

ALTA NEW CARROLLTON

PRELIMINARY PLAN OF SUBDIVISION

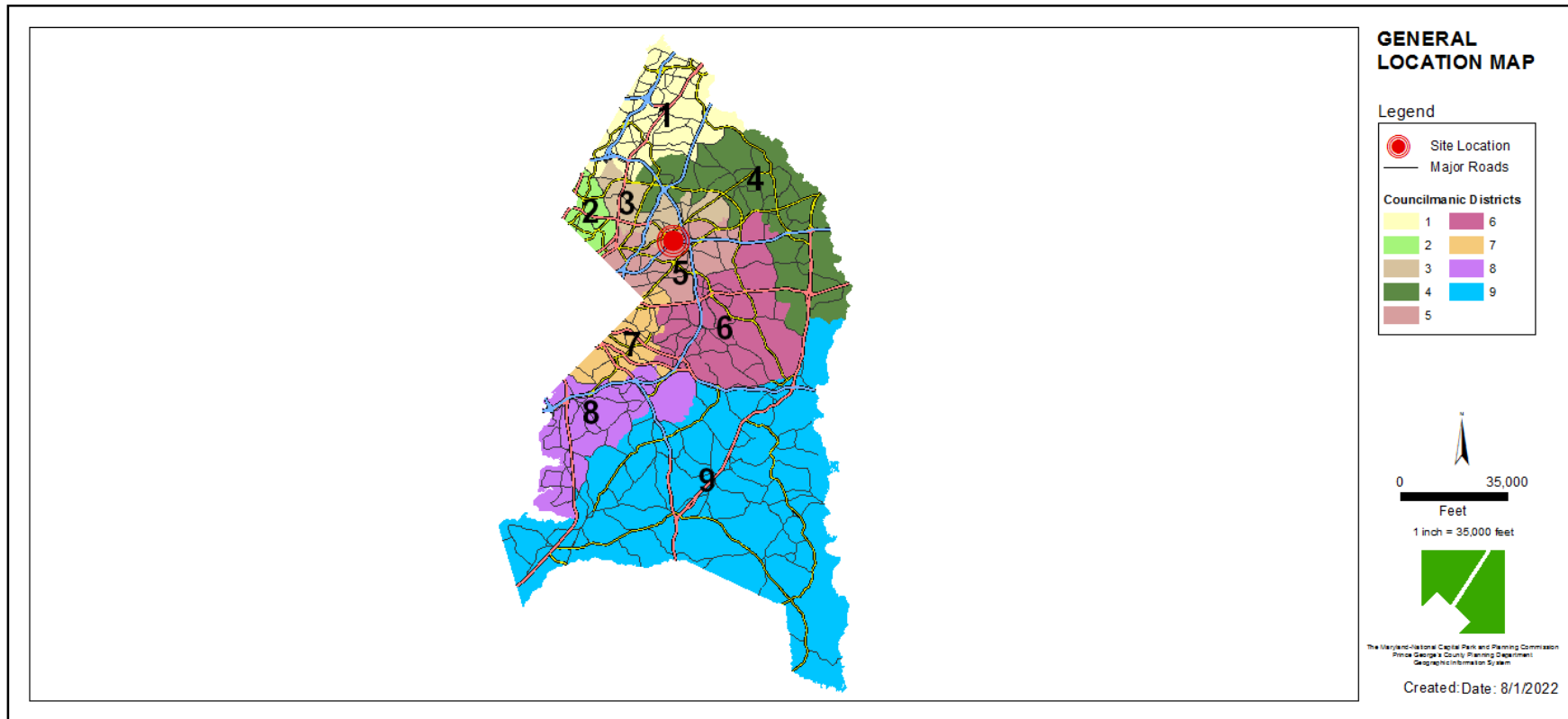
Staff Recommendation: APPROVAL with conditions



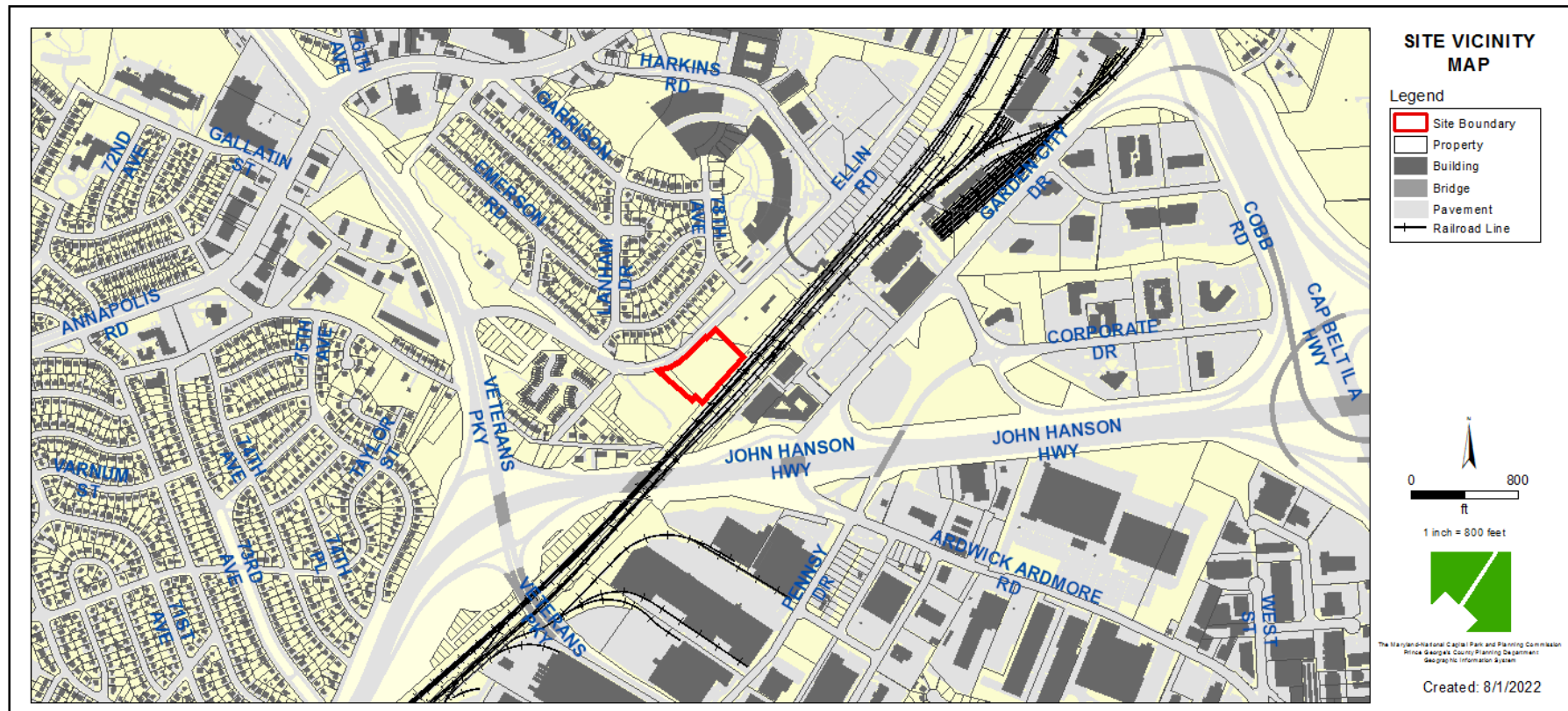
GENERAL LOCATION MAP

Council District: 03

Planning Area: 69



SITE VICINITY MAP



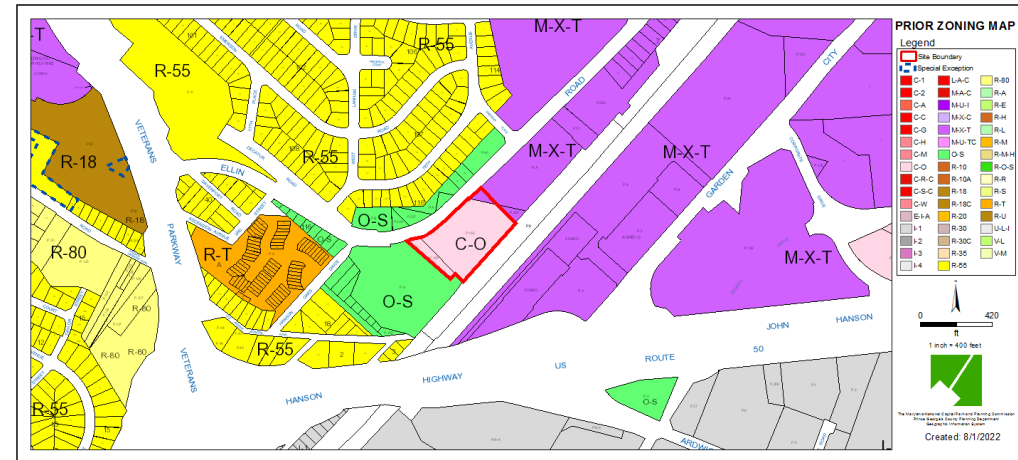
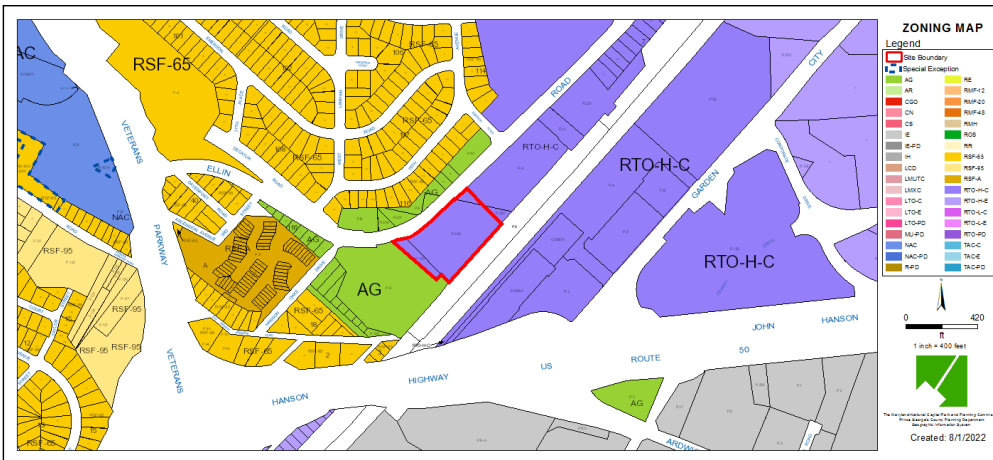
ZONING MAPS (CURRENT AND PRIOR)

Current Property Zone: RTO-H-C

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

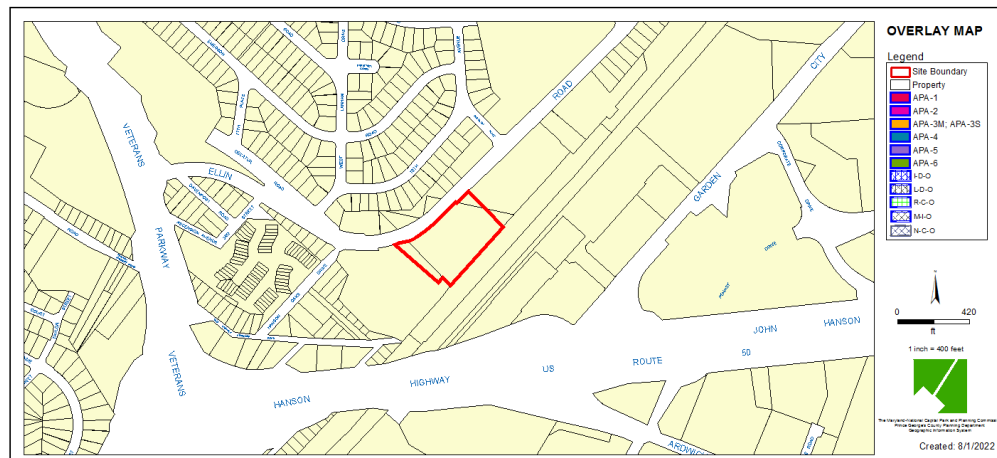
CURRENT ZONING MAP

PRIOR ZONING MAP

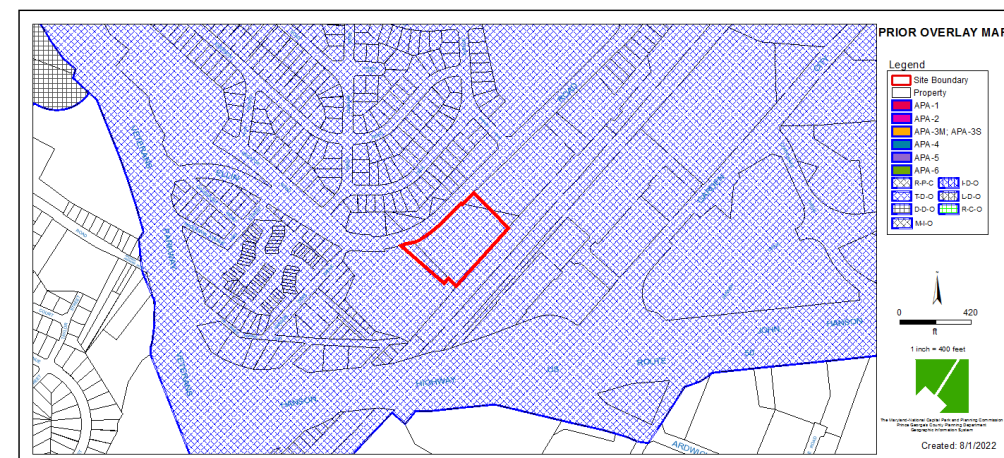


OVERLAY MAPS (CURRENT AND PRIOR)

CURRENT OVERLAY MAP



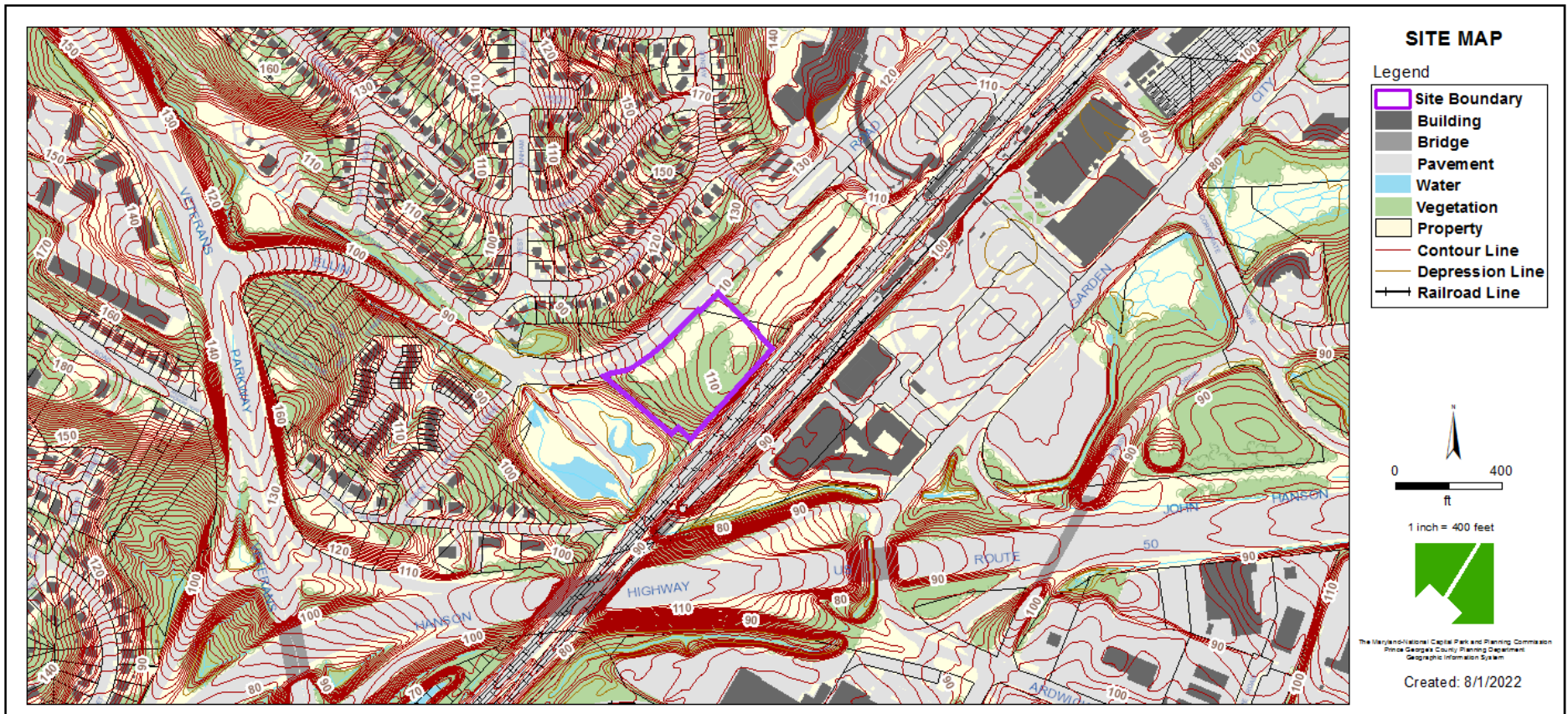
PRIOR OVERLAY MAP



AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY

Legend

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

0 420 ft
1 inch = 400 feet

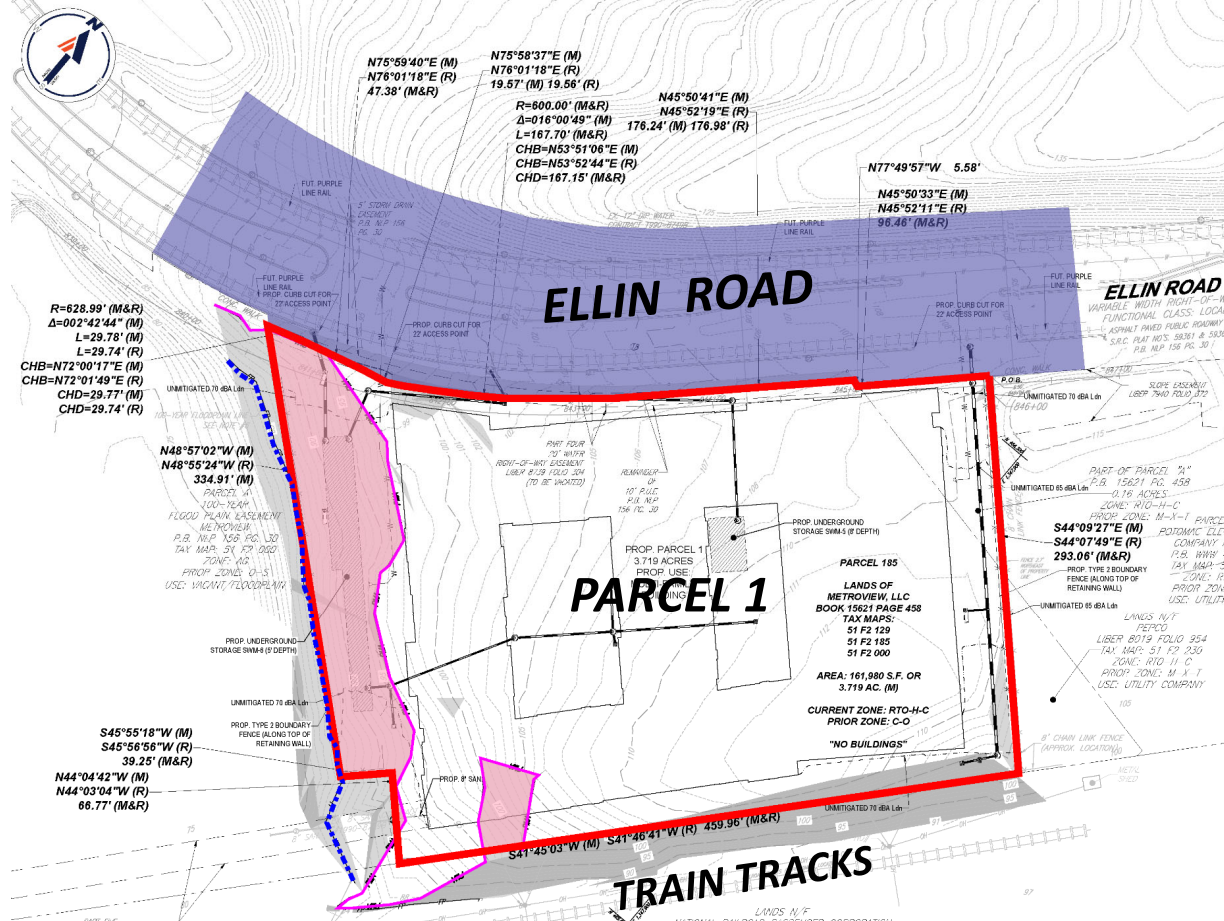
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 8/1/2022

BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED (LOOKING SOUTH)



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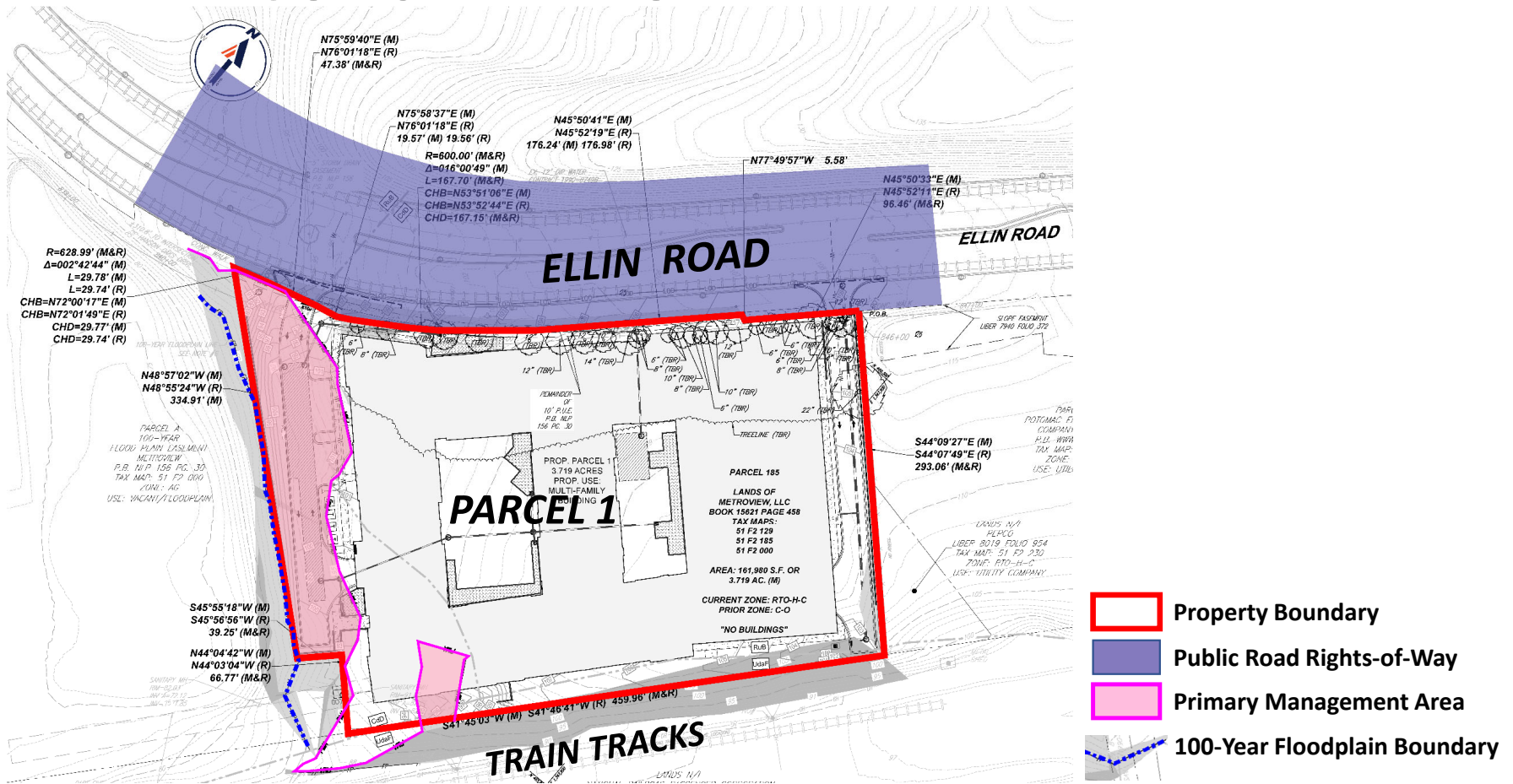


- Property Boundary
- Public Road Rights-of-Way
- Primary Management Area
- 100-Year Floodplain Boundary

VARIATION FROM SECTION 24-122(a) - EXHIBIT



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- PPS 4-21057
- TCP1-013-2022
- Variation from Section 24-122(a)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/07/2022 & 07/07/2022
- Acceptance Mailing: 06/22/2022