

CAPITAL BELTWAY II

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-007-2024

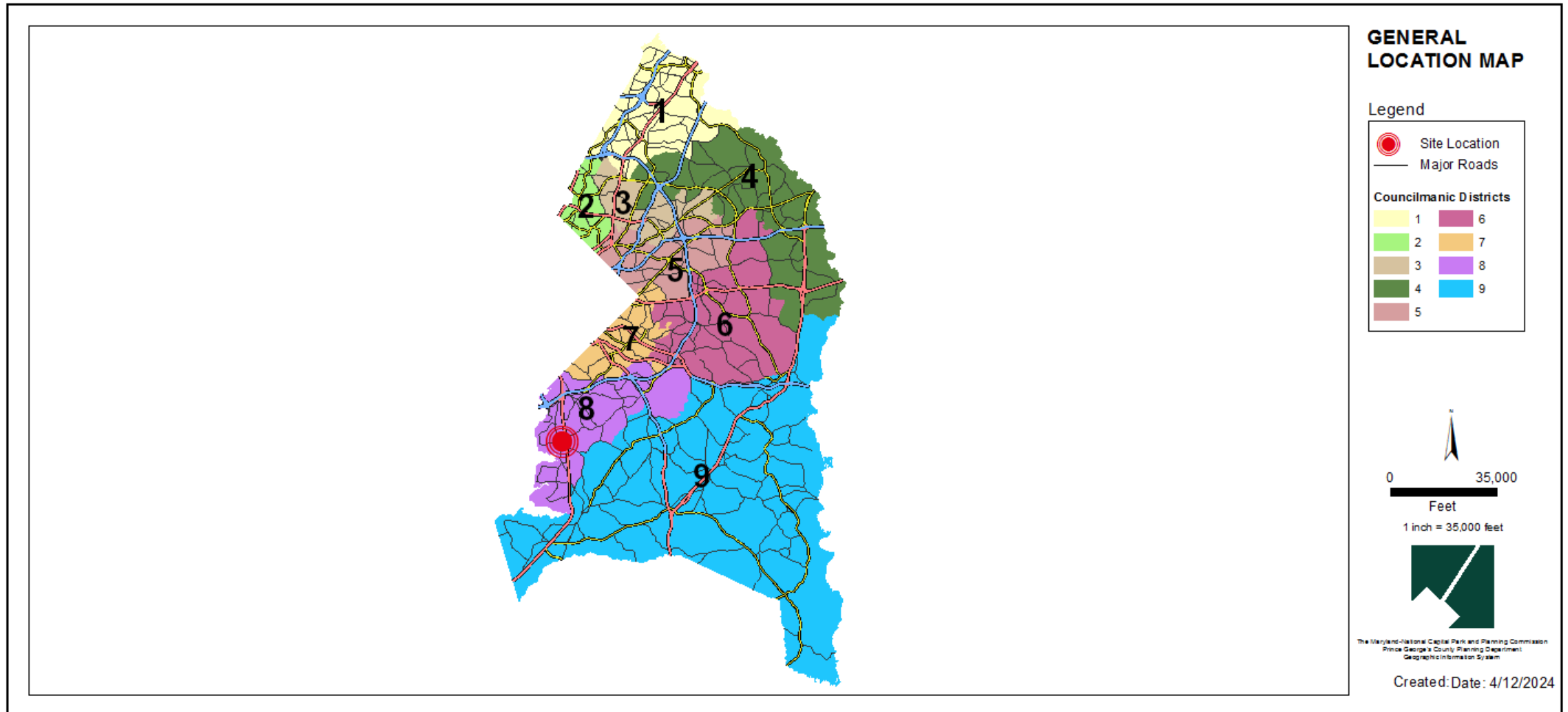
Staff Recommendation: APPROVAL with conditions



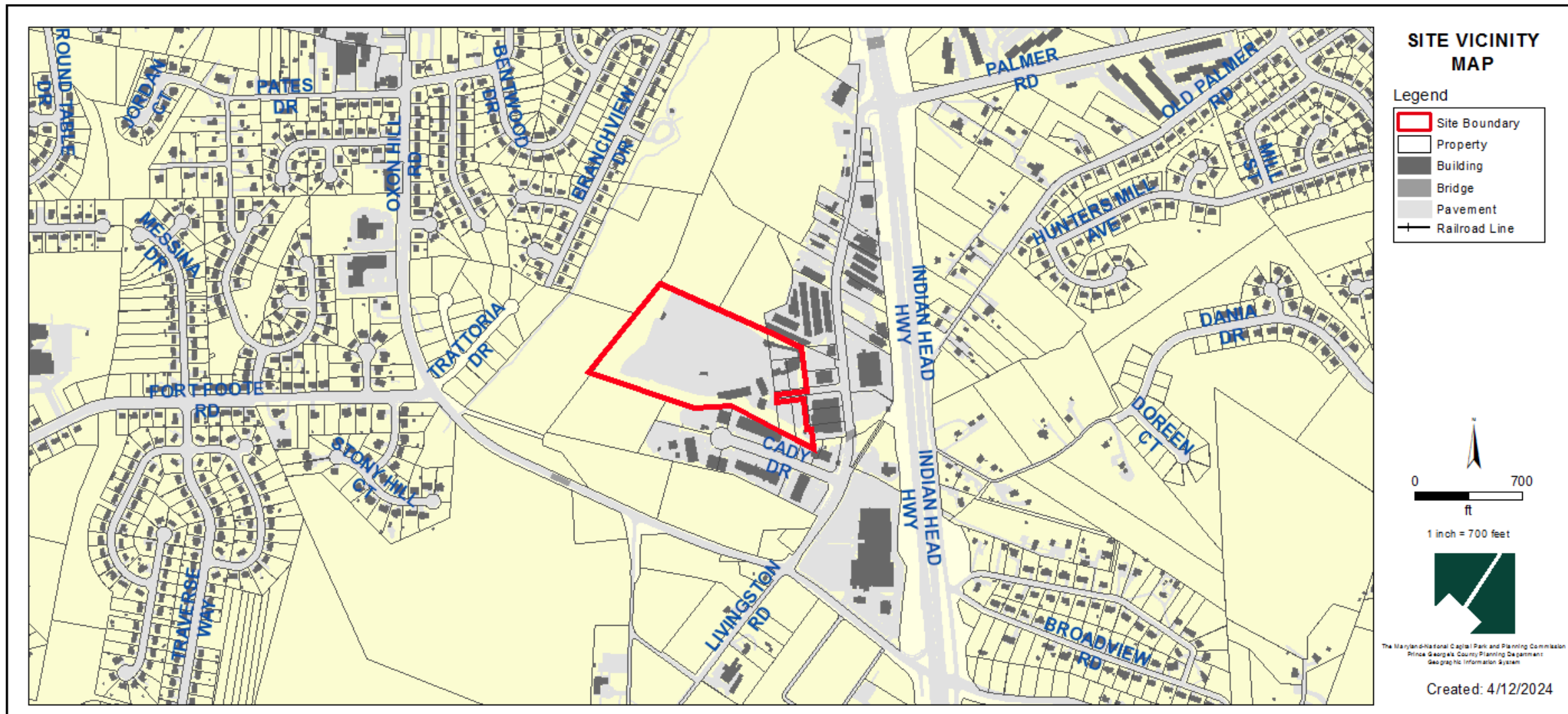
GENERAL LOCATION MAP

Council District: 08

Planning Area: 080



SITE VICINITY MAP



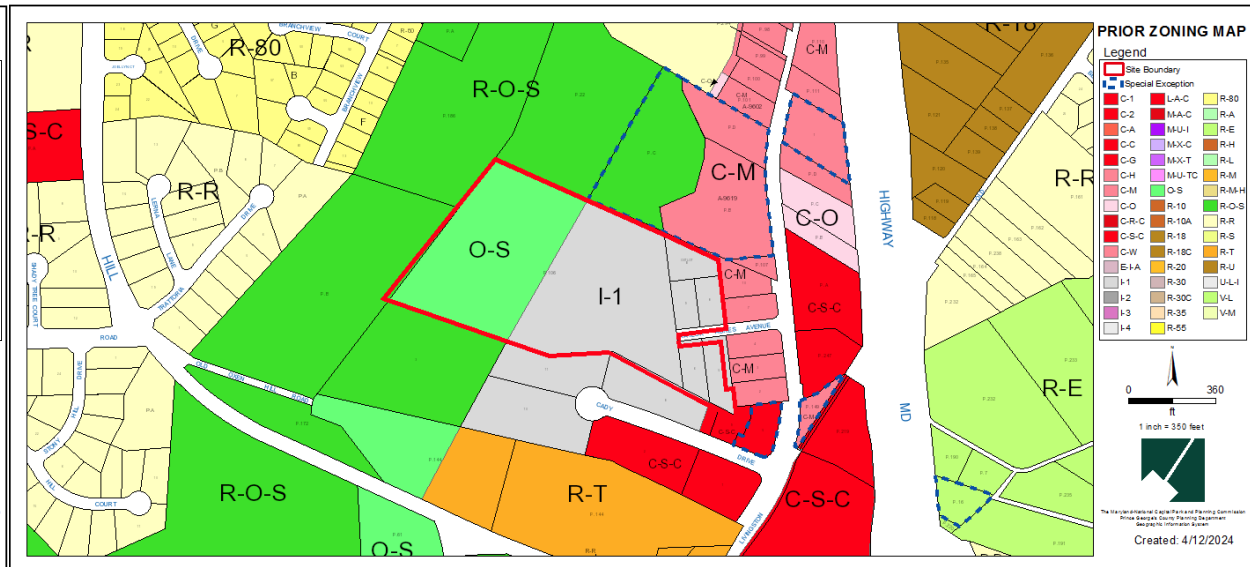
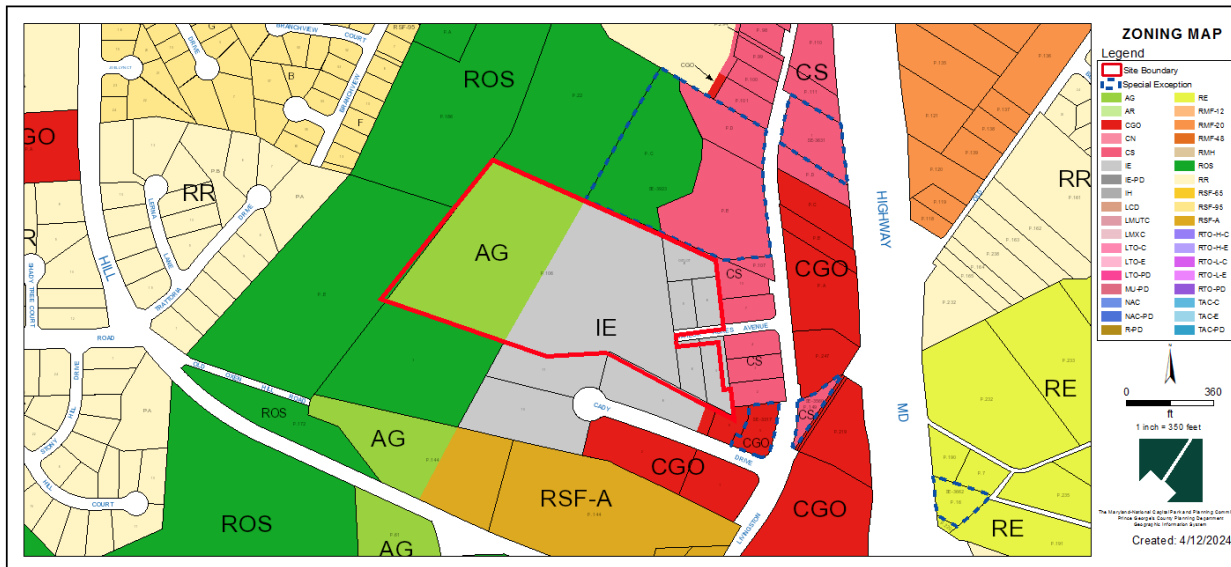
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: IE / AG

Prior Property Zone: I-1 / O-S

CURRENT ZONING MAP

PRIOR ZONING MAP



AERIAL MAP



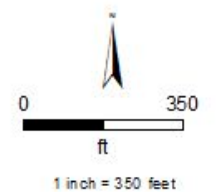
AERIAL MAP

Legend

Site Boundary

Property

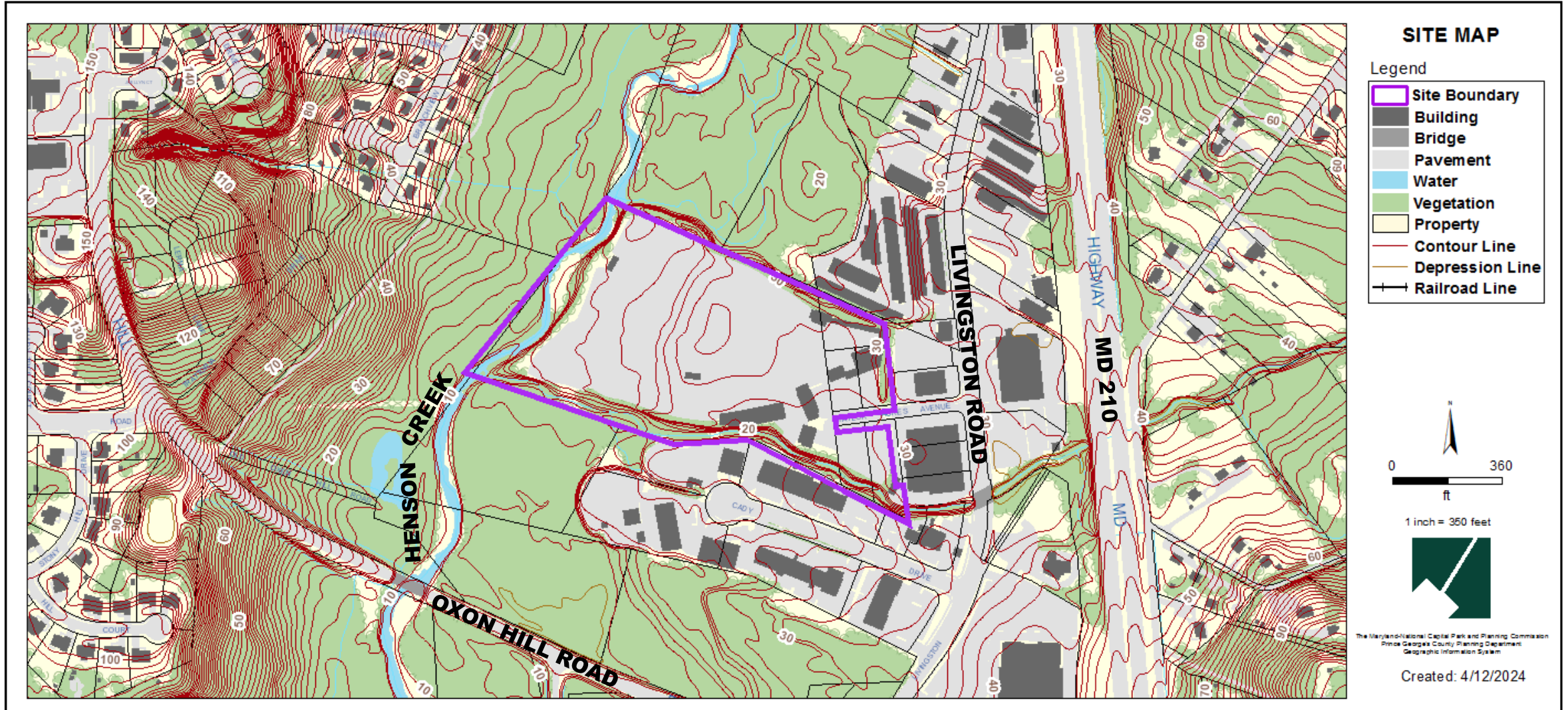
IMAGERY FROM
May 2023



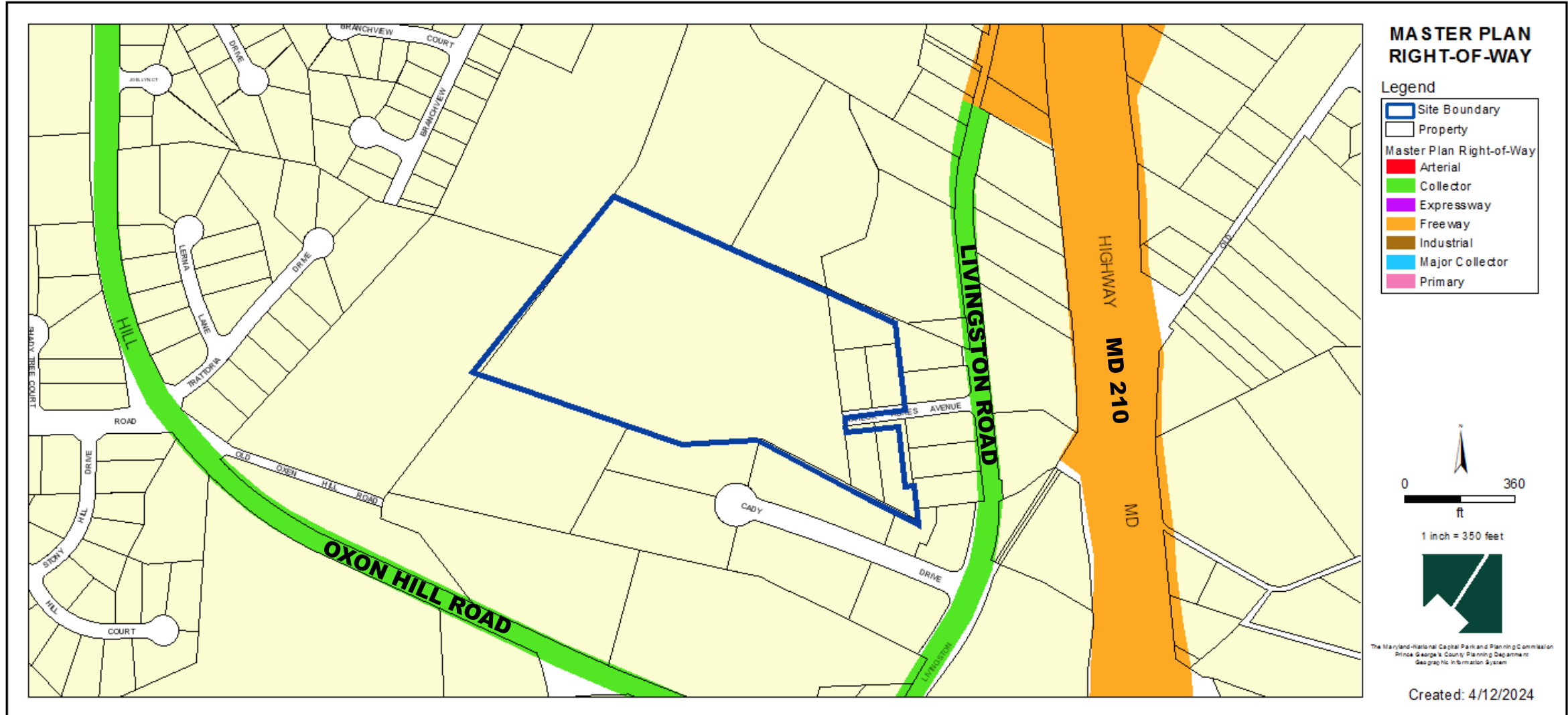
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/12/2024

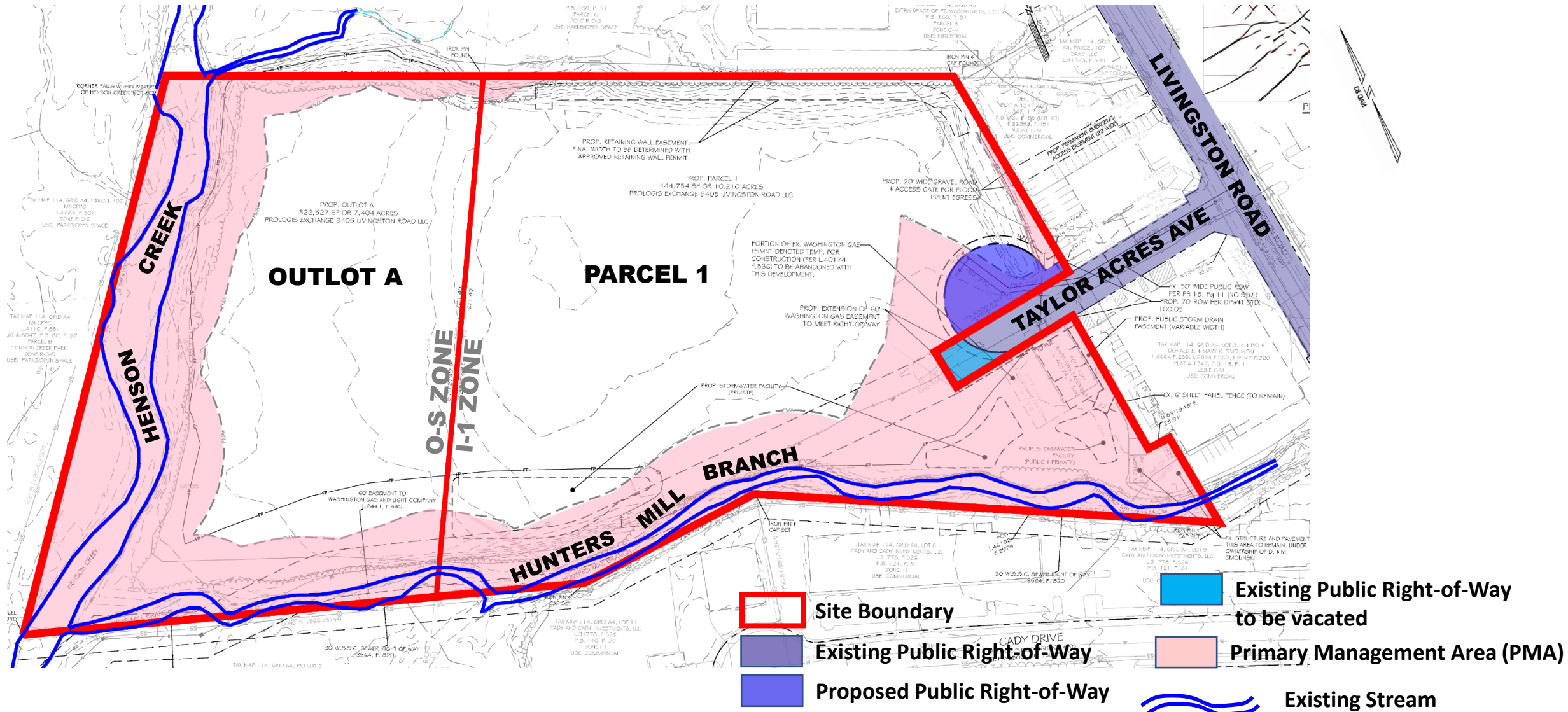
SITE MAP



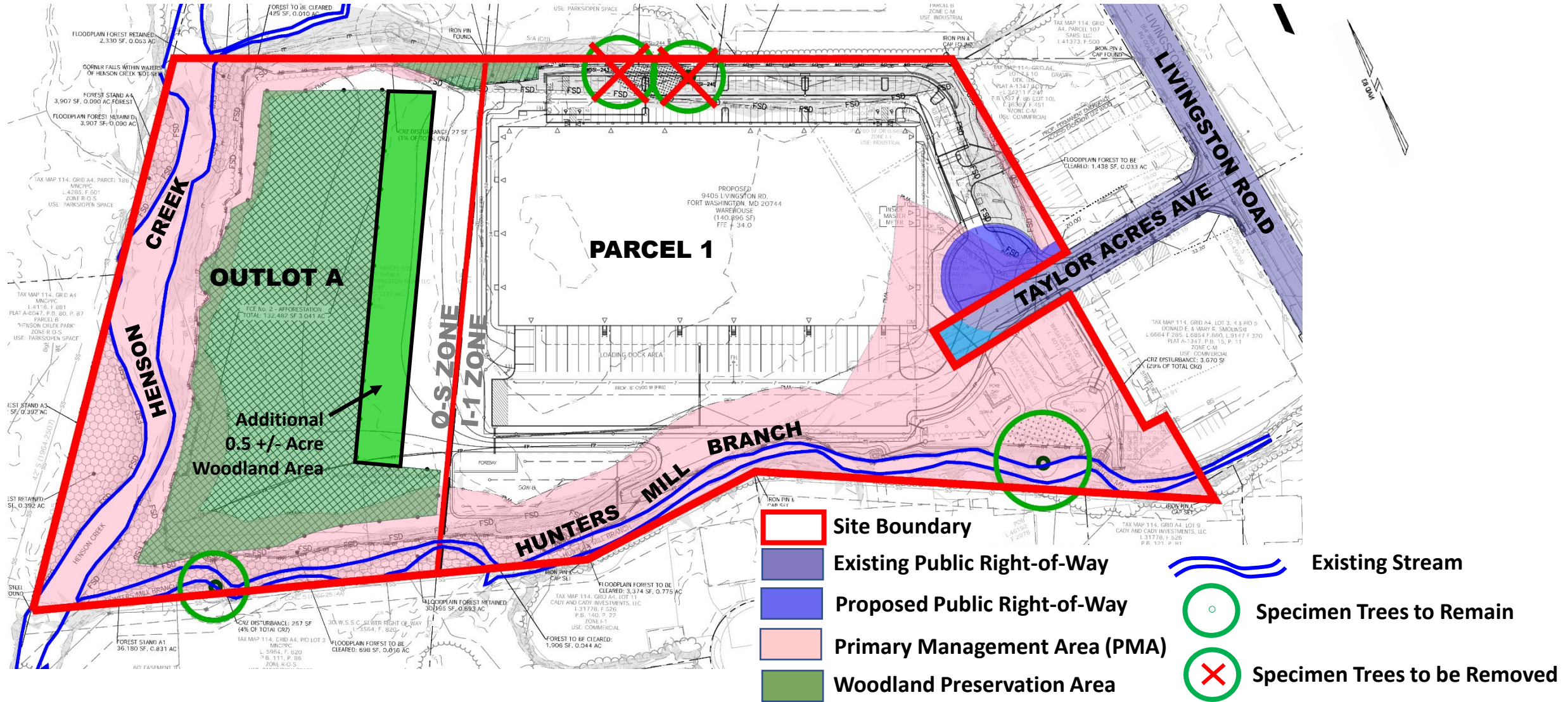
MASTER PLAN RIGHT-OF-WAY MAP



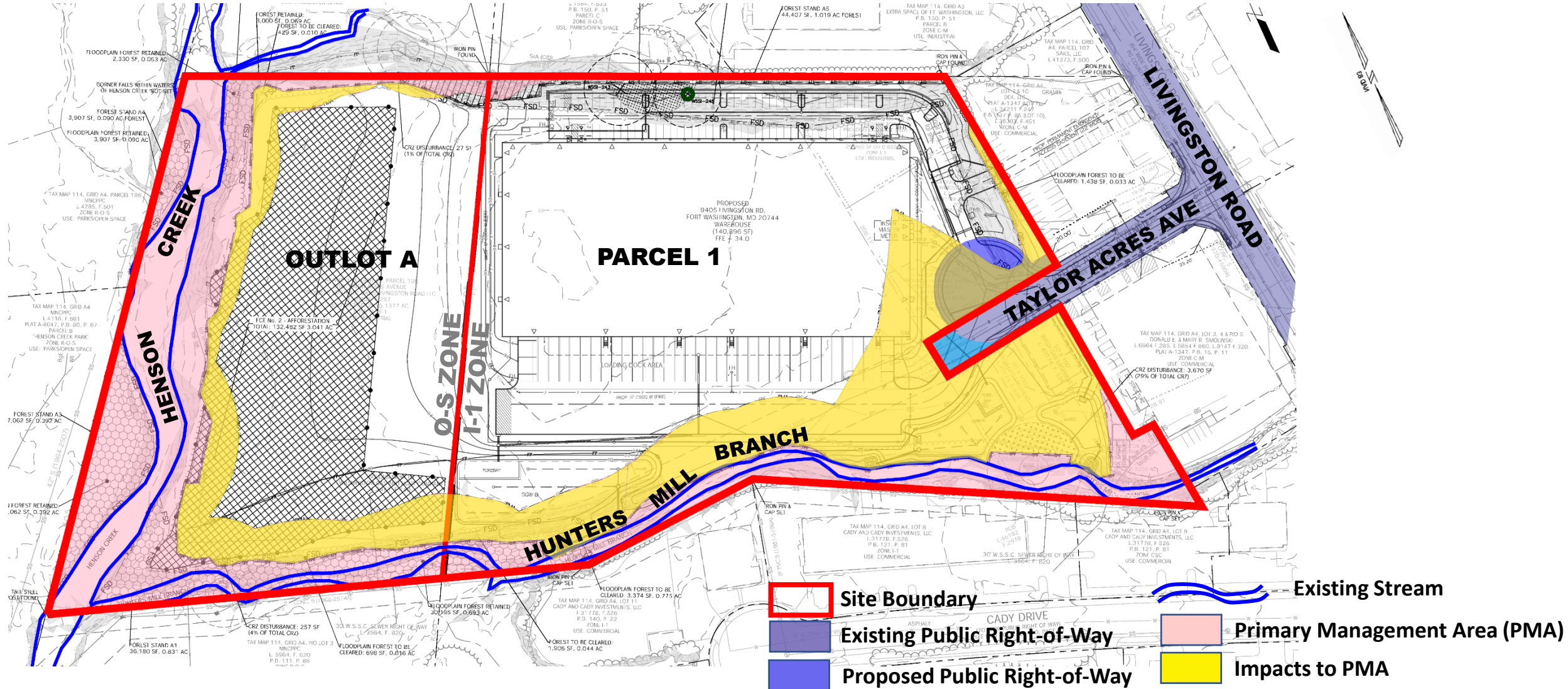
PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



PMA IMPACTS



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23008
- Type 1 Tree Conservation Plan TCP1-007-2024
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 07/25/2023
- Acceptance Mailing: 03/12/2024