

HYATTSVILLE CROSSING

Preliminary Plan of Subdivision

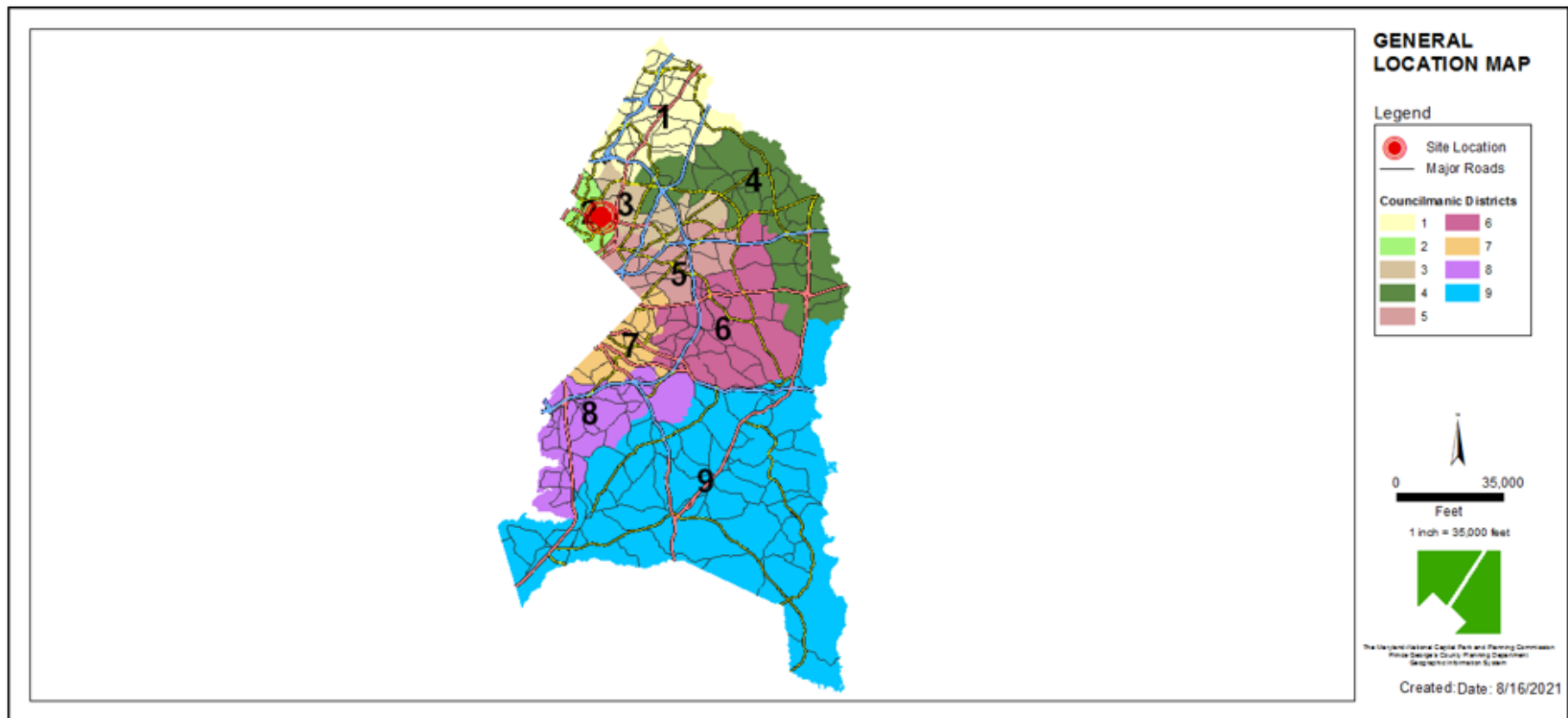
Staff Recommendation: APPROVAL with conditions



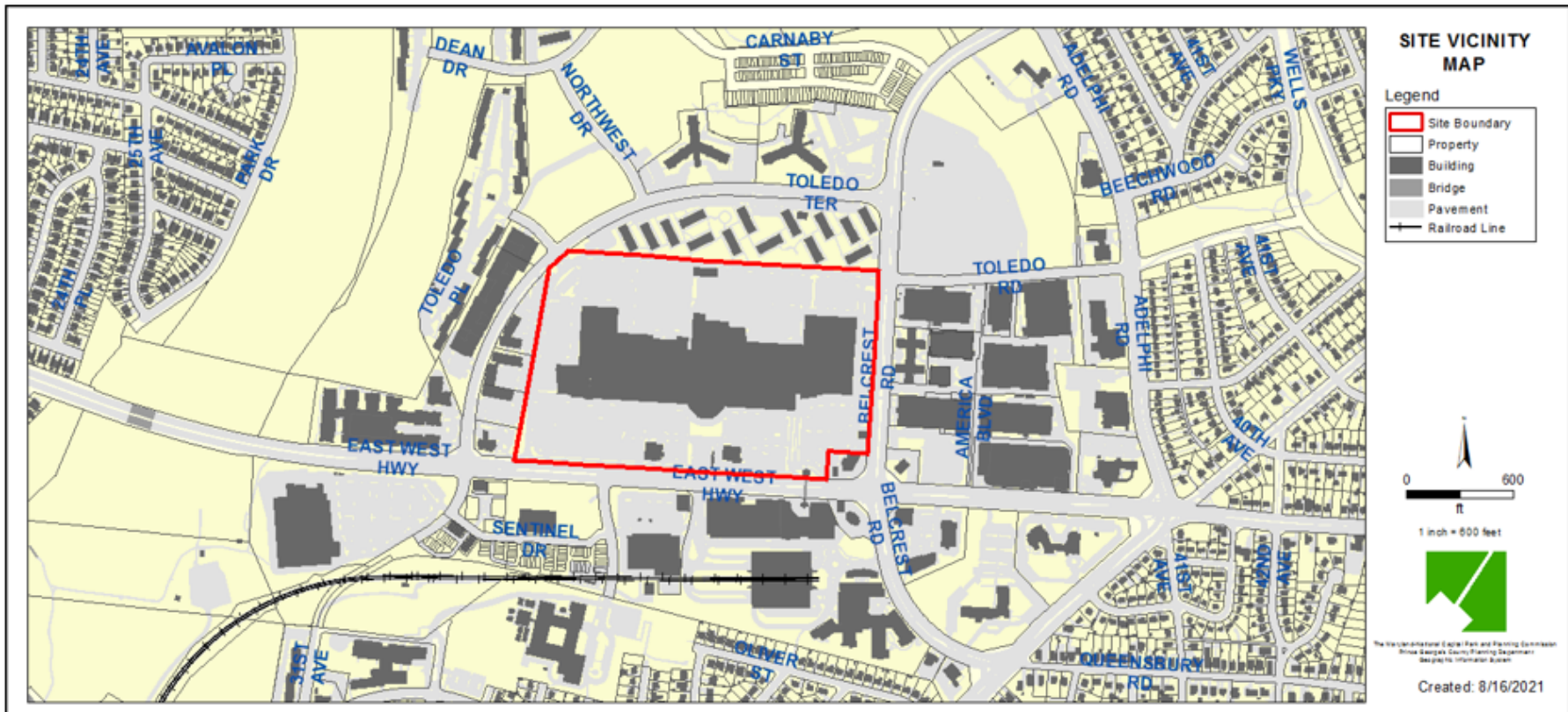
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68

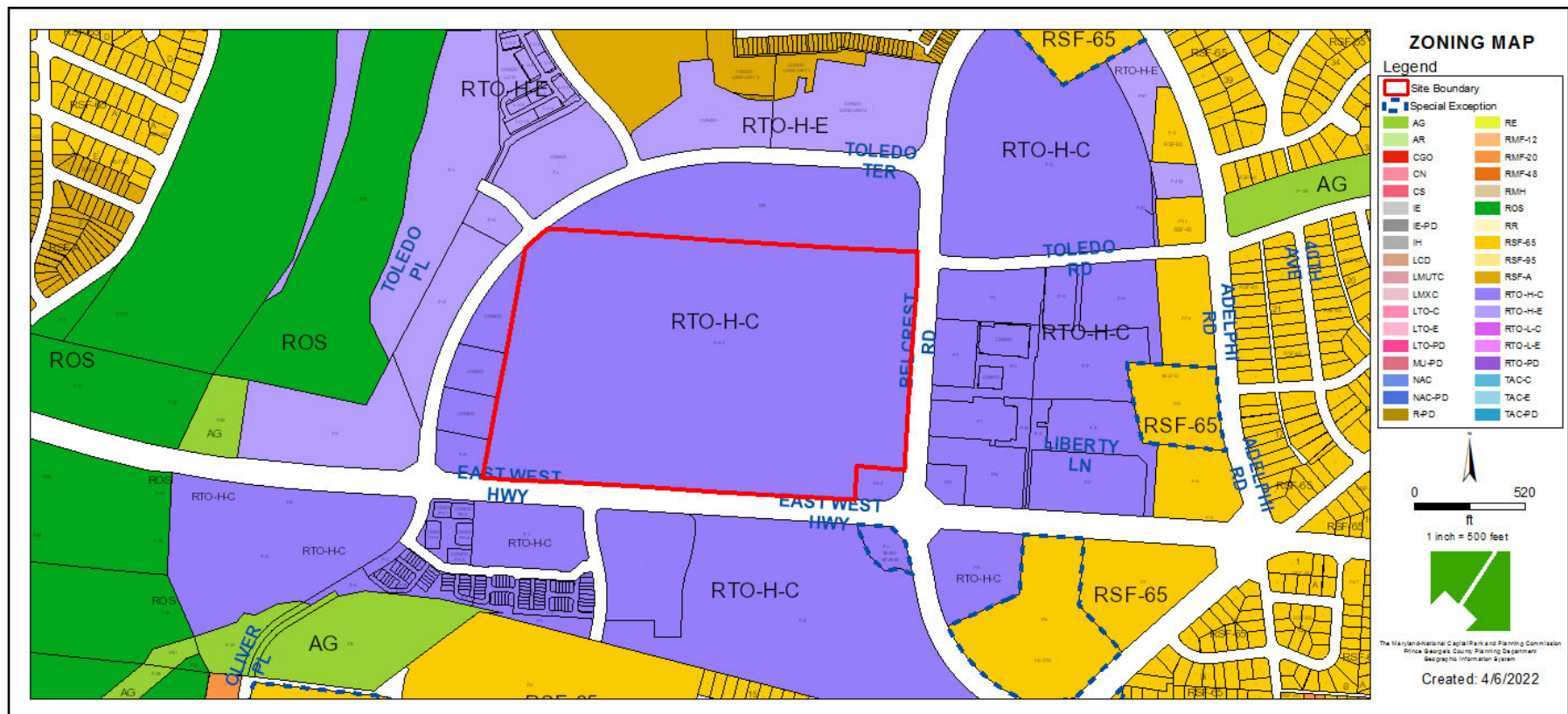


SITE VICINITY MAP



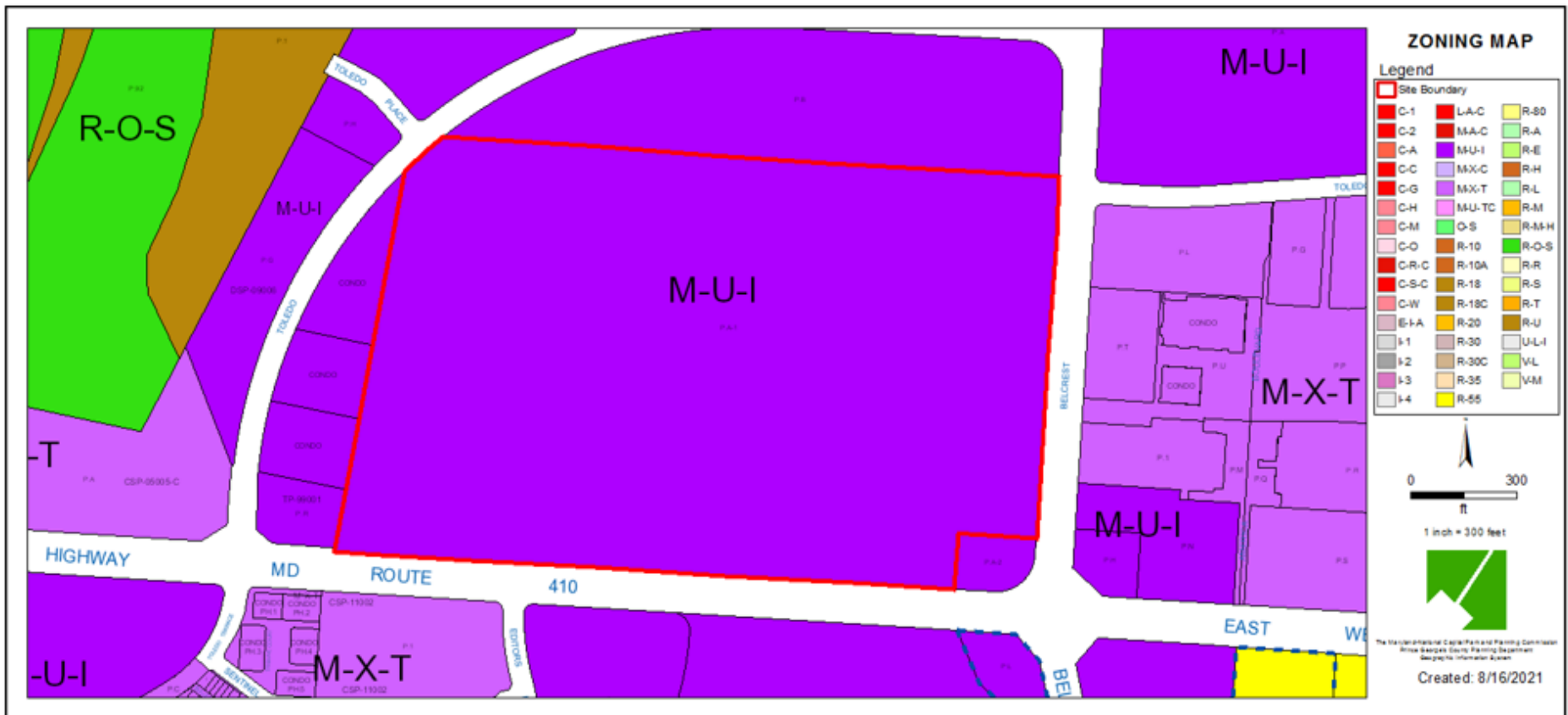
ZONING MAP

Property Zone: RTO-H-C

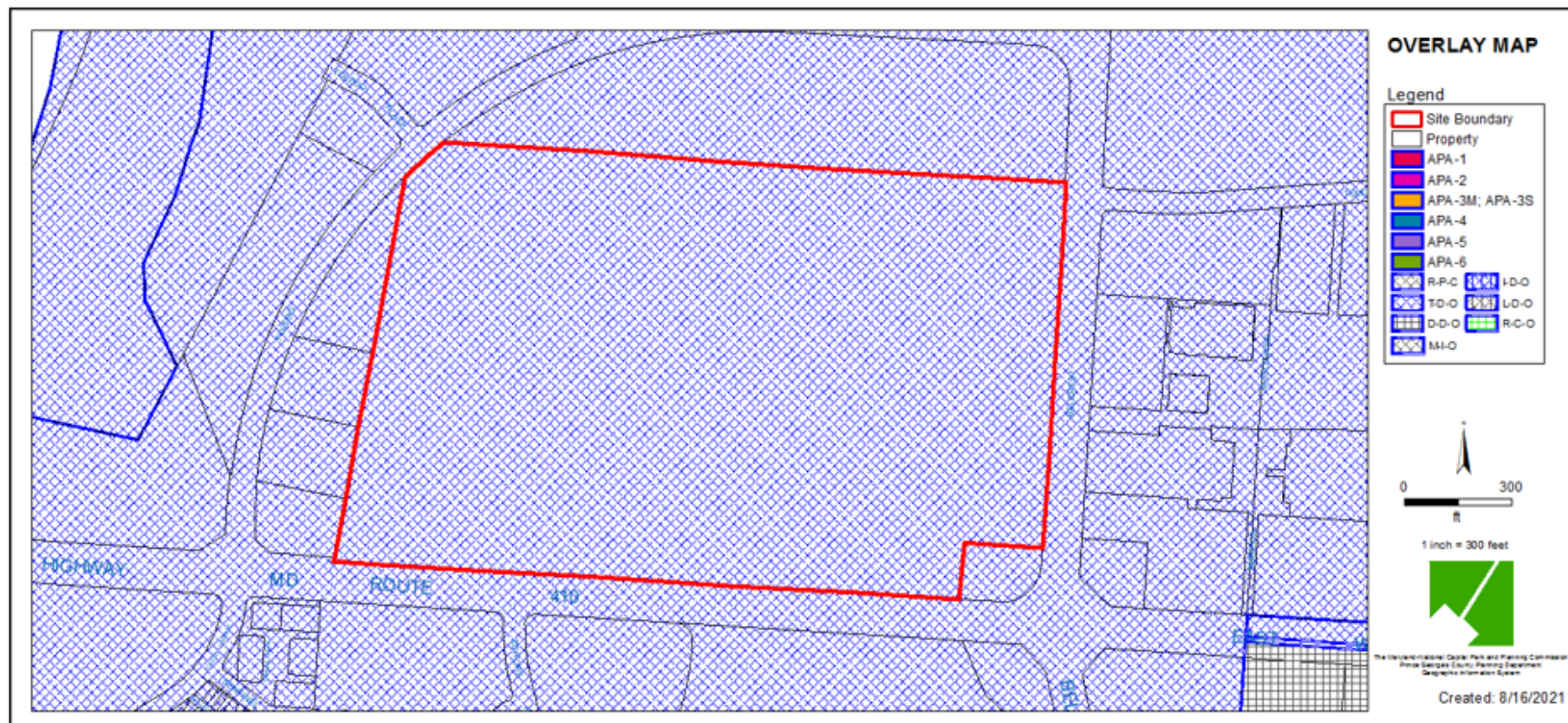


PRIOR ZONING MAP

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



PRIOR OVERLAY MAP



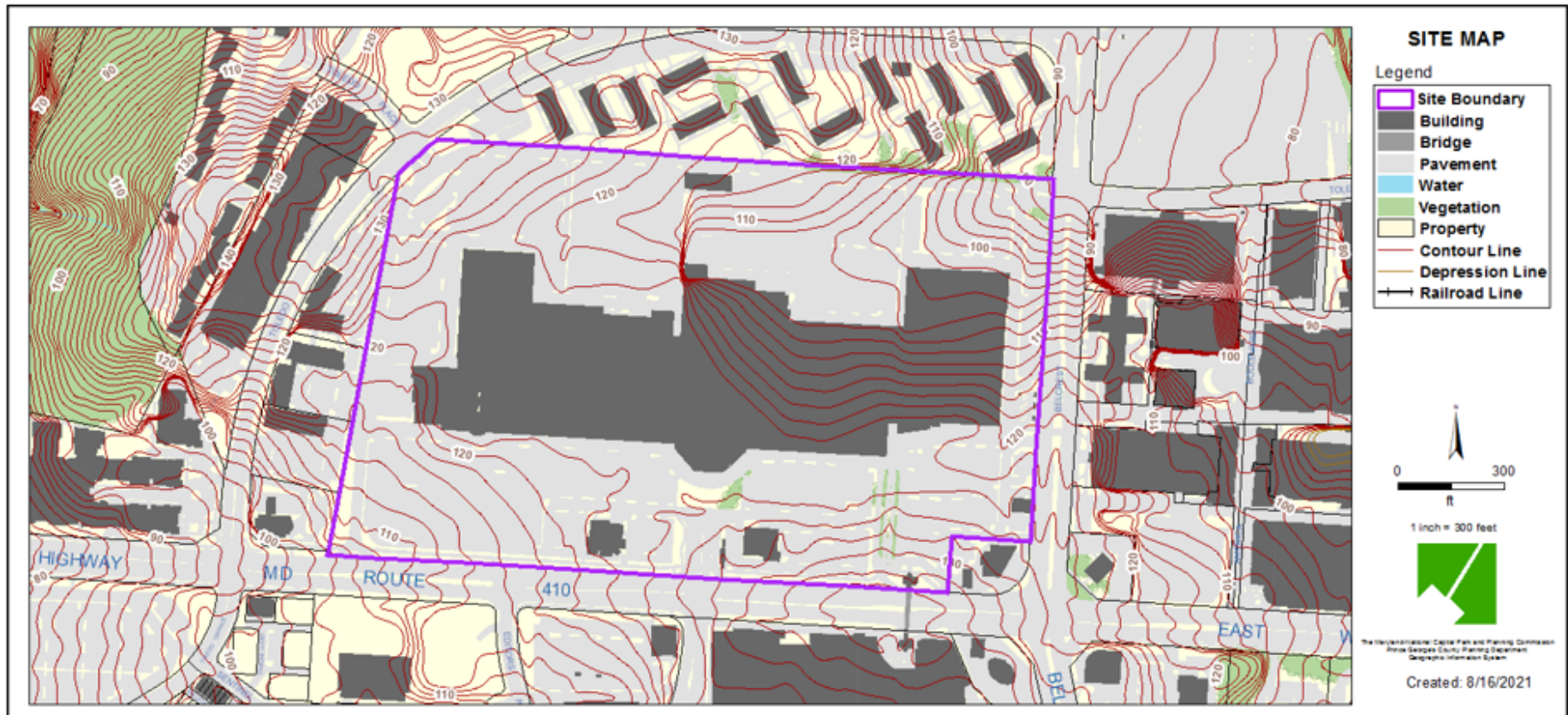
AERIAL MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



MASTER PLAN RIGHT-OF-WAY

Legend

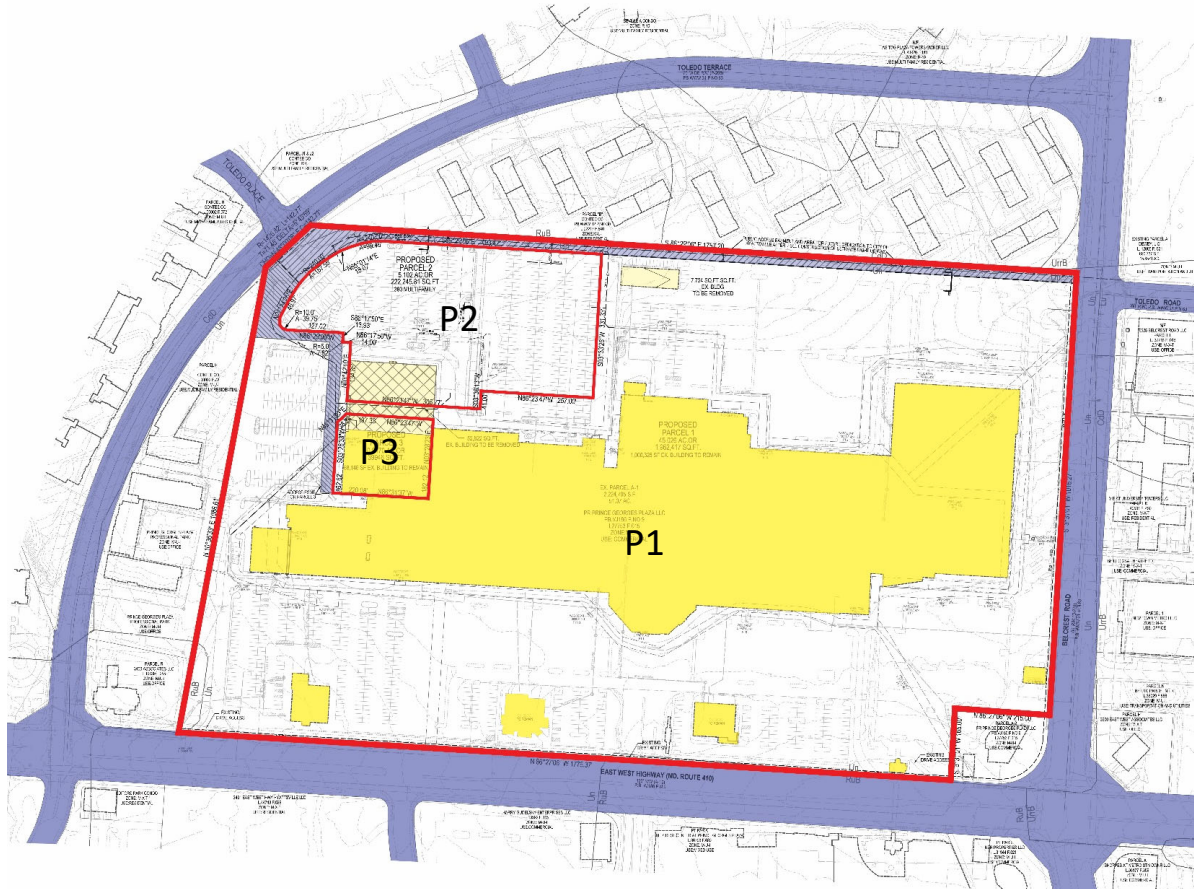
- Site Boundary
- Property
- Master Plan Right-of-Way
 - Arterial
 - Collector
 - Expressway
 - Freeway
 - Industrial
 - Major Collector
 - Primary

Approximate location of Toledo Road Extended

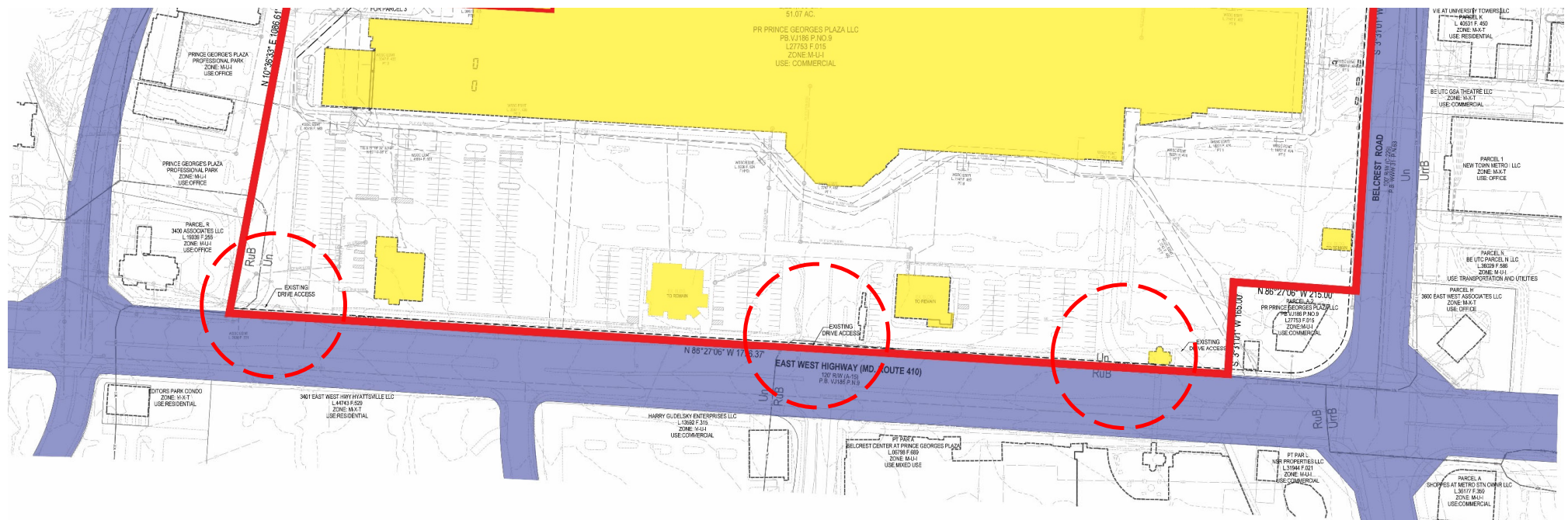
0 300
1 inch = 300 feet

Created: 8/16/2021

PRELIMINARY PLAN OF SUBDIVISION



VARIATION FROM SECTION 24-121(A)(3)



CONCEPTUALLY PROPOSED FLOOR PLAN



Architecture + Planning
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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

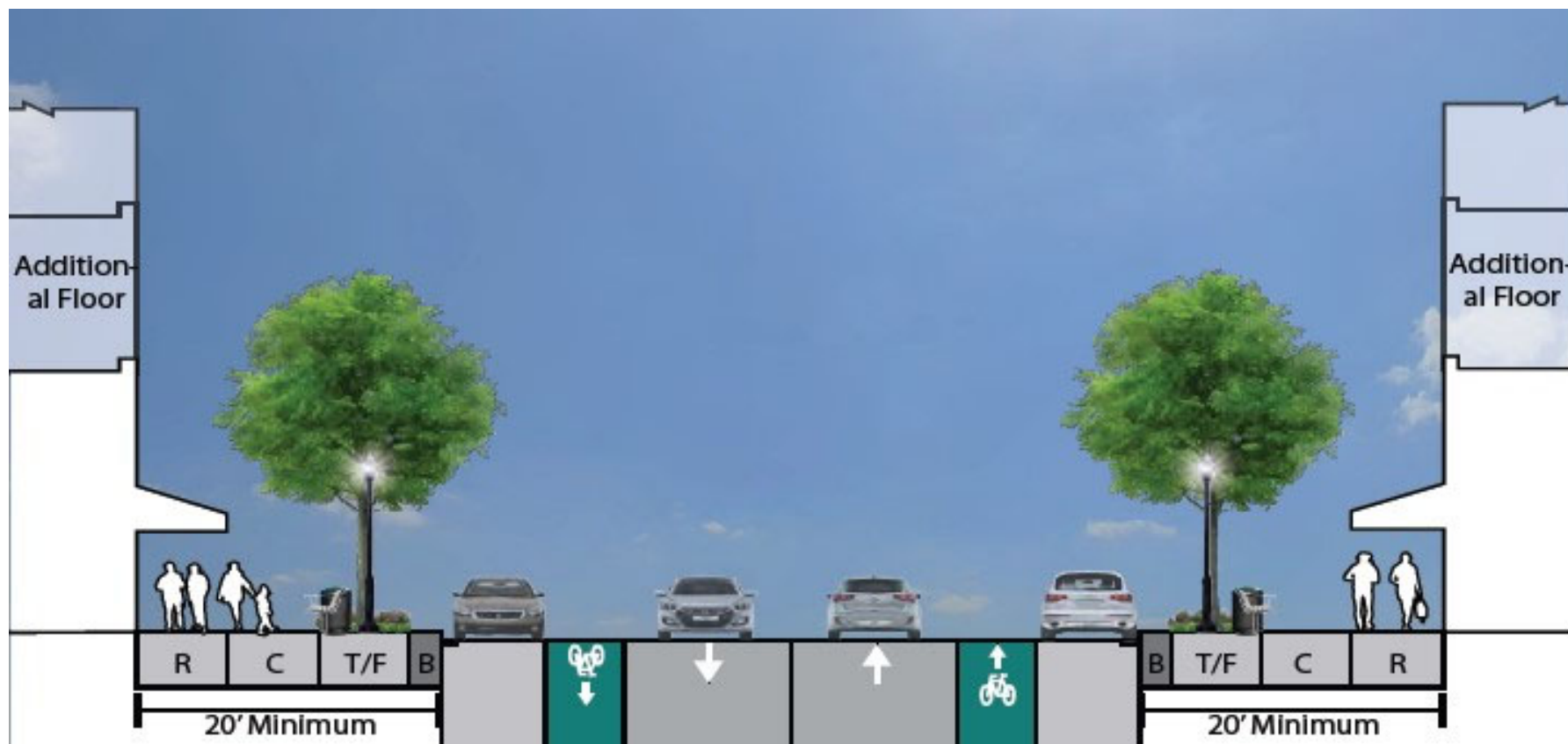
Legend:

- Prince George's Plaza TDDP/DOZ 2015 Boundary
- Building
- Known Water Body
- M-NCPPC Park
- Metro Green Line Station
- Roadway
- Recommended Park Facilities
- Fixed Location
- Floating Location

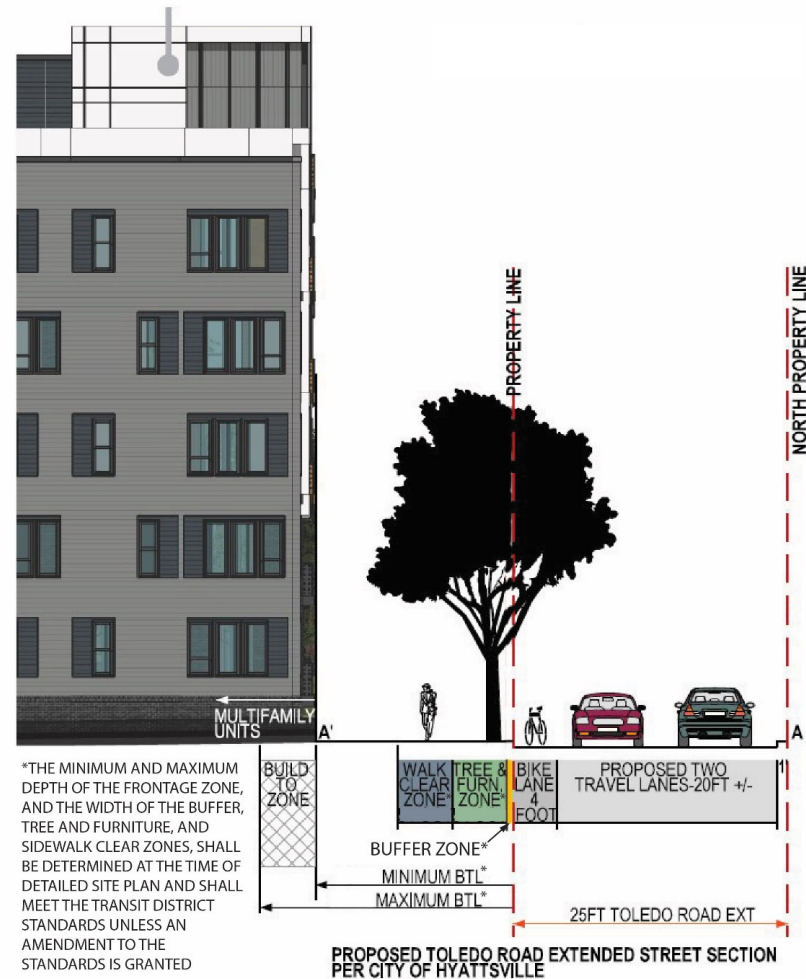
Map Labels: Lane Manor Park, Rosemary Terrace Park, Northwest Branch Stream Valley Park, Hyattsville Diaz Park, Prince George's Plaza Community Center, Heurich Park, I-495, I-270, I-267, I-266, I-265, I-264, I-263, I-262, I-261, I-260, I-259, I-258, I-257, I-256, I-255, I-254, I-253, I-252, I-251, I-250, I-249, I-248, I-247, I-246, I-245, I-244, I-243, I-242, I-241, I-240, I-239, I-238, I-237, I-236, I-235, I-234, I-233, I-232, I-231, I-230, I-229, I-228, I-227, I-226, I-225, I-224, I-223, I-222, I-221, I-220, I-219, I-218, I-217, I-216, I-215, I-214, I-213, I-212, I-211, I-210, I-209, I-208, I-207, I-206, I-205, I-204, I-203, I-202, I-201, I-200, I-199, I-198, I-197, I-196, I-195, I-194, I-193, I-192, I-191, I-190, I-189, I-188, I-187, I-186, I-185, I-184, I-183, I-182, I-181, I-180, I-179, I-178, I-177, I-176, I-175, I-174, I-173, I-172, I-171, I-170, I-169, I-168, I-167, I-166, I-165, I-164, I-163, I-162, I-161, I-160, I-159, I-158, I-157, I-156, I-155, I-154, I-153, I-152, I-151, I-150, I-149, I-148, I-147, I-146, I-145, I-144, I-143, I-142, I-141, I-140, I-139, I-138, I-137, I-136, I-135, I-134, I-133, I-132, I-131, I-130, I-129, I-128, I-127, I-126, I-125, I-124, I-123, I-122, I-121, I-120, I-119, I-118, I-117, I-116, I-115, I-114, I-113, I-112, I-111, I-110, I-109, I-108, I-107, I-106, I-105, I-104, I-103, I-102, I-101, I-100, I-99, I-98, I-97, I-96, I-95, I-94, I-93, I-92, I-91, I-90, I-89, I-88, I-87, I-86, I-85, I-84, I-83, I-82, I-81, I-80, I-79, I-78, I-77, I-76, I-75, I-74, I-73, I-72, I-71, I-70, I-69, I-68, I-67, I-66, I-65, I-64, I-63, I-62, I-61, I-60, I-59, I-58, I-57, I-56, I-55, I-54, I-53, I-52, I-51, I-50, I-49, I-48, I-47, I-46, I-45, I-44, I-43, I-42, I-41, I-40, I-39, I-38, I-37, I-36, I-35, I-34, I-33, I-32, I-31, I-30, I-29, I-28, I-27, I-26, I-25, I-24, I-23, I-22, I-21, I-20, I-19, I-18, I-17, I-16, I-15, I-14, I-13, I-12, I-11, I-10, I-9, I-8, I-7, I-6, I-5, I-4, I-3, I-2, I-1, I-0.

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

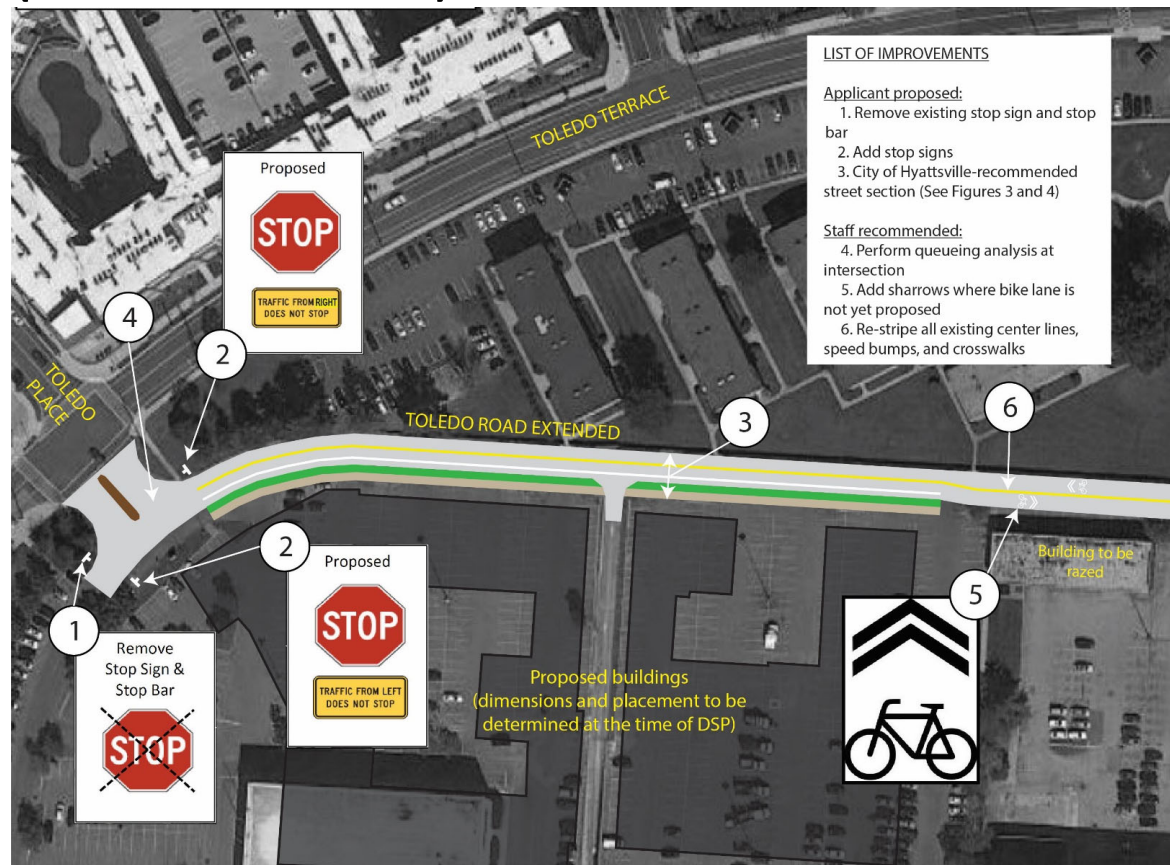
RECOMMENDED TOLEDO ROAD EXTENDED STREET SECTION FROM TRANSIT DISTRICT DEVELOPMENT PLAN



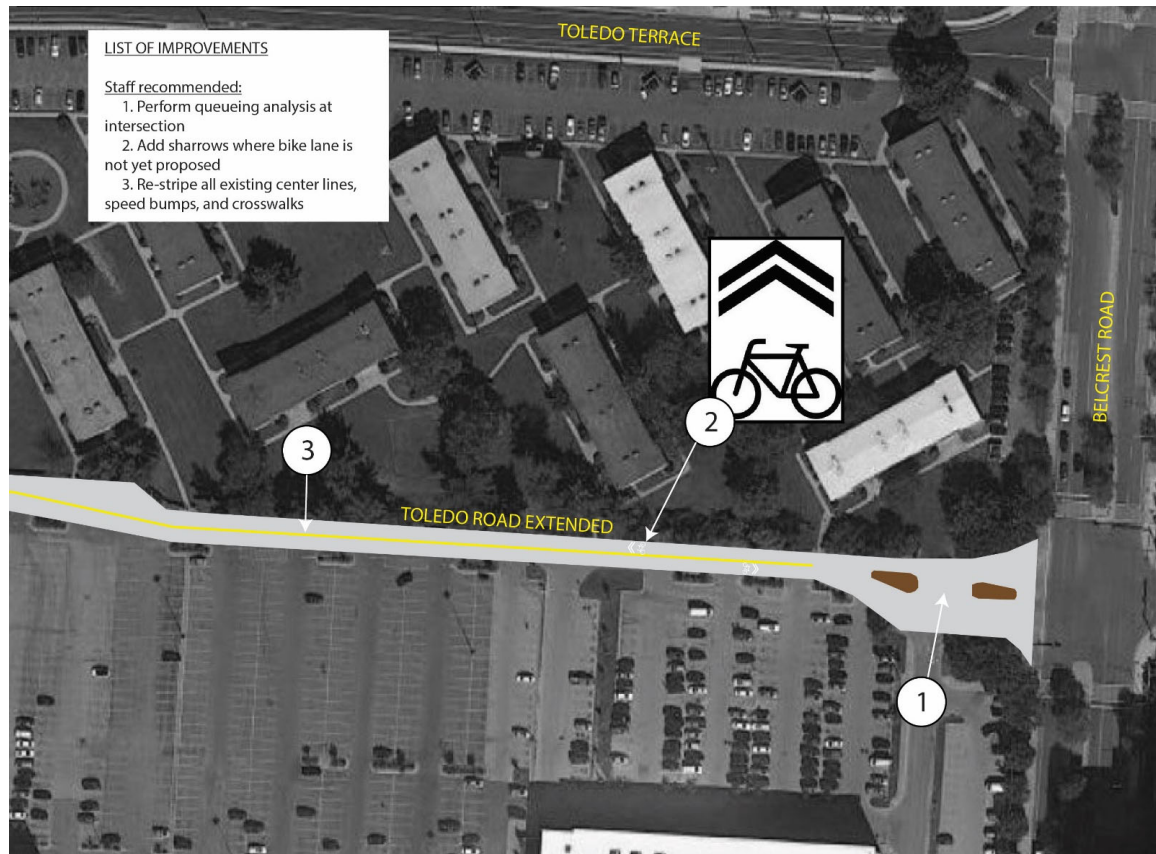
APPLICANT PROPOSED STREET SECTION WITH STAFF RECOMMENDED MODIFICATIONS



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