

SUFFRAGE POINT

Preliminary Plan of Subdivision
Variation from Section 24-122(a)

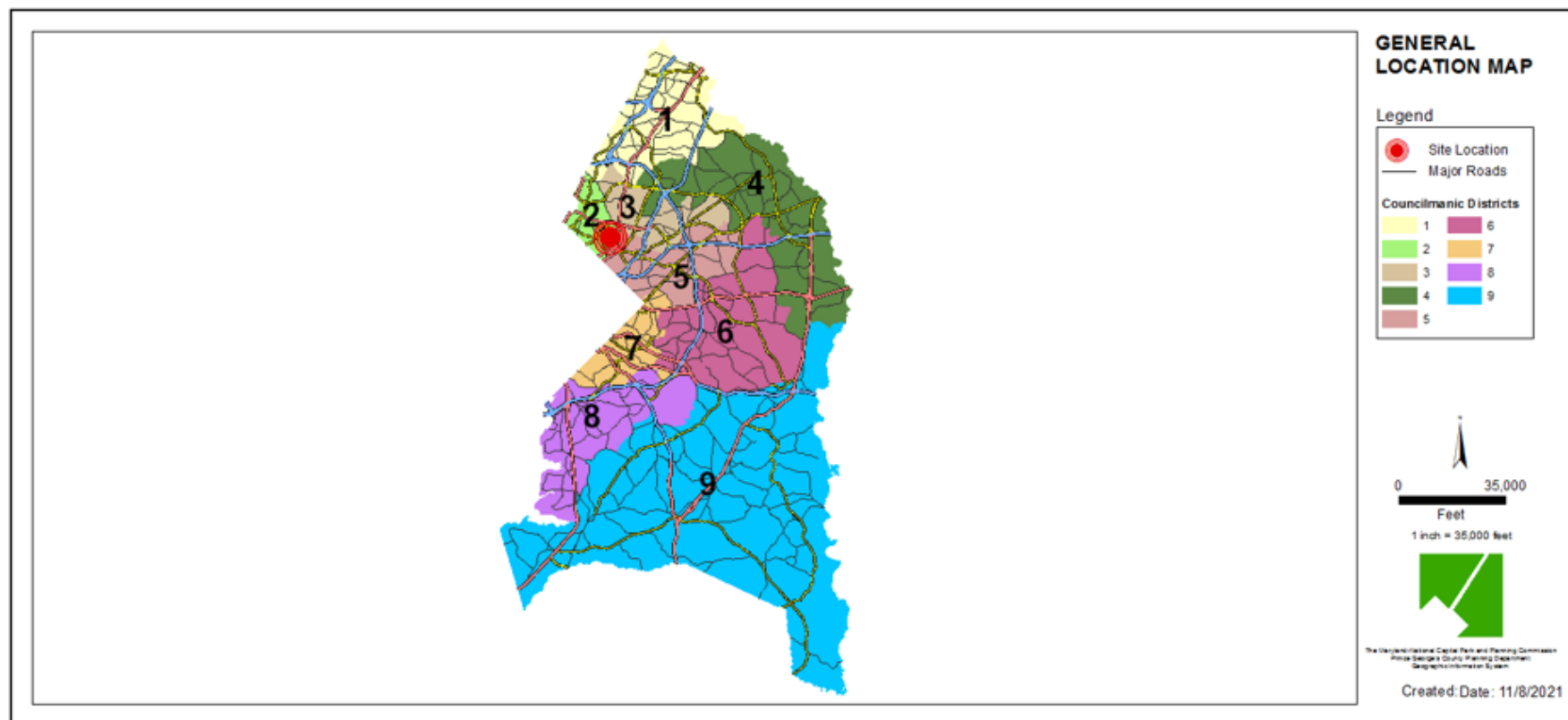
Staff Recommendation: APPROVAL with Conditions



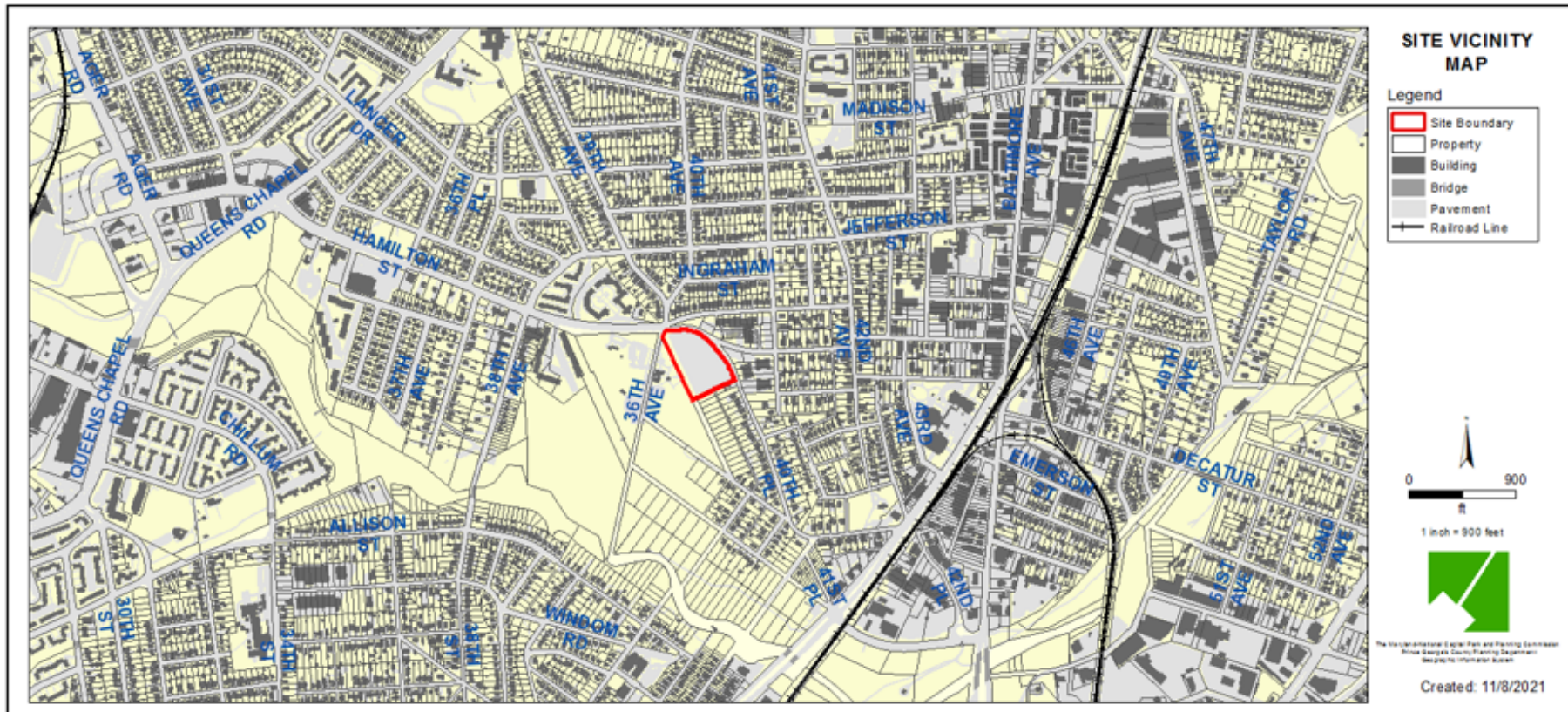
GENERAL LOCATION MAP

Council District: 02

Planning Area: 68

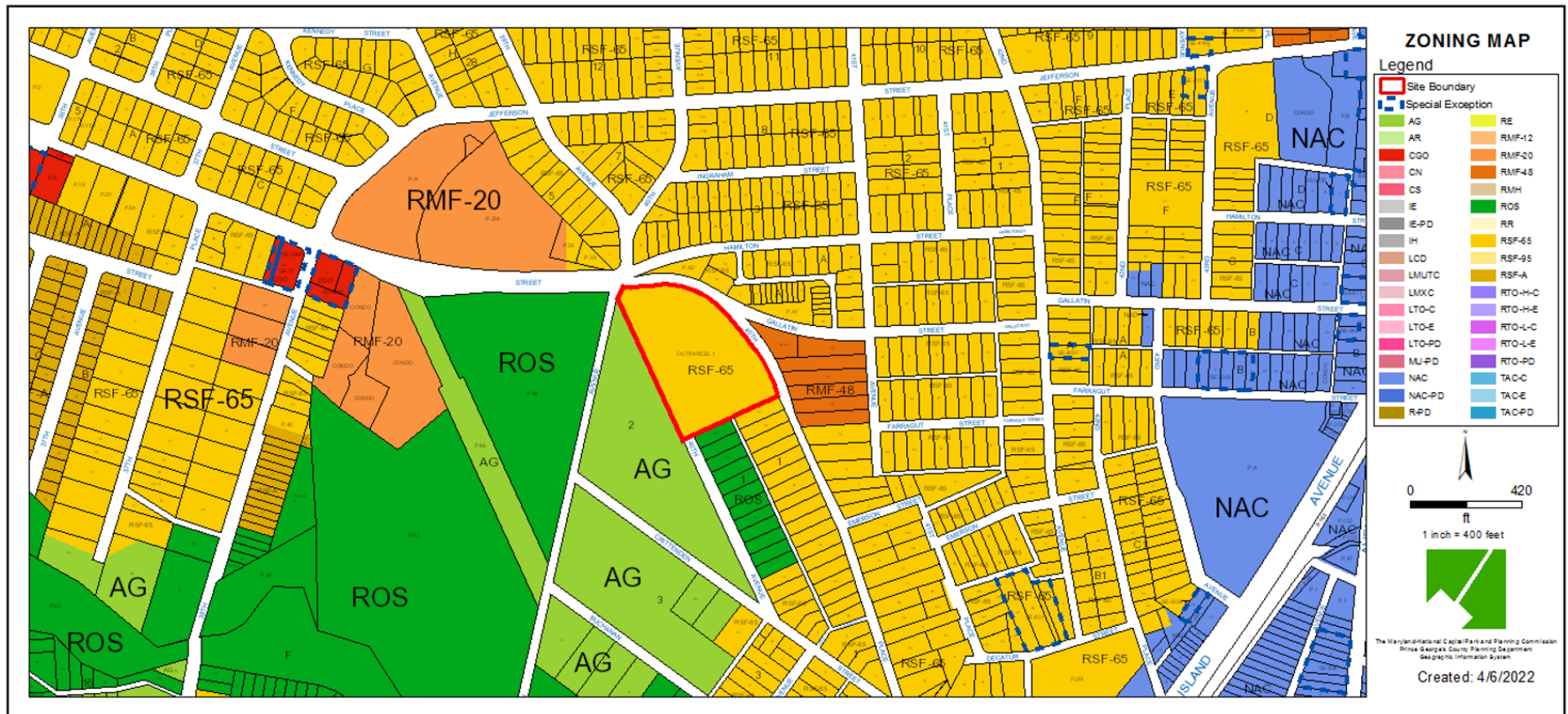


SITE VICINITY MAP



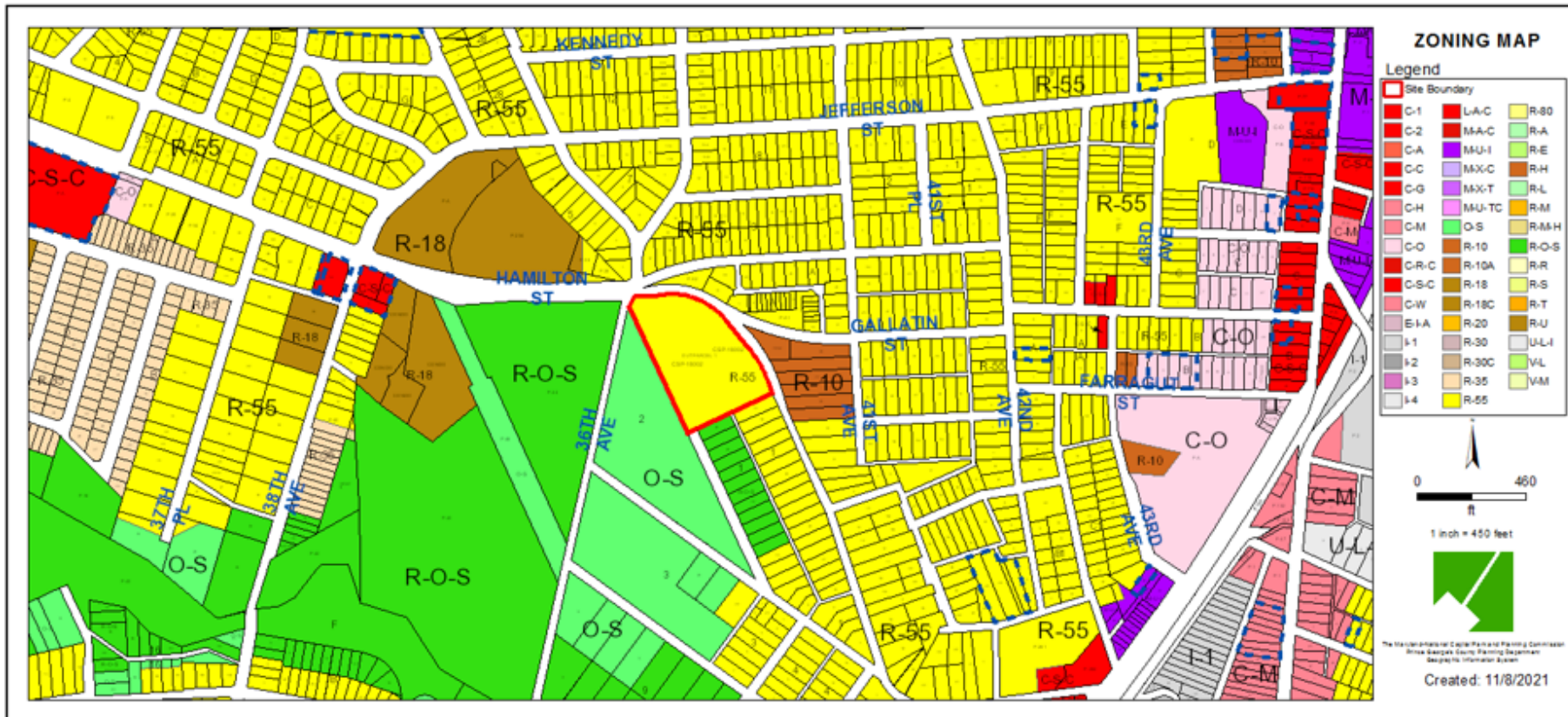
ZONING MAP

Property Zone: RSF-65

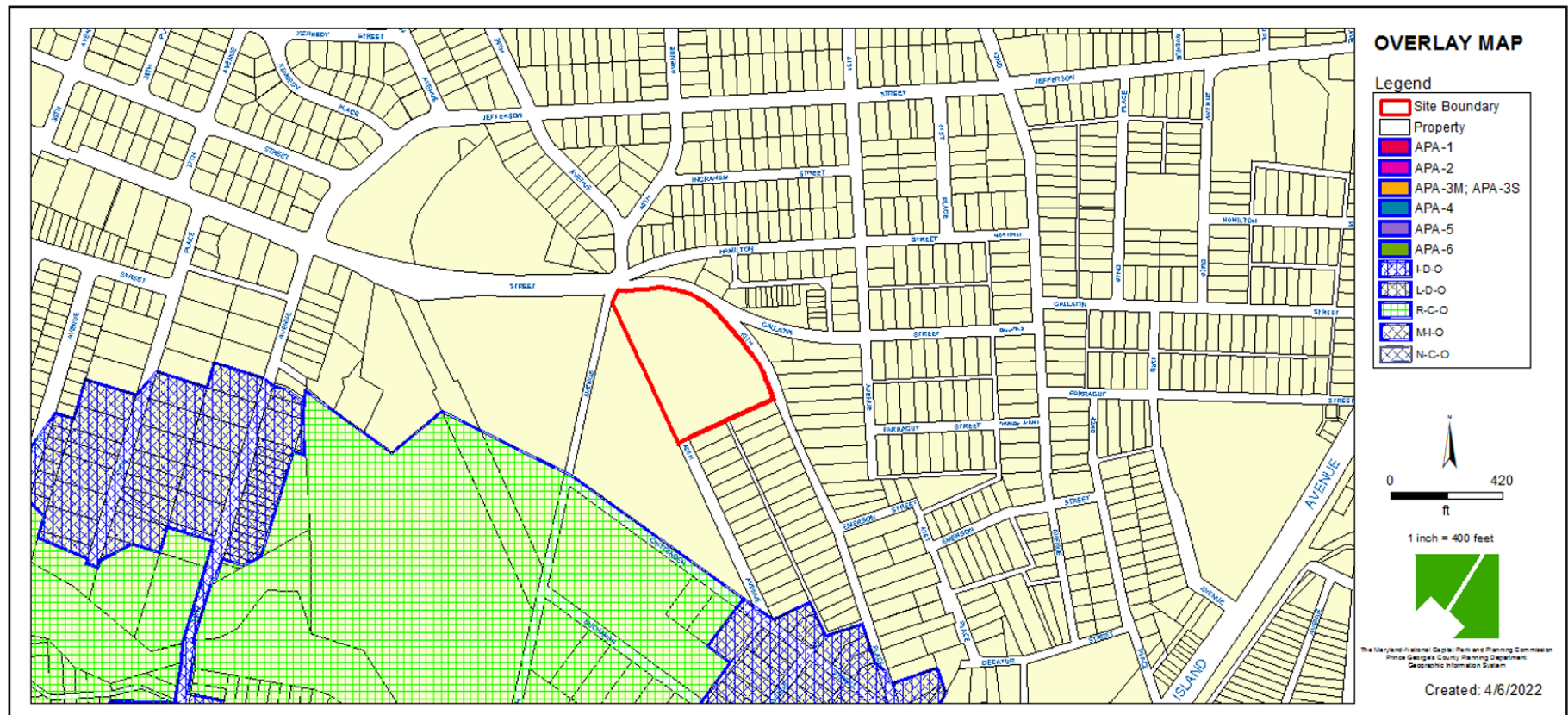


PRIOR ZONING MAP

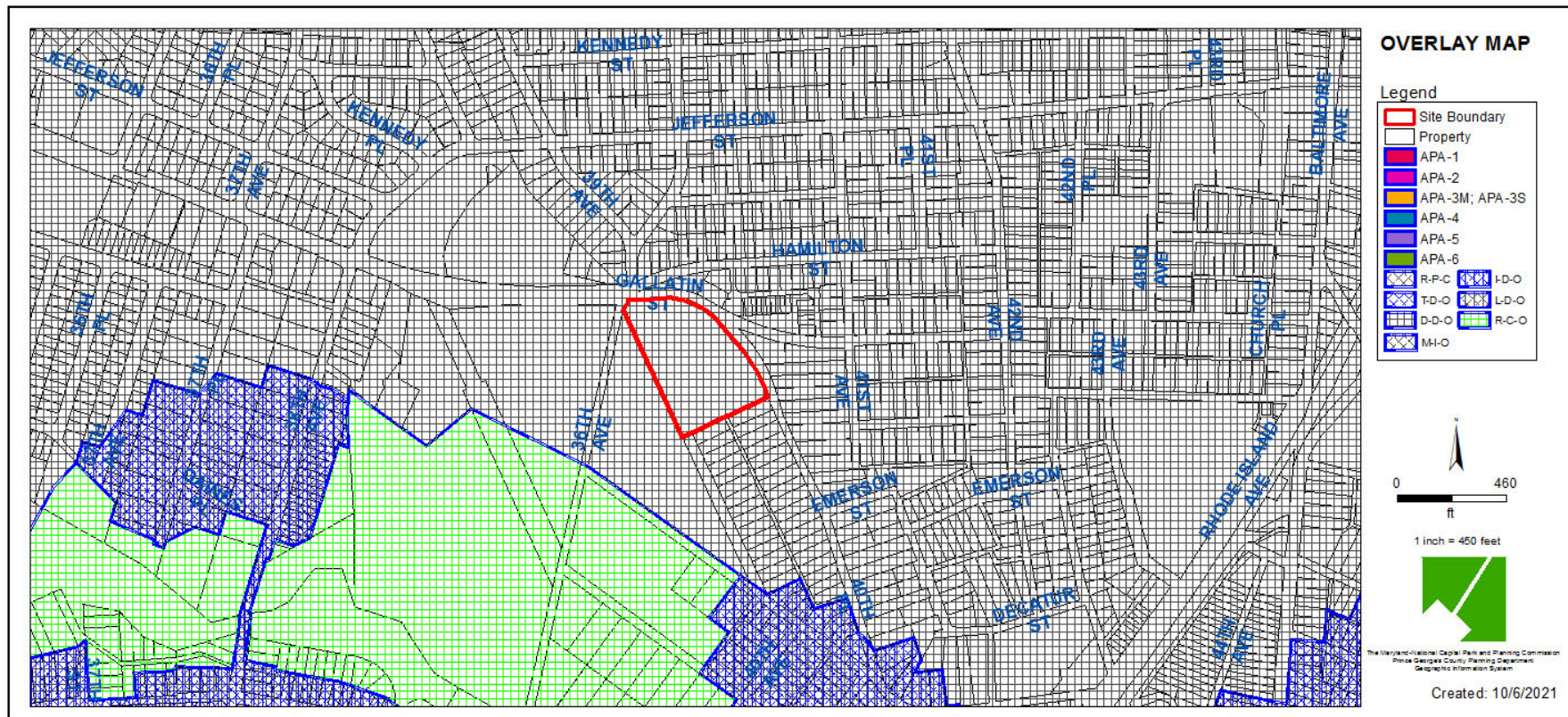
Property Zone: R-55



OVERLAY MAP



PRIOR OVERLAY MAP



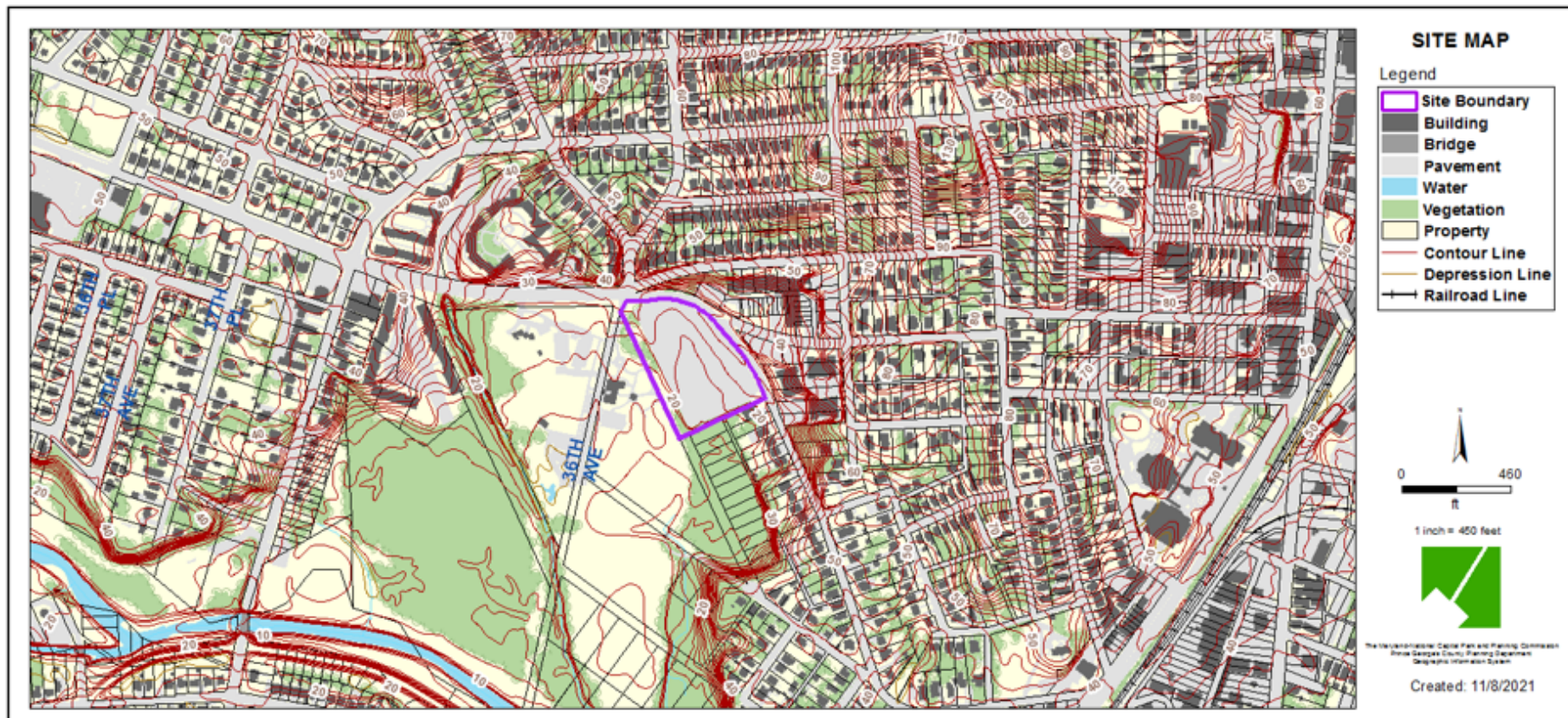
AERIAL MAP



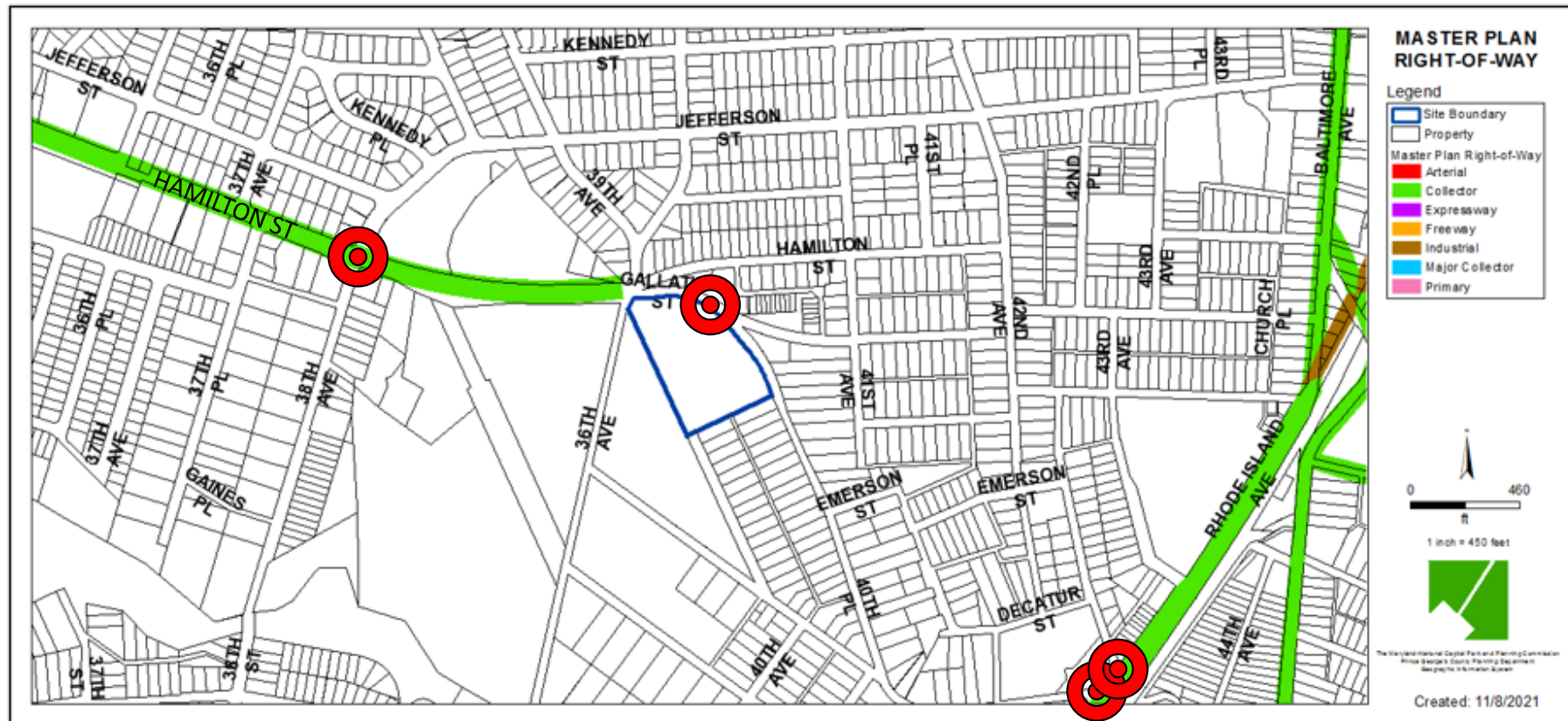
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE MAP



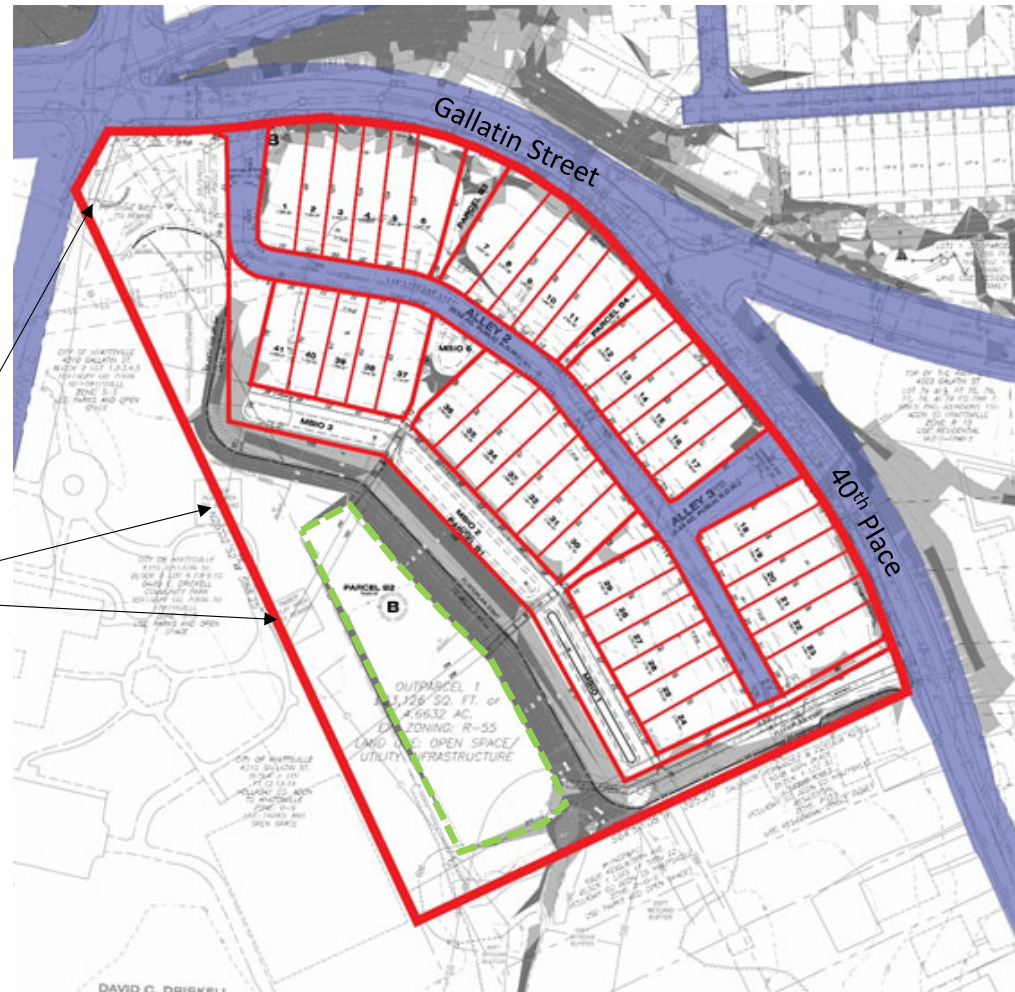
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION

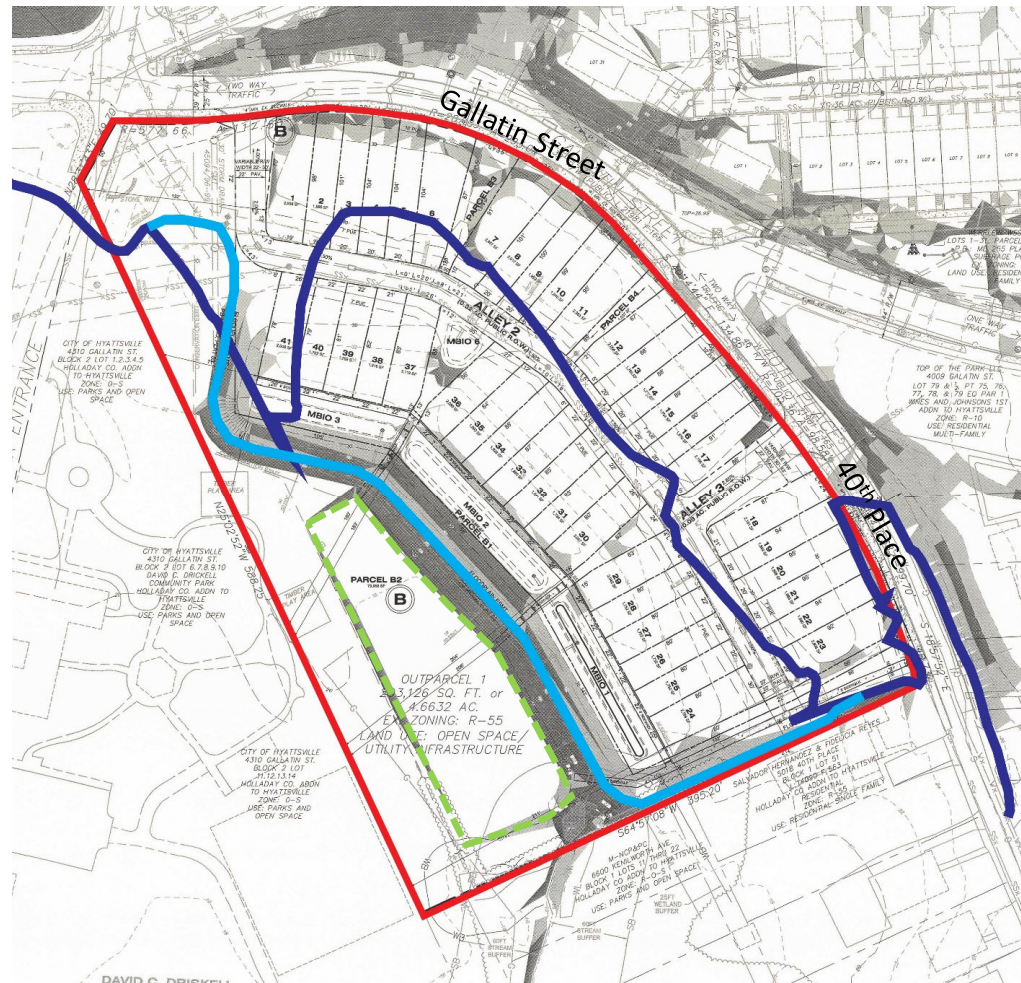
Existing park
facilities

-  Site Boundary
-  Public Road Right-of-Way
-  Compensatory Storage Facility



OLD AND NEW FLOODPLAIN BOUNDARIES

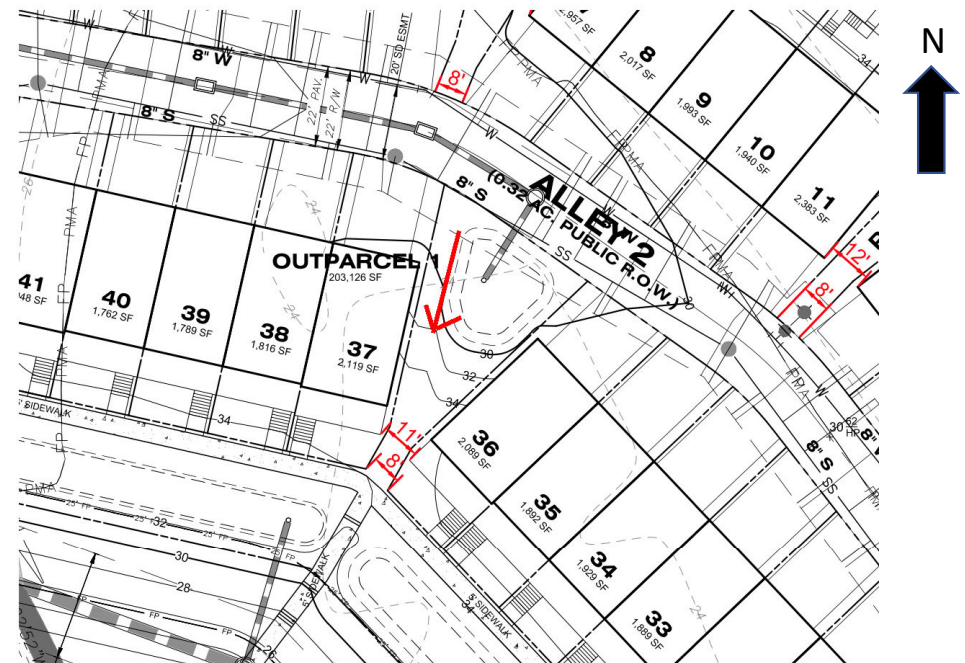
-  Site Boundary
-  Old floodplain boundary
-  New floodplain boundary
-  Compensatory Storage Facility



APPLICANT RENDERING- COMPENSATORY STORAGE (LOOKING NORTH)

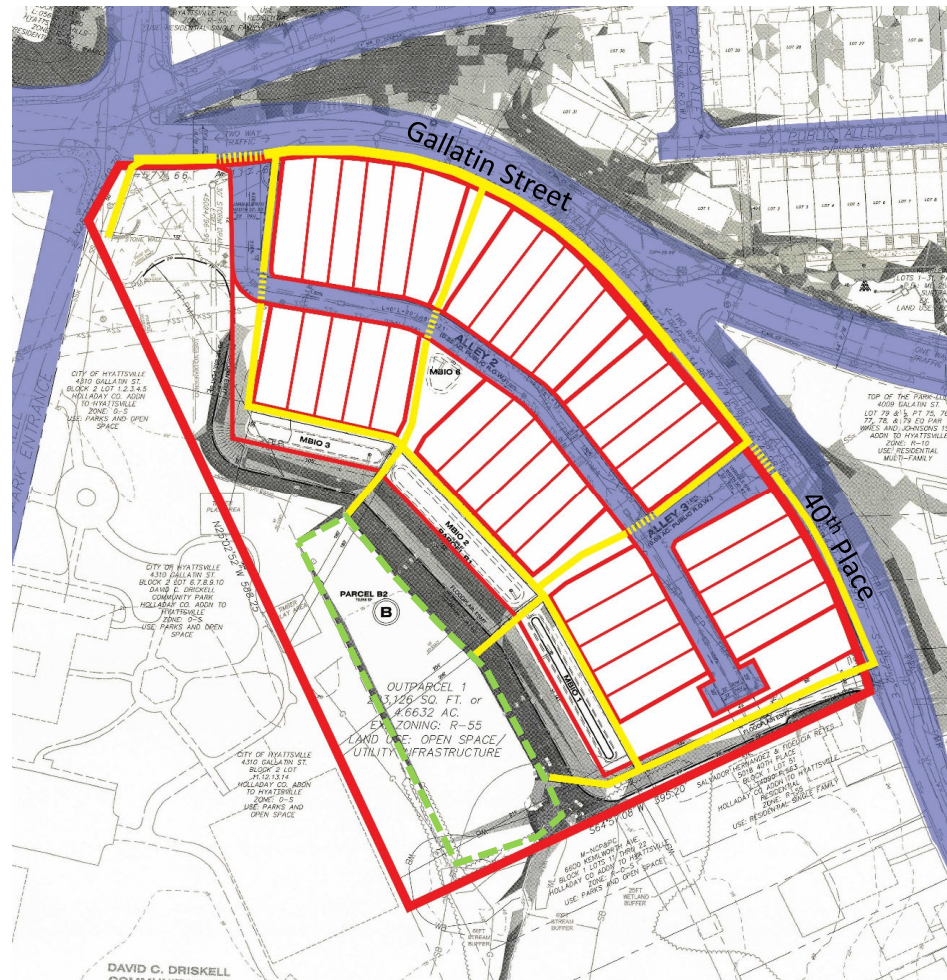


A vibrant, hand-drawn sketch of a residential courtyard. On the left, a two-story house with horizontal siding features a balcony where a person is sitting. A window is visible on the ground floor. To the right, another house is partially visible. A path leads from the foreground towards a line of trees in the background. A person is walking away on the path, and a dog is running. The sky is painted with horizontal bands of color, suggesting a sunset or sunrise. The overall style is expressive and colorful.



STAFF CONCEPT- ALTERNATE LOTTING PATTERN

-  Site Boundary
-  Public Road Right-of-Way
-  Compensatory Storage Facility
-  Recommended sidewalks



STAFF RECOMMENDATION

APPROVAL with 15 conditions

- 4-21052
- Variation from Section 24-122(a)

Major Issues:

- Additional sidewalks recommended to meet master plan recommendations
- Additional design considerations should be addressed at DSP
- City of Hyattsville: provide turnaround at end of public Alley 2

Applicant Community Engagement:

- Informational mailing: 11/19/2021
- Acceptance mailing: 02/03/2022