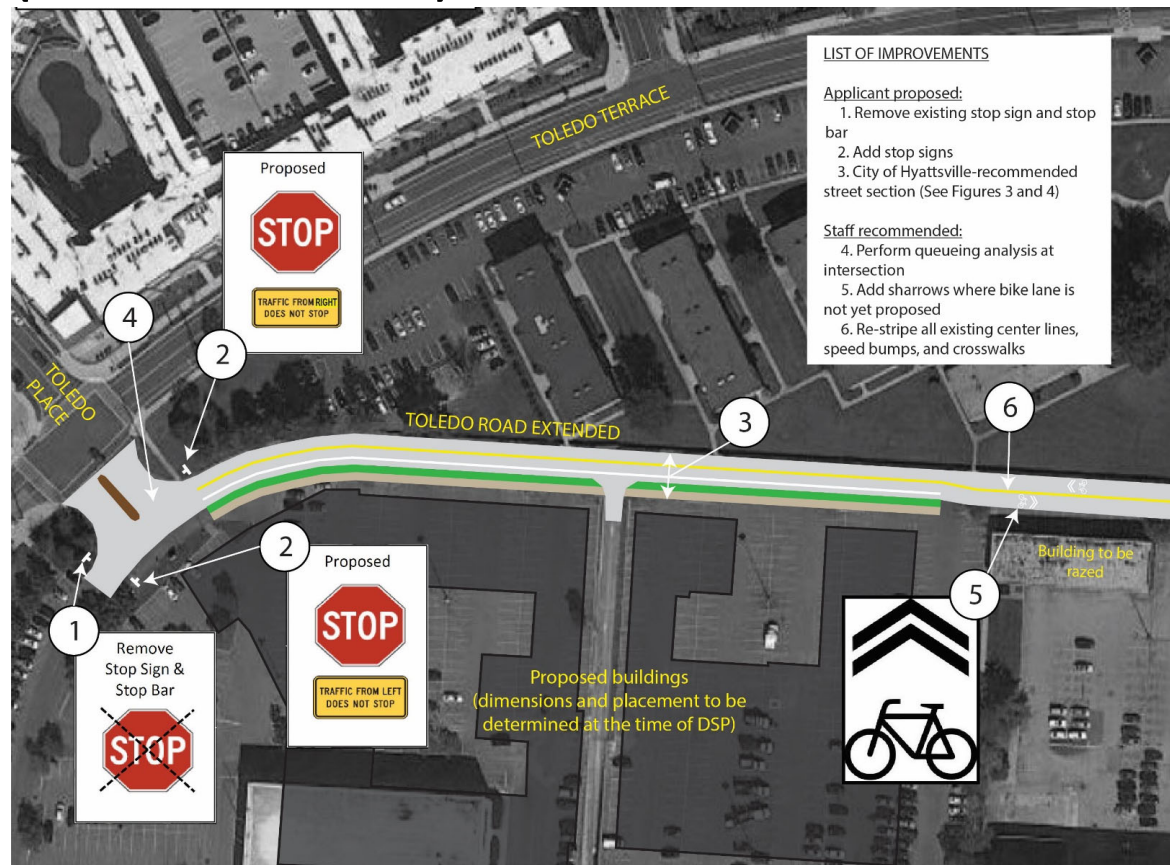
RECOMMENDED TOLEDO ROAD EXTENDED STREET SECTION FROM TRANSIT DISTRICT DEVELOPMENT PLAN



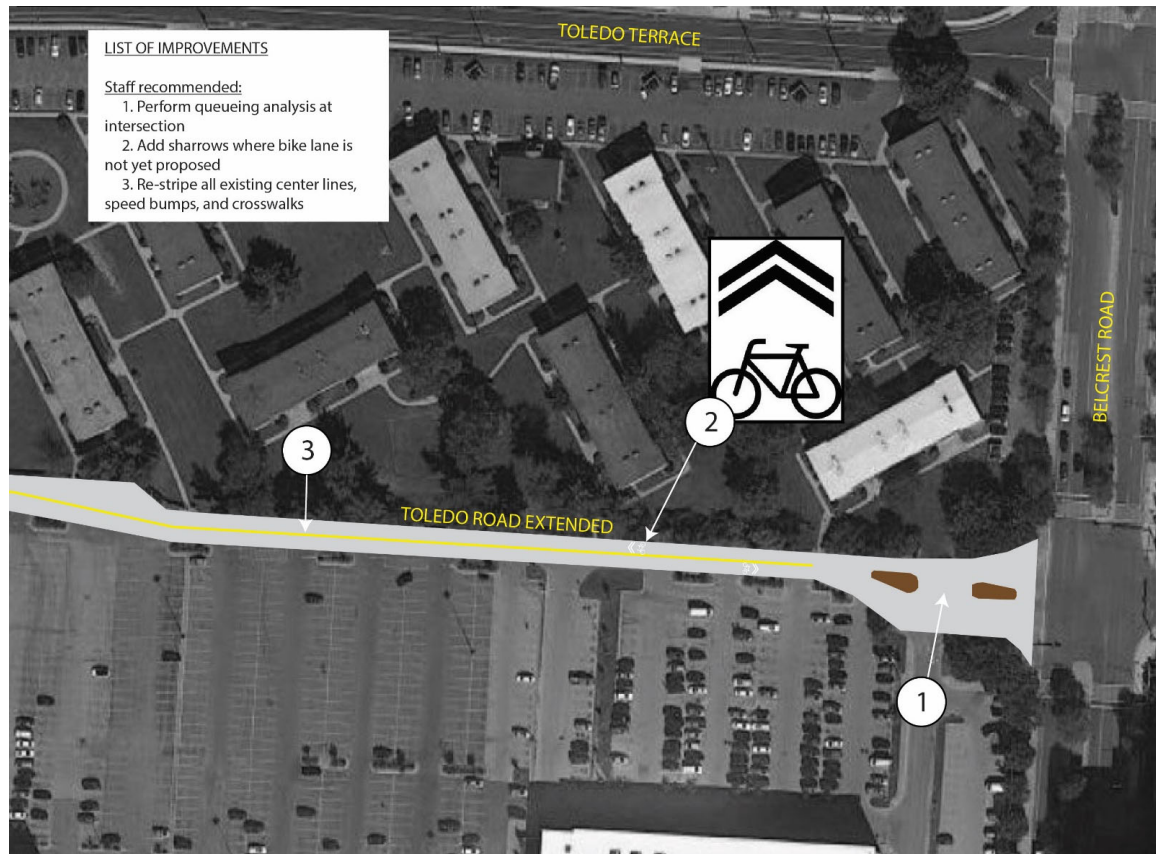
APPLICANT PROPOSED STREET SECTION WITH STAFF RECOMMENDED MODIFICATIONS



INTERIM IMPROVEMENTS TO TOLEDO ROAD EXTENDED (NORTHWEST)



INTERIM IMPROVEMENTS TO TOLEDO ROAD EXTENDED (NORTHEAST)



STAFF RECOMMENDATION

APPROVAL with 18 conditions

- 4-21032
- Variation from Section 24-121(a)(3)

Major Issues:

- Additional interim improvements to Toledo Road Extended may be needed at DSP (pending results of recommended queueing analyses)

Applicant Community Engagement:

- Informational mailing: 9/27/2021
- Acceptance mailing: 4/7/2022