

U-HAUL CO. OF METRO D.C., INC. LOTS 4 & 5

Preliminary Plan of Subdivision

TCP1-012-2024

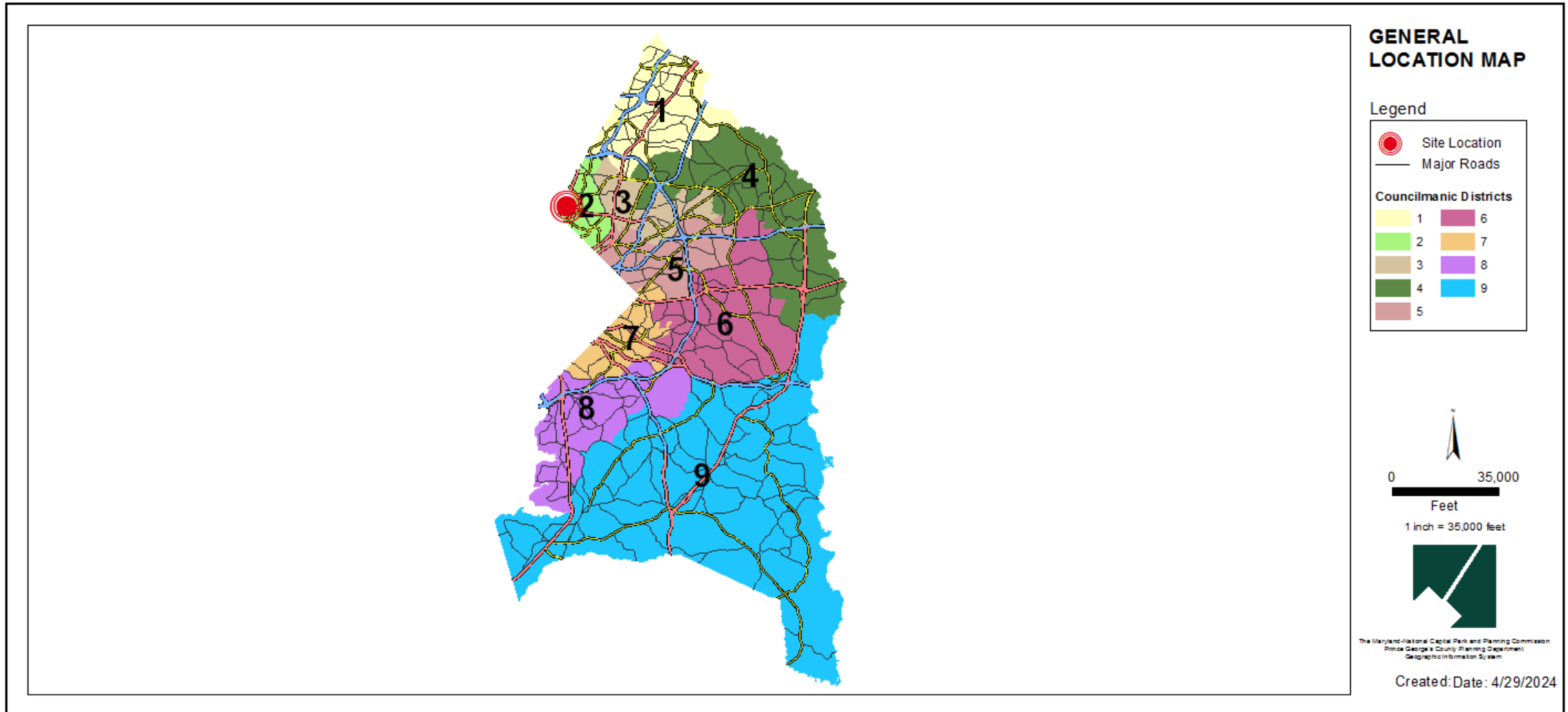
Staff Recommendation: APPROVAL with conditions



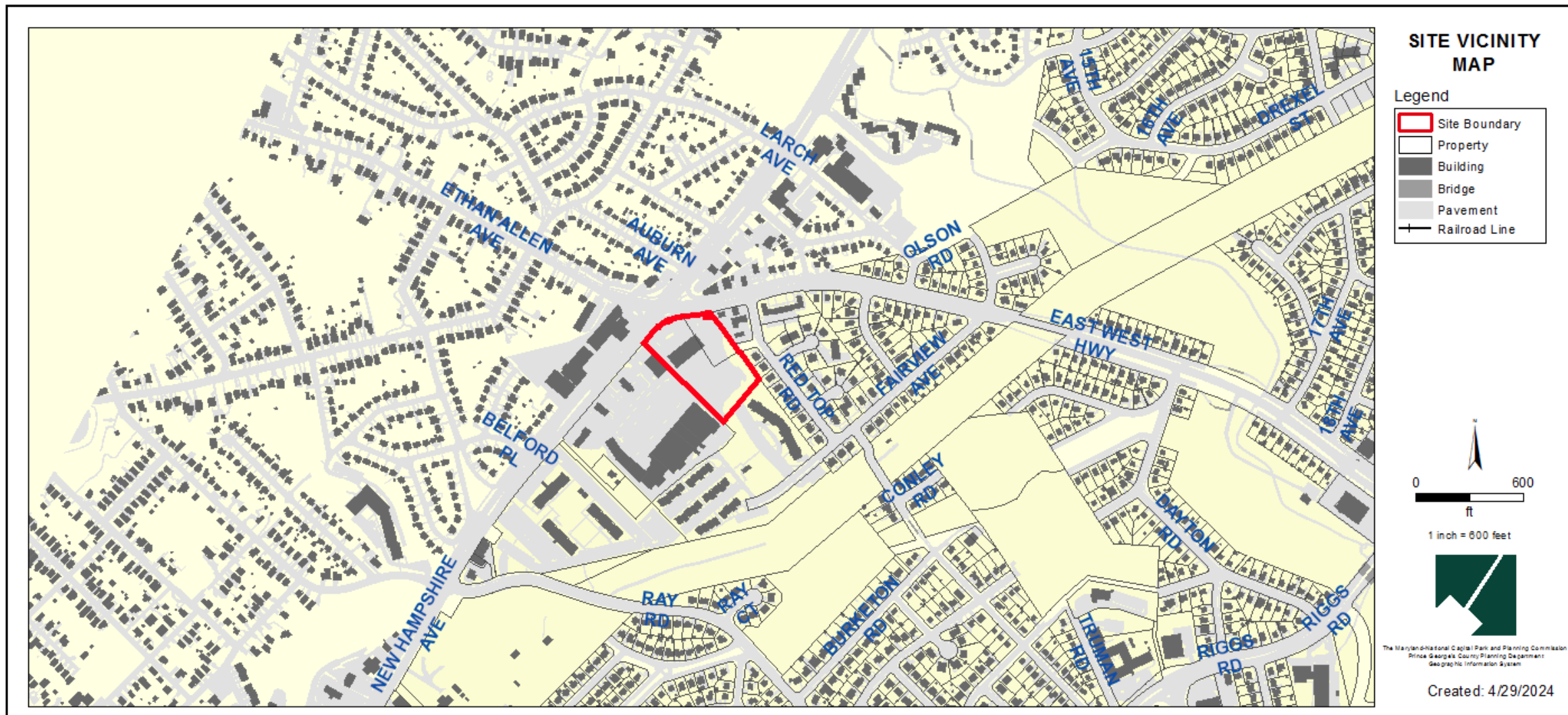
GENERAL LOCATION MAP

Council District: 02

Planning Area: 65



SITE VICINITY MAP



AERIAL MAP



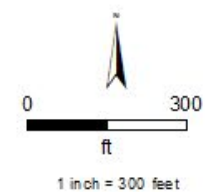
AERIAL MAP

Legend

Site Boundary

Property

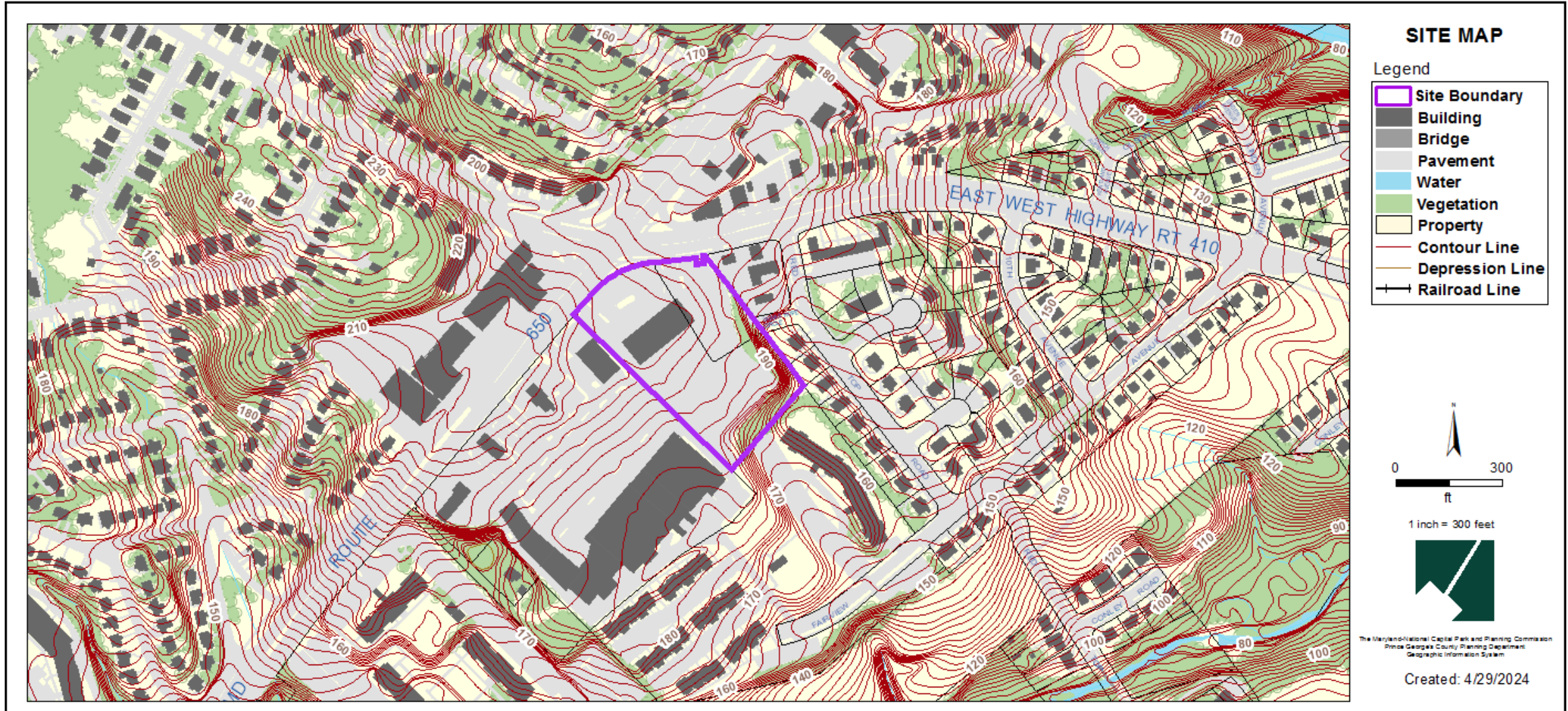
IMAGERY FROM
May 2023



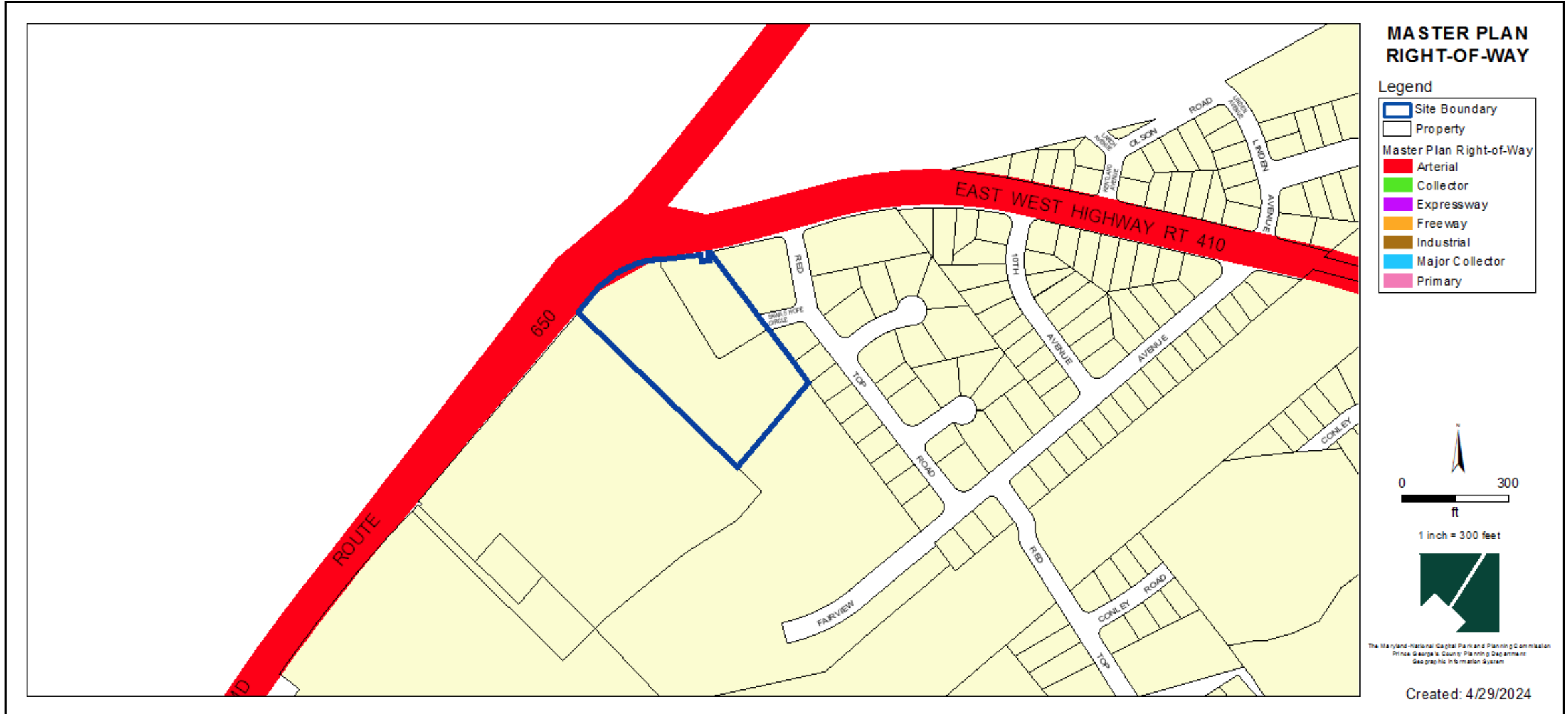
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 4/29/2024

SITE MAP



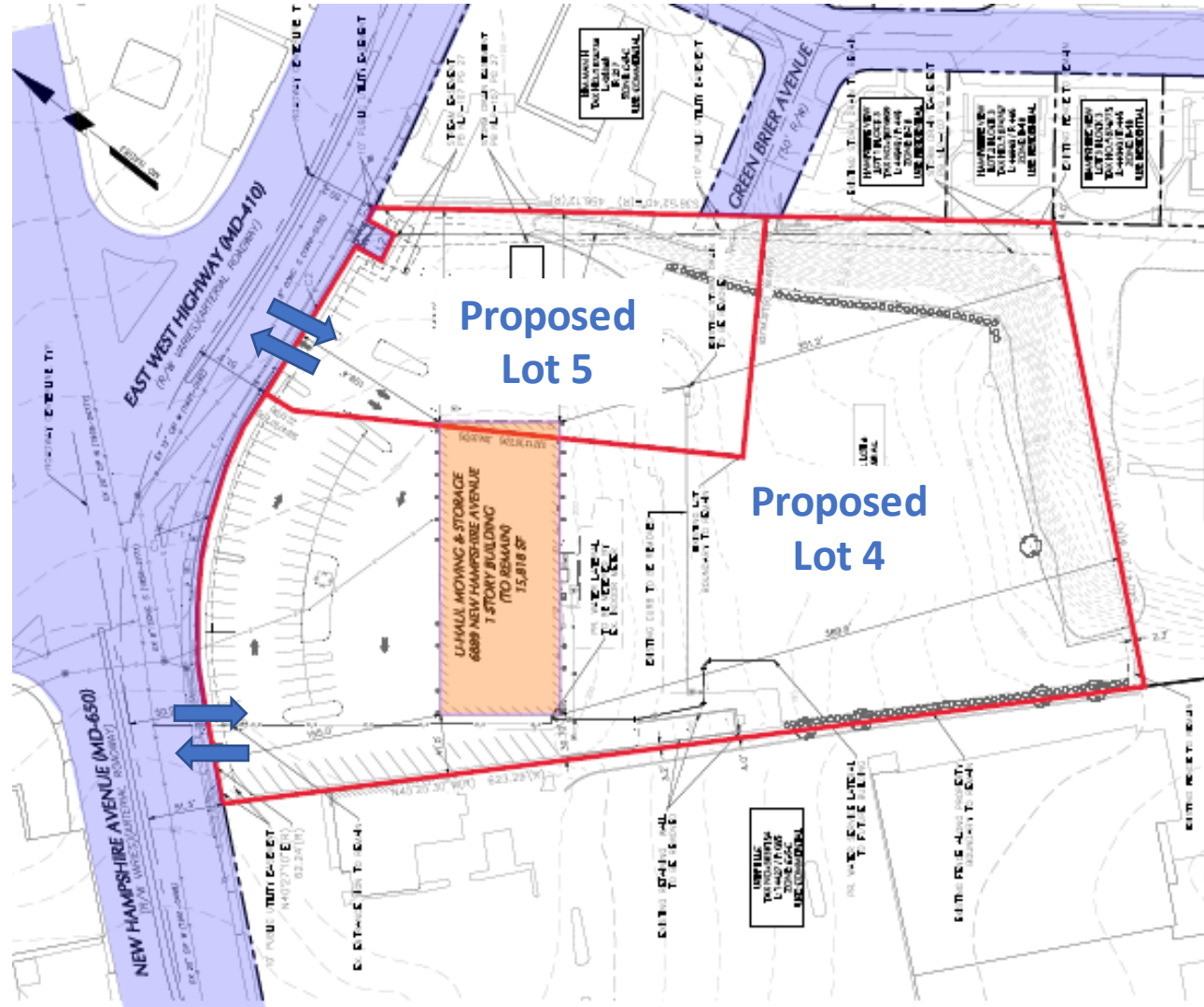
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

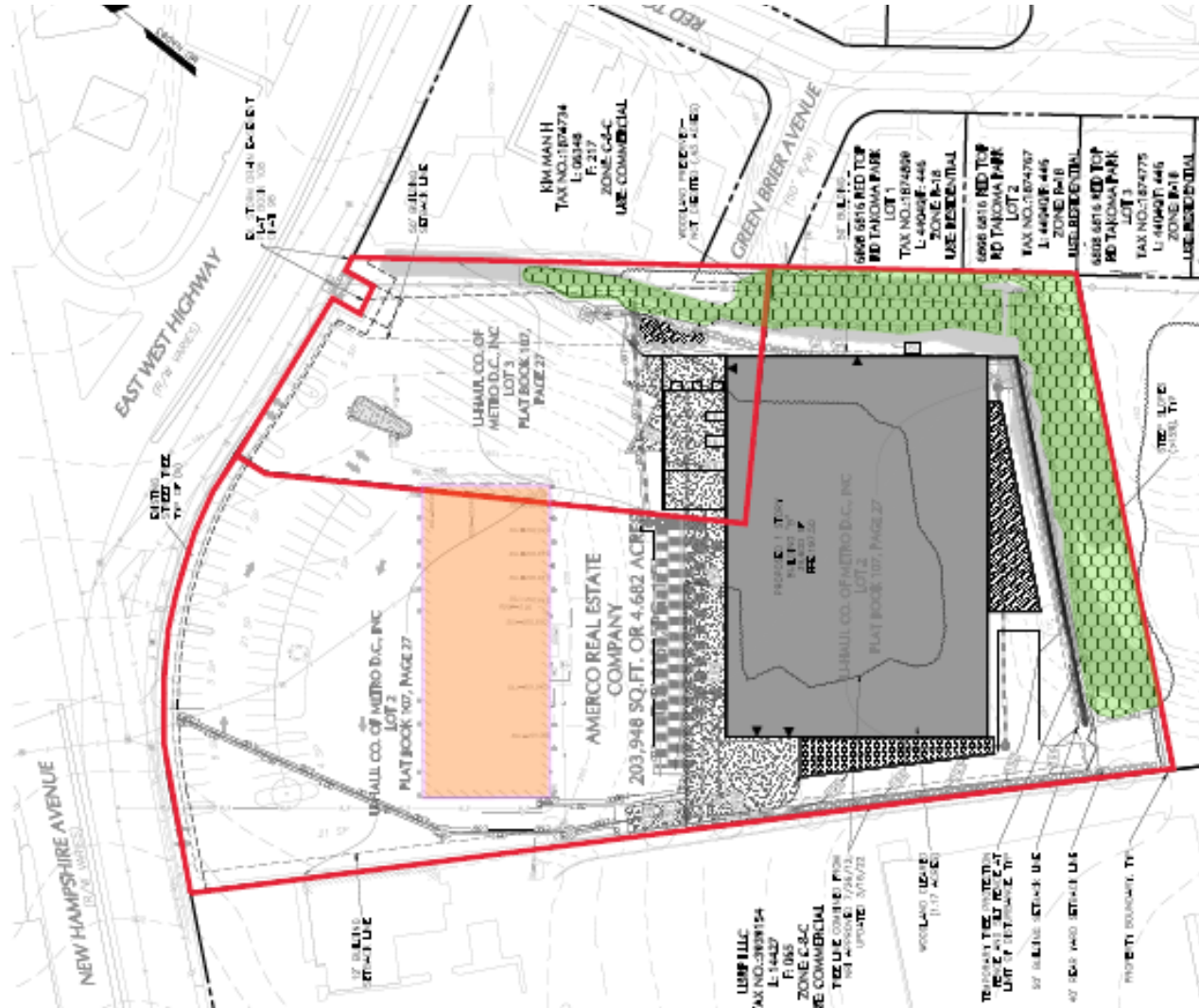


PRELIMINARY PLAN OF SUBDIVISION



- Public ROW
- Property Boundary
- Existing Building

TYPE I TREE CONSERVATION PLAN



- Woodland Preserved (Not Credited)
- Property Boundary
- Existing Building

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23021
- Type 1 Tree Conservation Plan TCP1-2023-041
- Variation from Section 24-121(a)(3)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 1/16/2024
- Acceptance Mailing: 3/21/2024