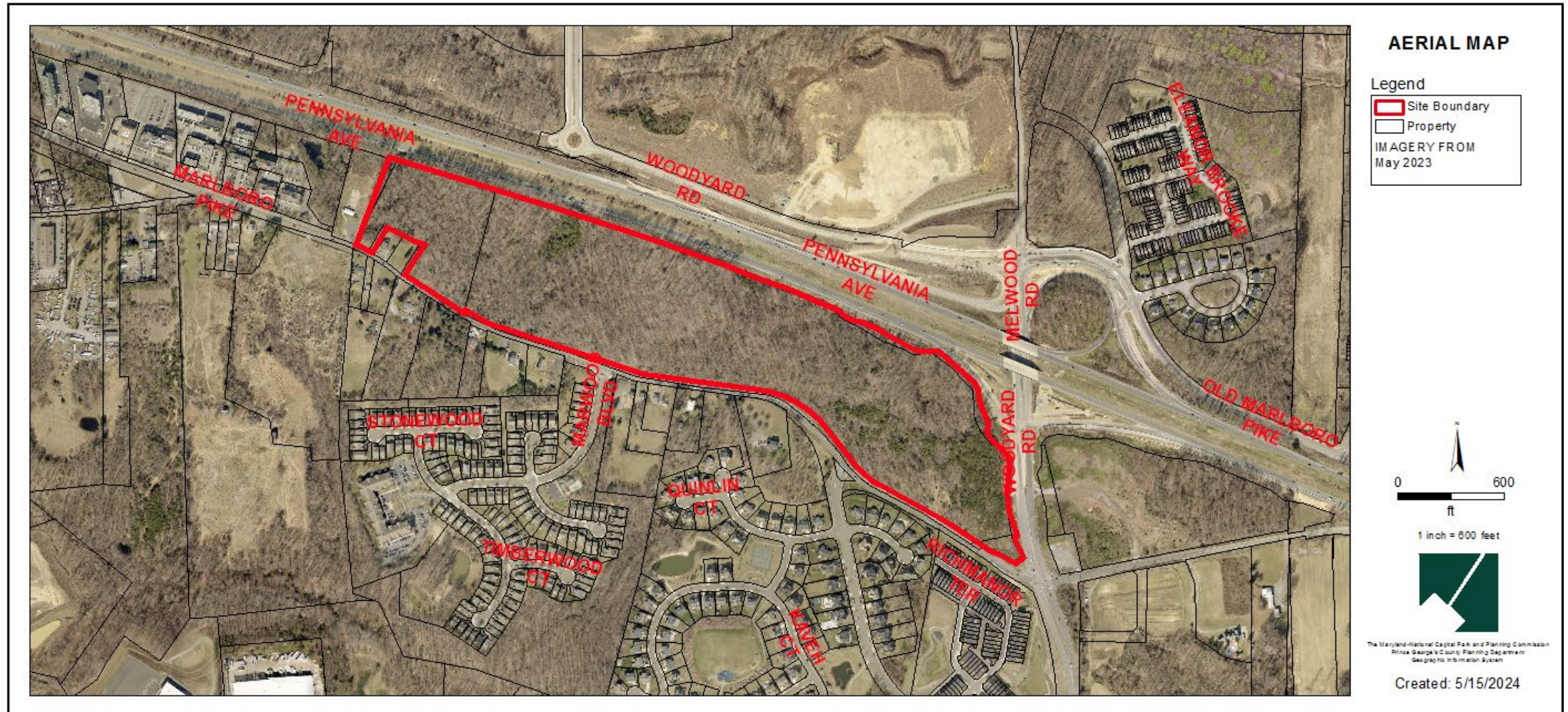


CAROZZA PROPERTY

Preliminary Plan of Subdivision

TCP1-016-2022-01

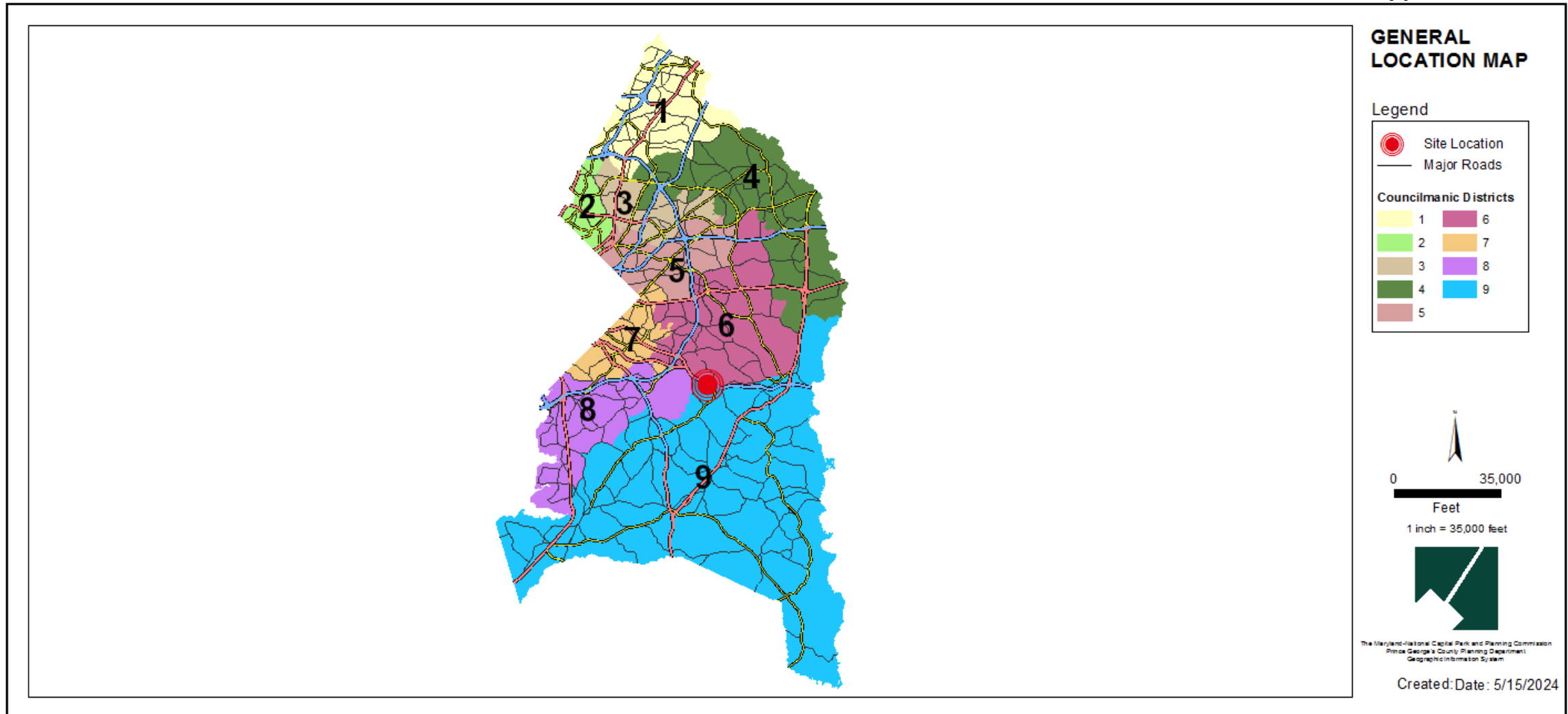
Staff Recommendation: CONTINUANCE



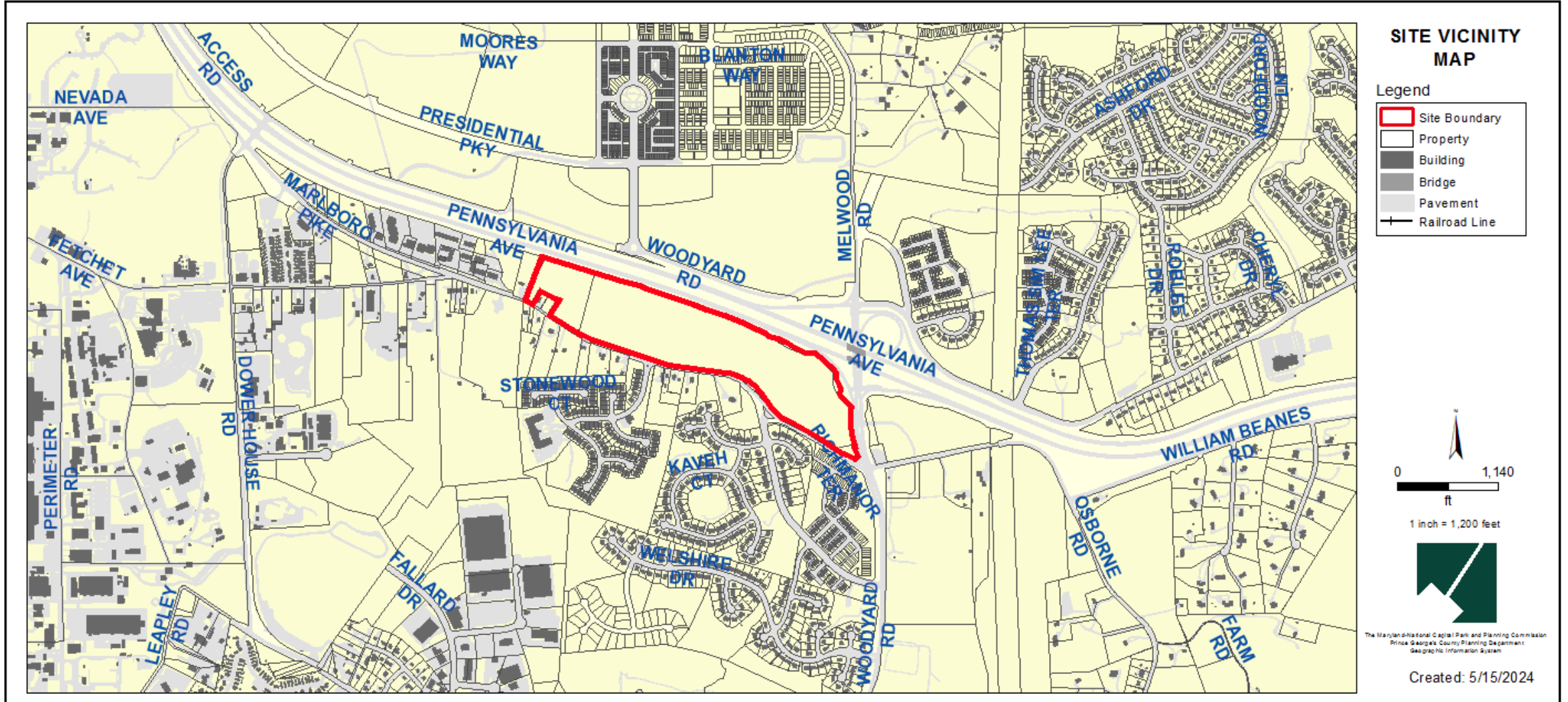
GENERAL LOCATION MAP

Council District: 09

Planning Area: 77

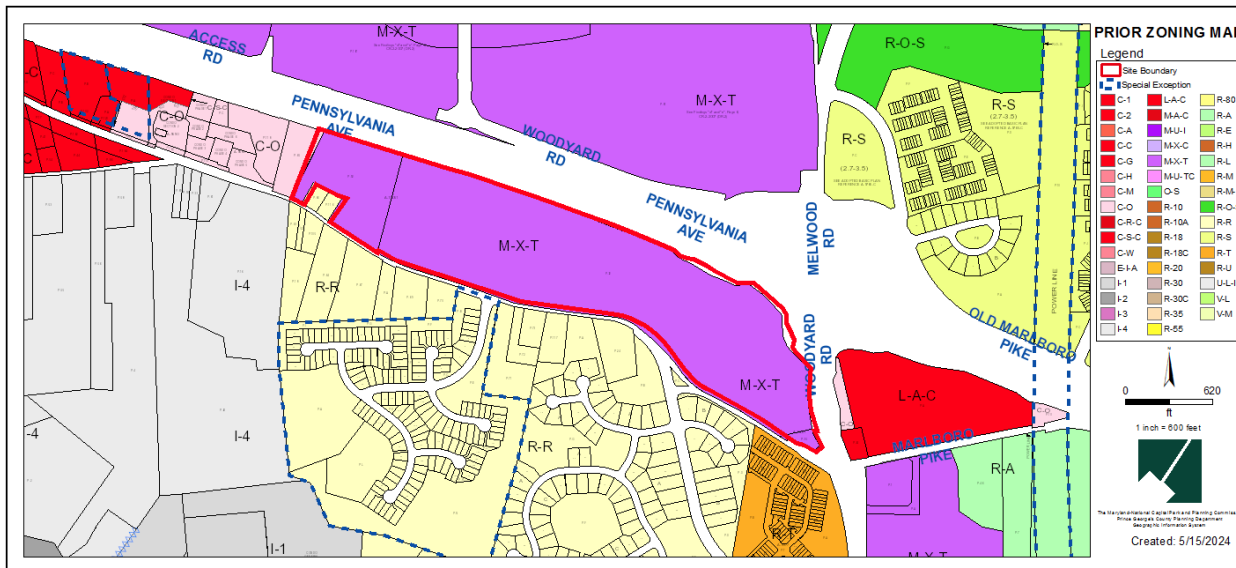


SITE VICINITY MAP

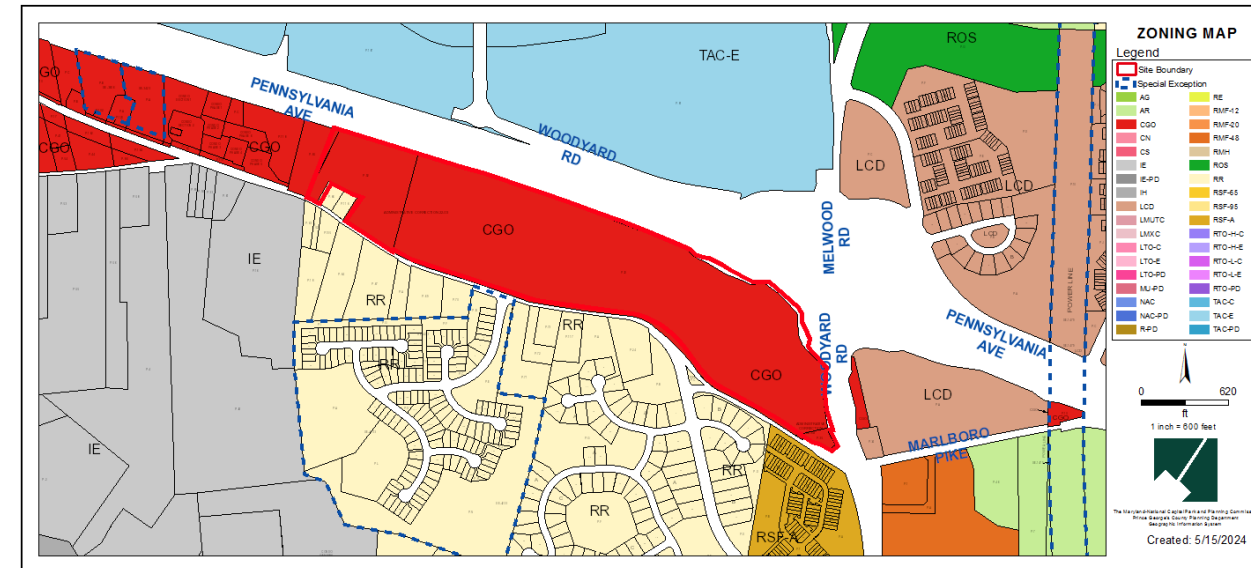


ZONING MAP (PRIOR AND CURRENT)

PRIOR ZONING MAP: M-X-T (ZMA A-10051)



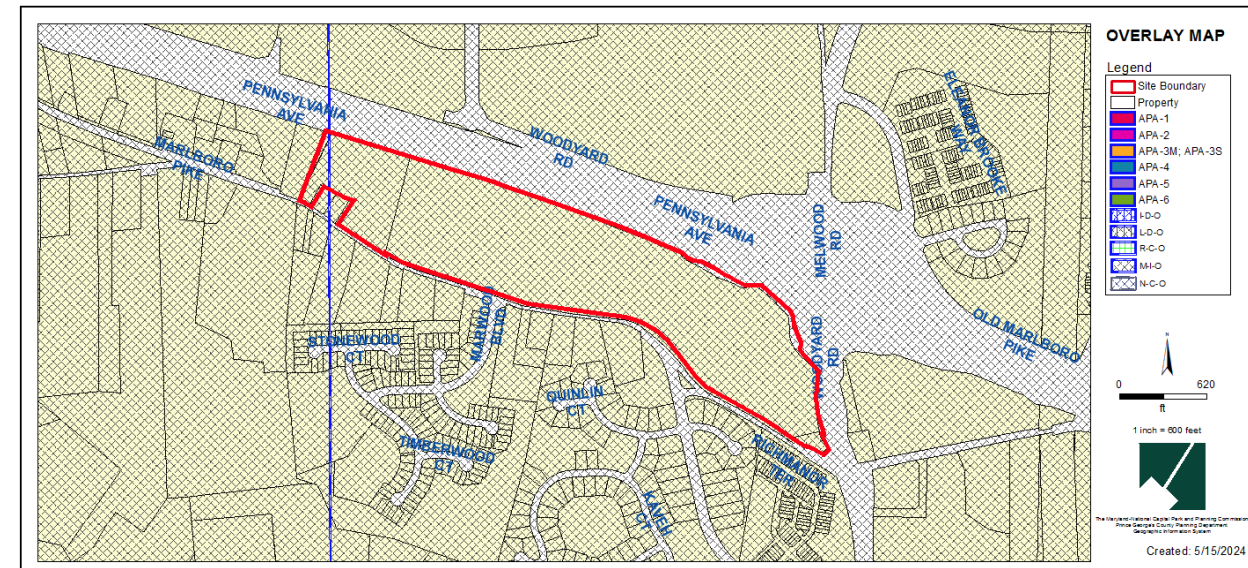
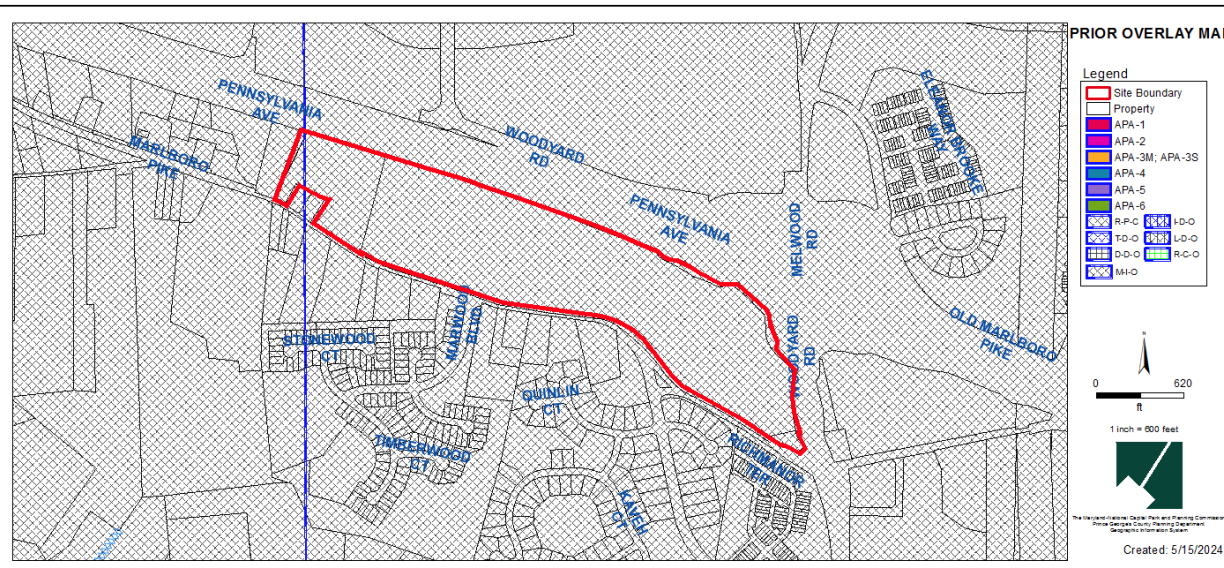
CURRENT ZONING MAP: CGO



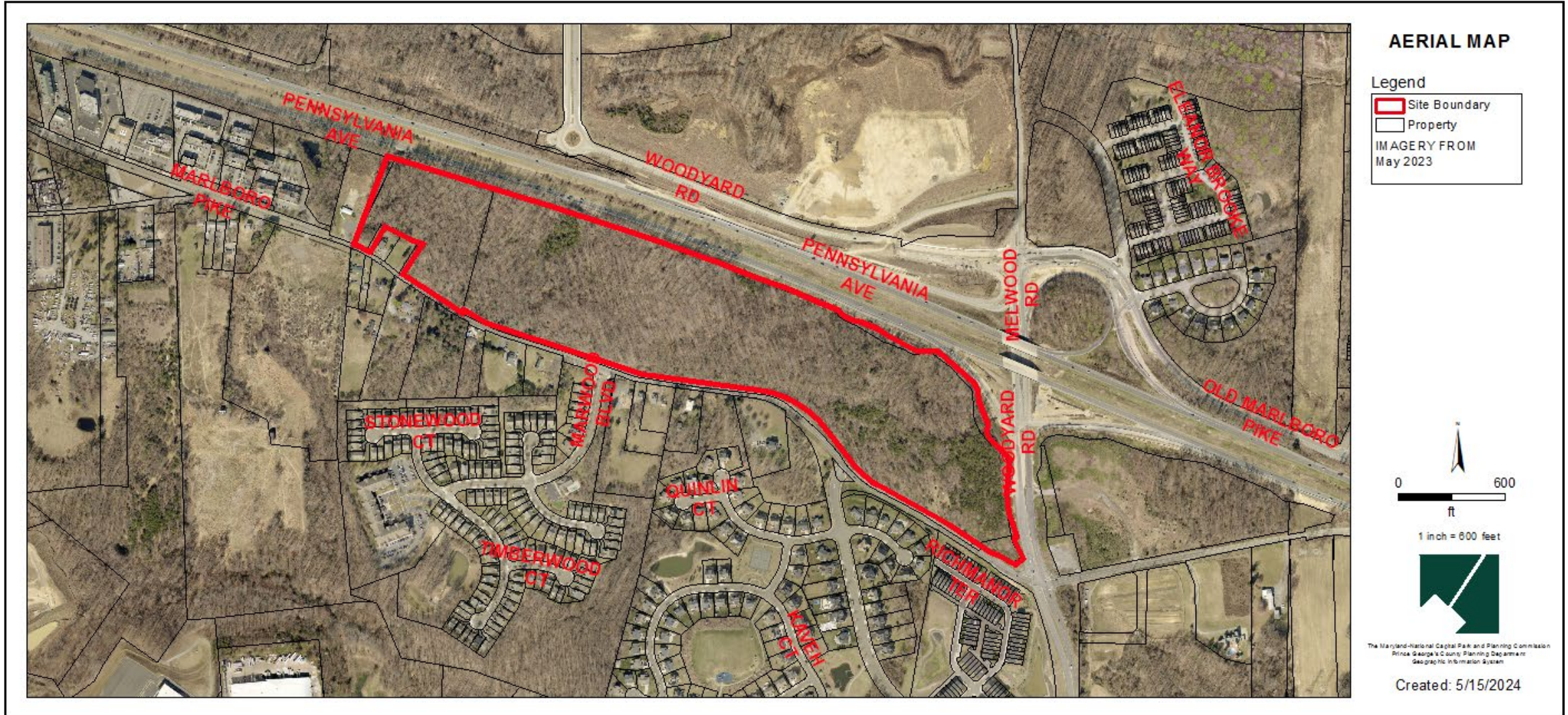
OVERLAY MAP (PRIOR AND CURRENT)

PRIOR OVERLAY: M-I-O

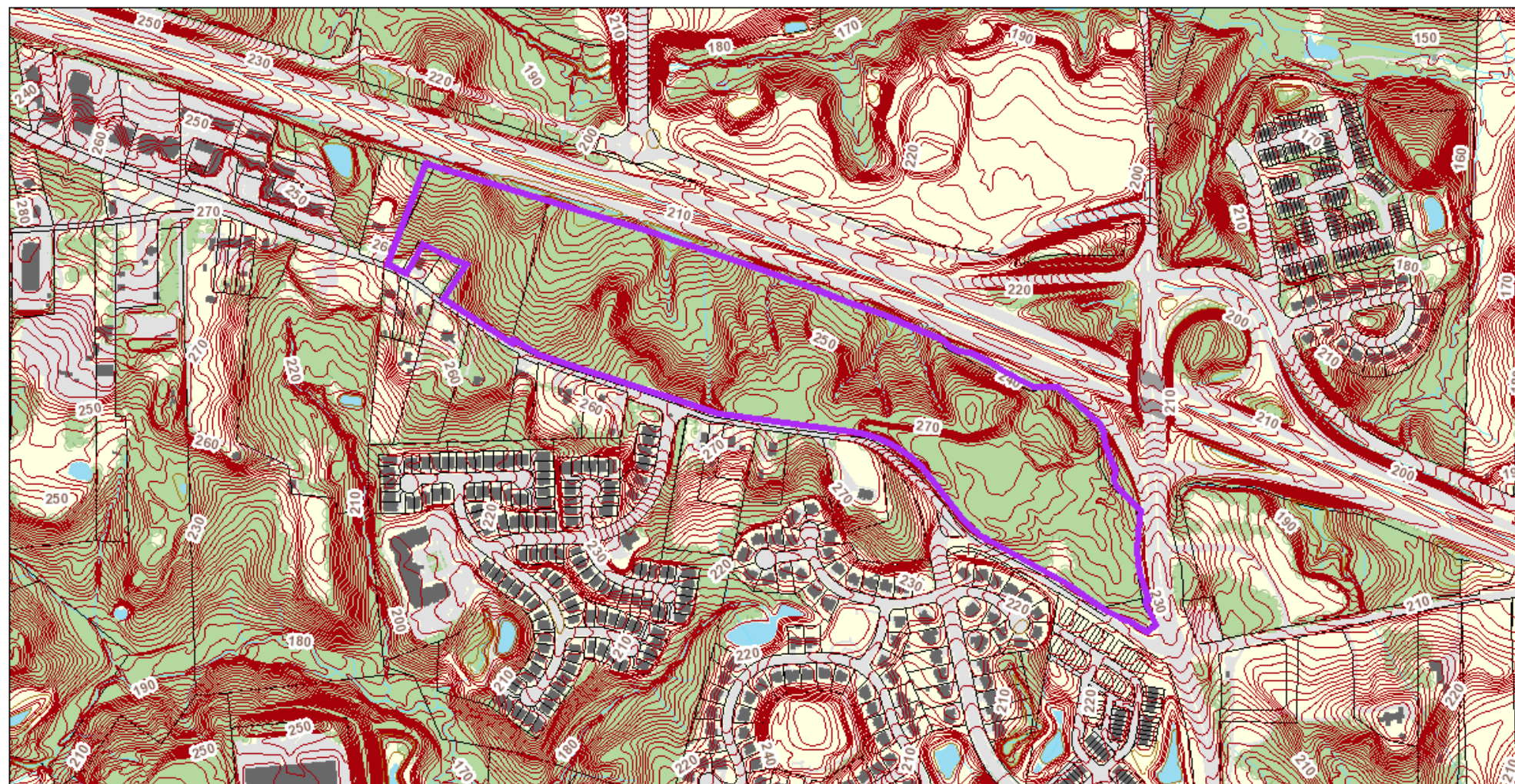
CURRENT OVERLAY: M-I-O



AERIAL MAP



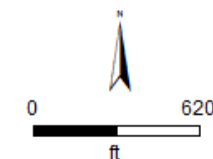
SITE MAP



SITE MAP

Legend

- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



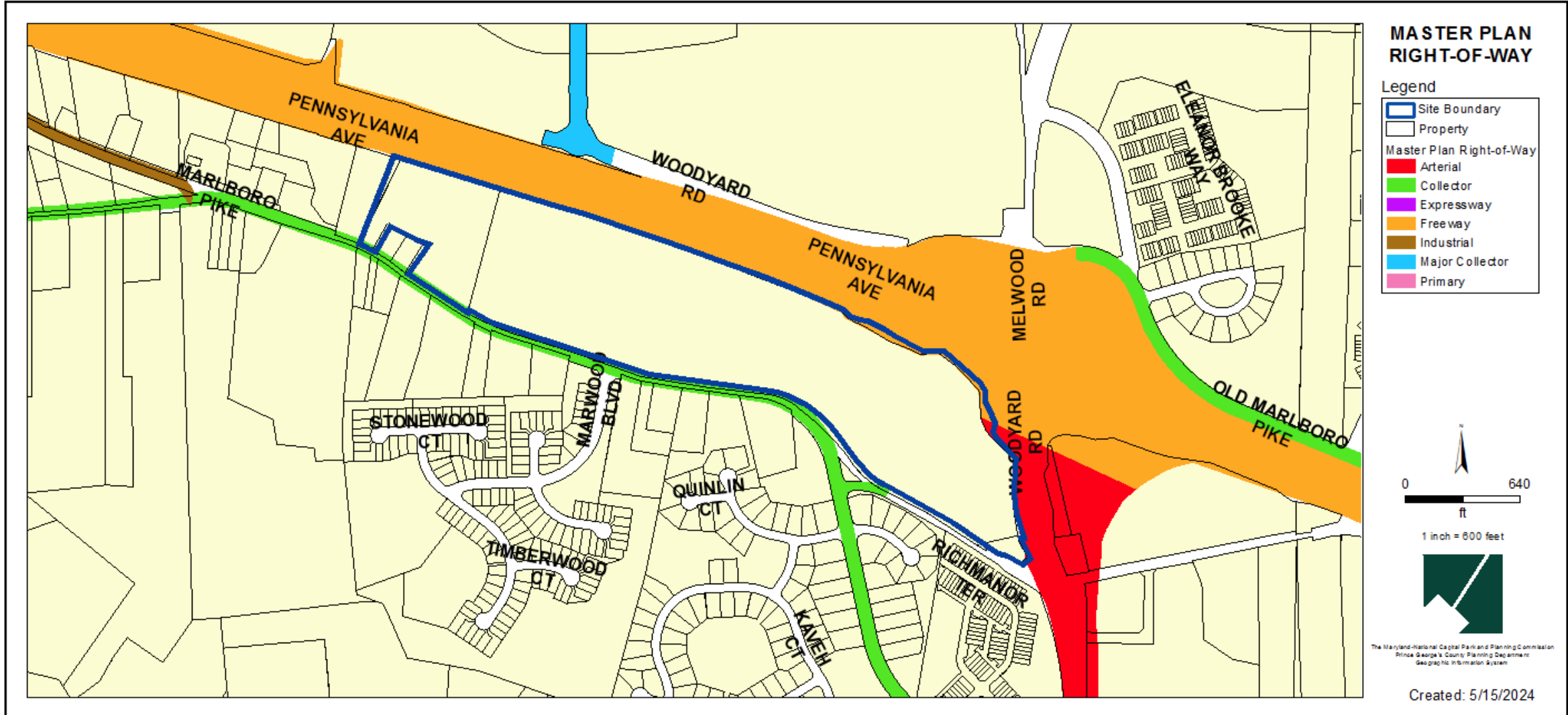
1 inch = 600 feet



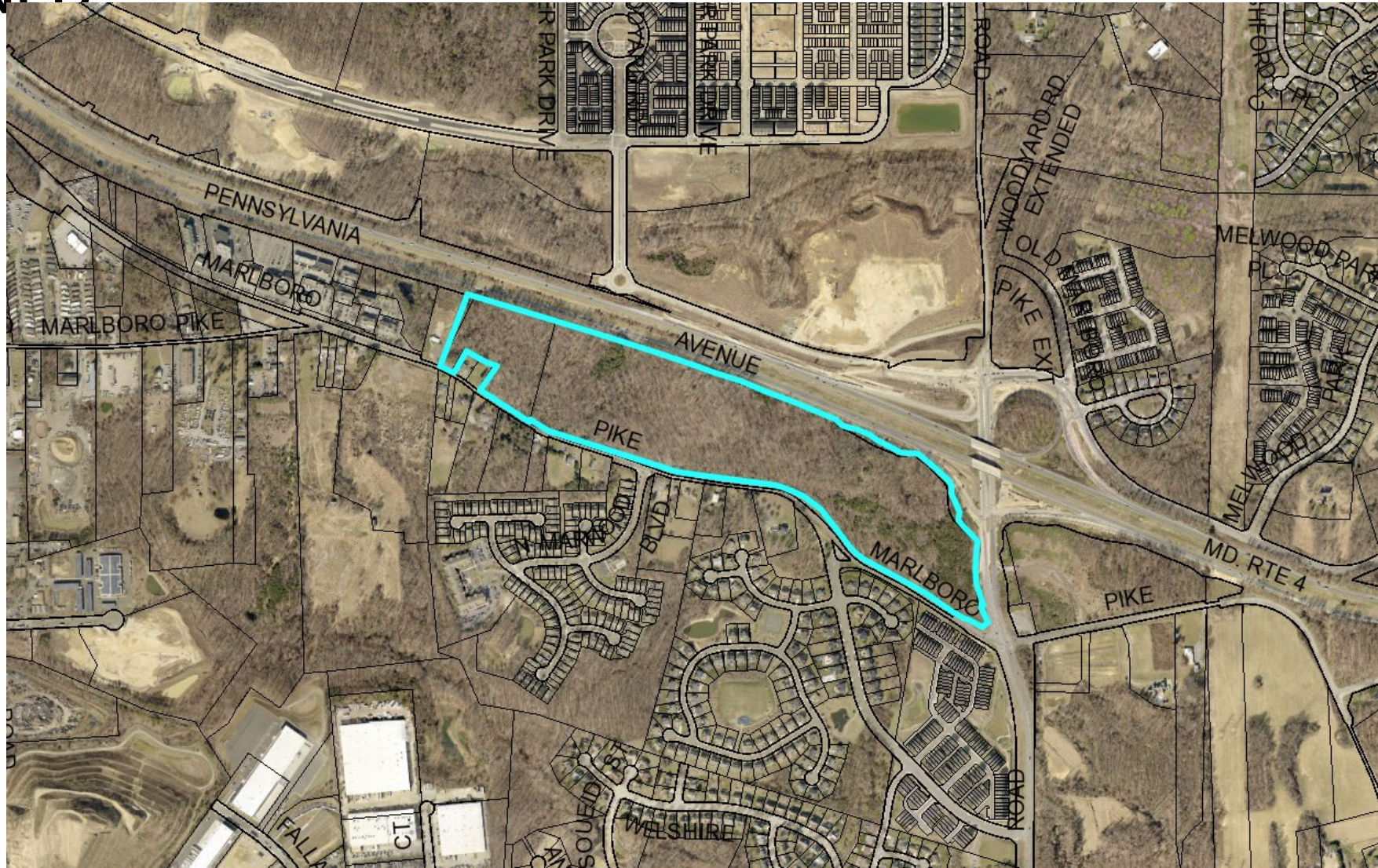
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 5/15/2024

MASTER PLAN RIGHT-OF-WAY MAP

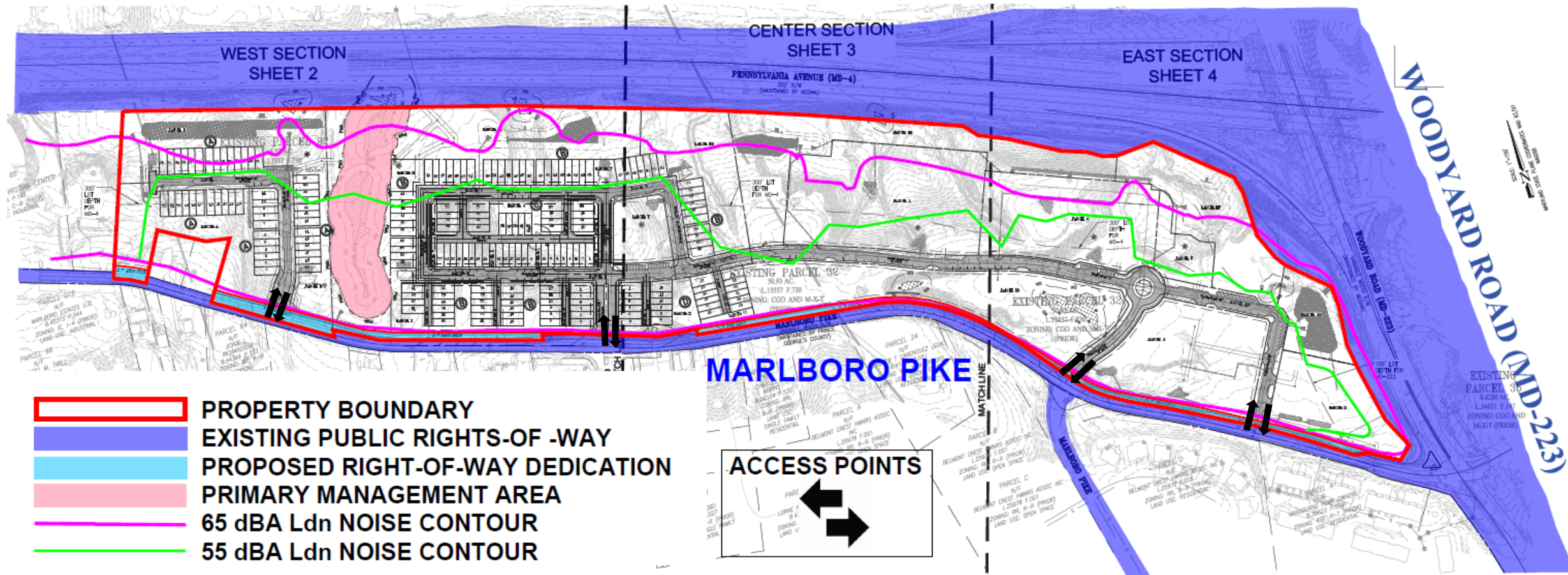


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

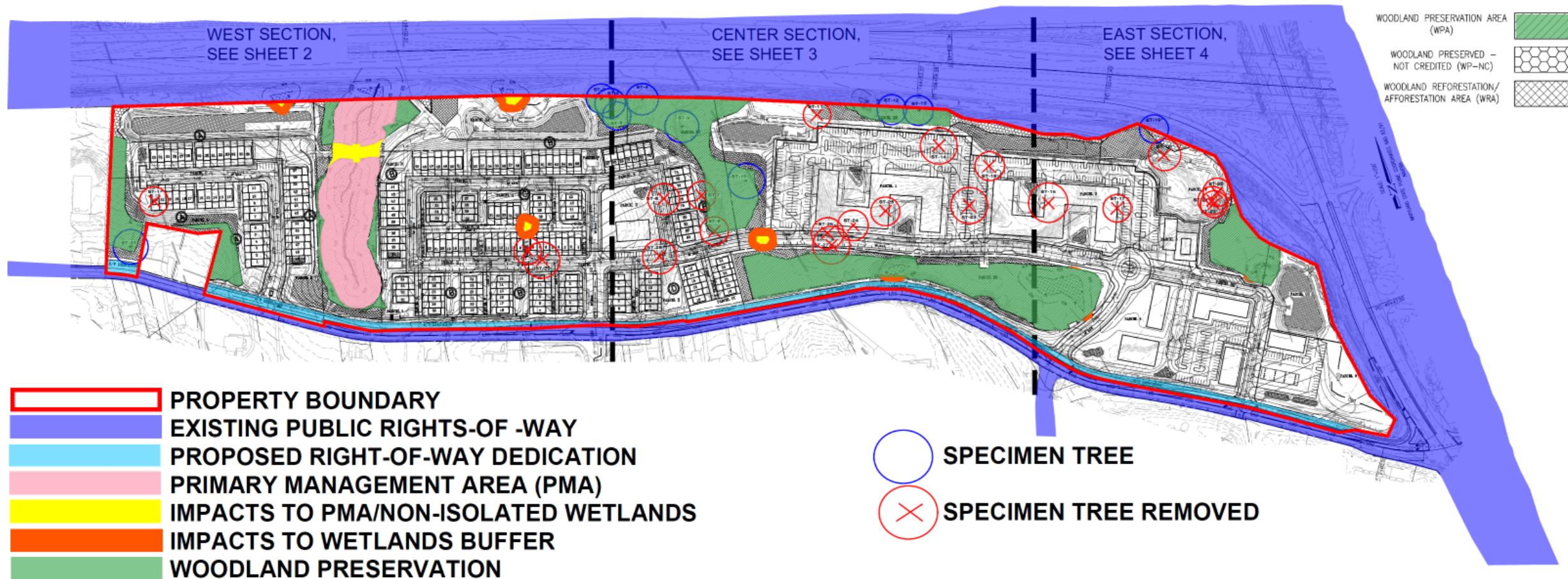


PRELIMINARY PLAN OF SUBDIVISION

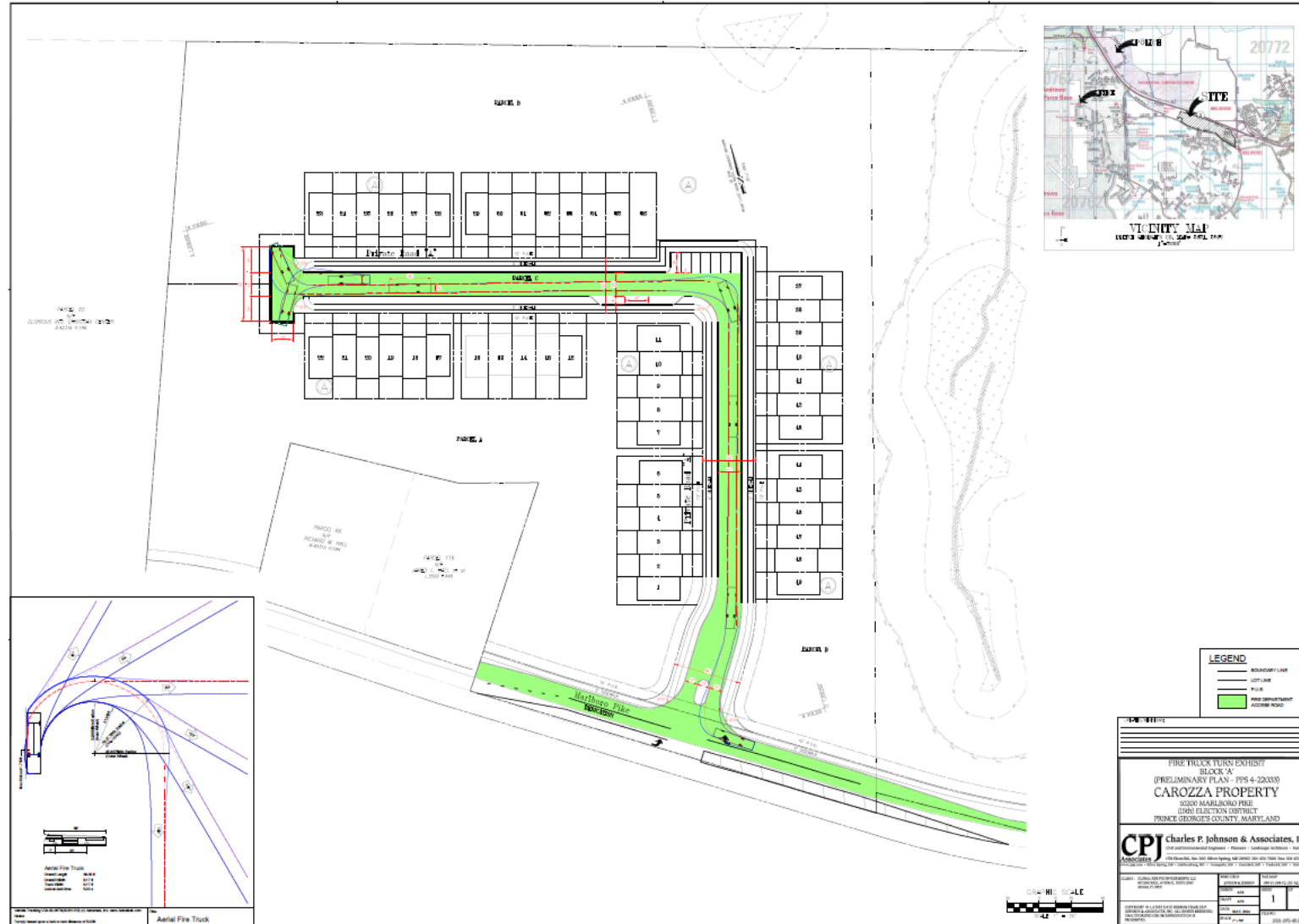
PENNSYLVANIA AVENUE (MD-4)



TYPE I TREE CONSERVATION PLAN



FIRE TRUCK TURN EXHIBIT



PEDESTRIAN CIRCULATION EXHIBIT



STAFF RECOMMENDATION

CONTINUANCE

Major Issues:

- Certificate of Adequacy has not yet been approved

Applicant Required Mailings:

- Informational Mailing: 06/21/23
- Acceptance Mailing: 3/21/24