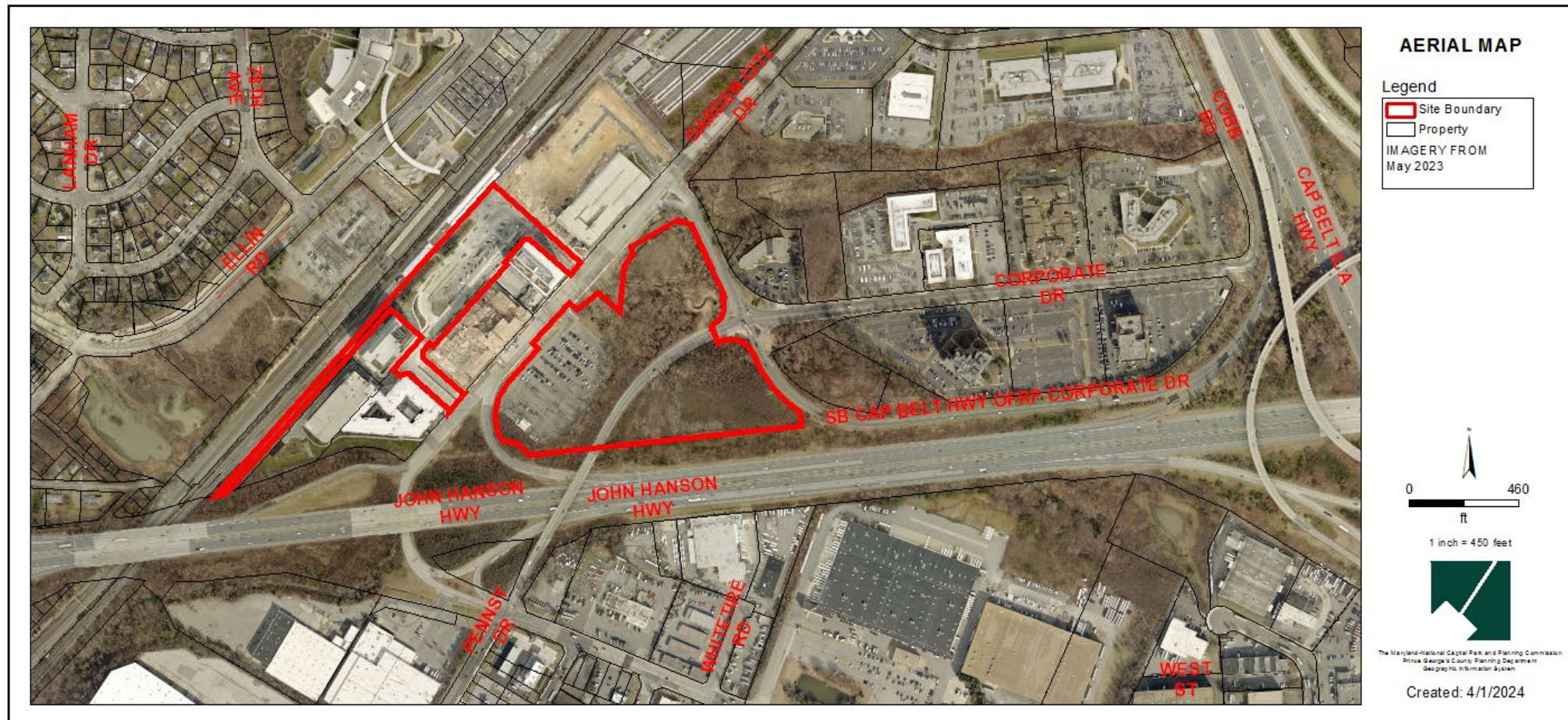


NEW CARROLLTON TOWN CENTER

Preliminary Plan of Subdivision

TCP1-009-2016-01

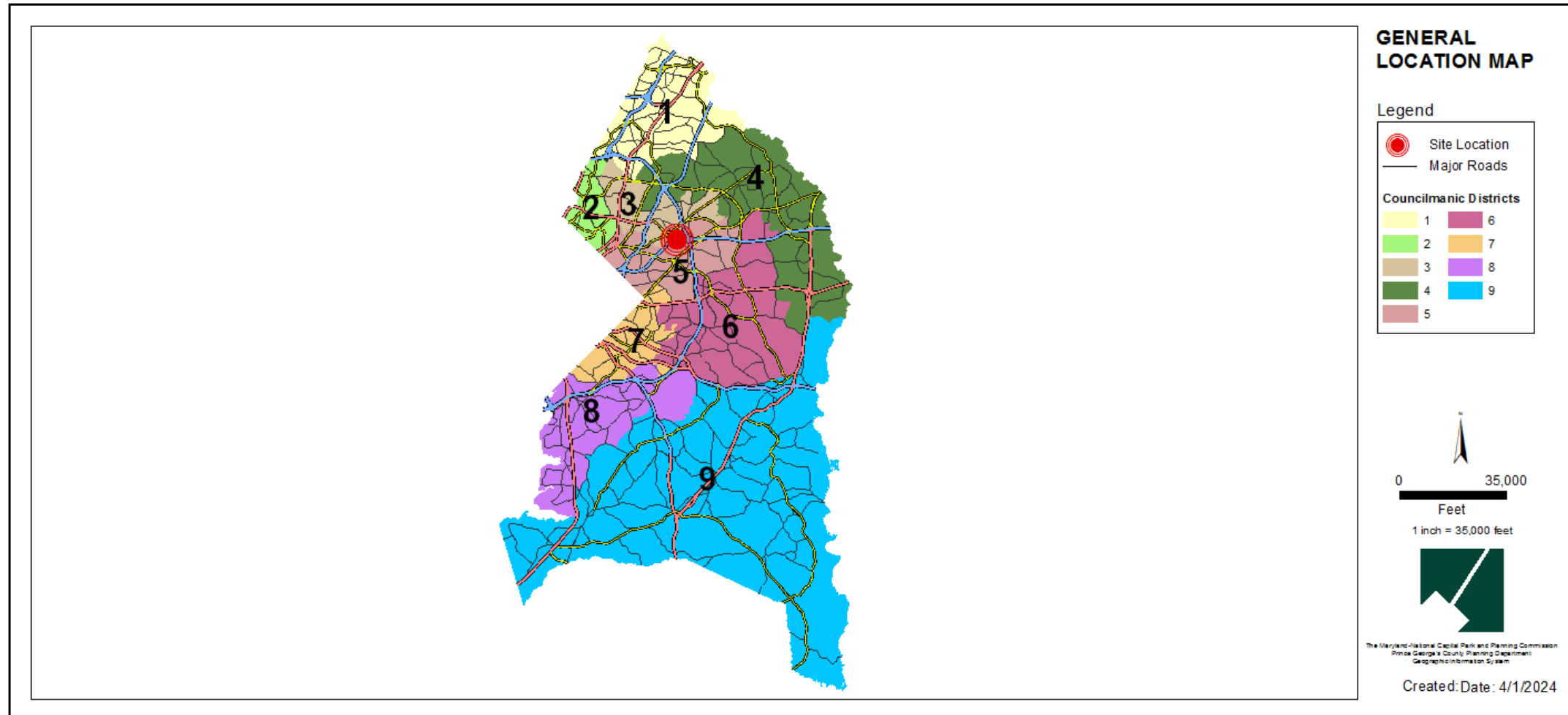
Staff Recommendation: Continuance



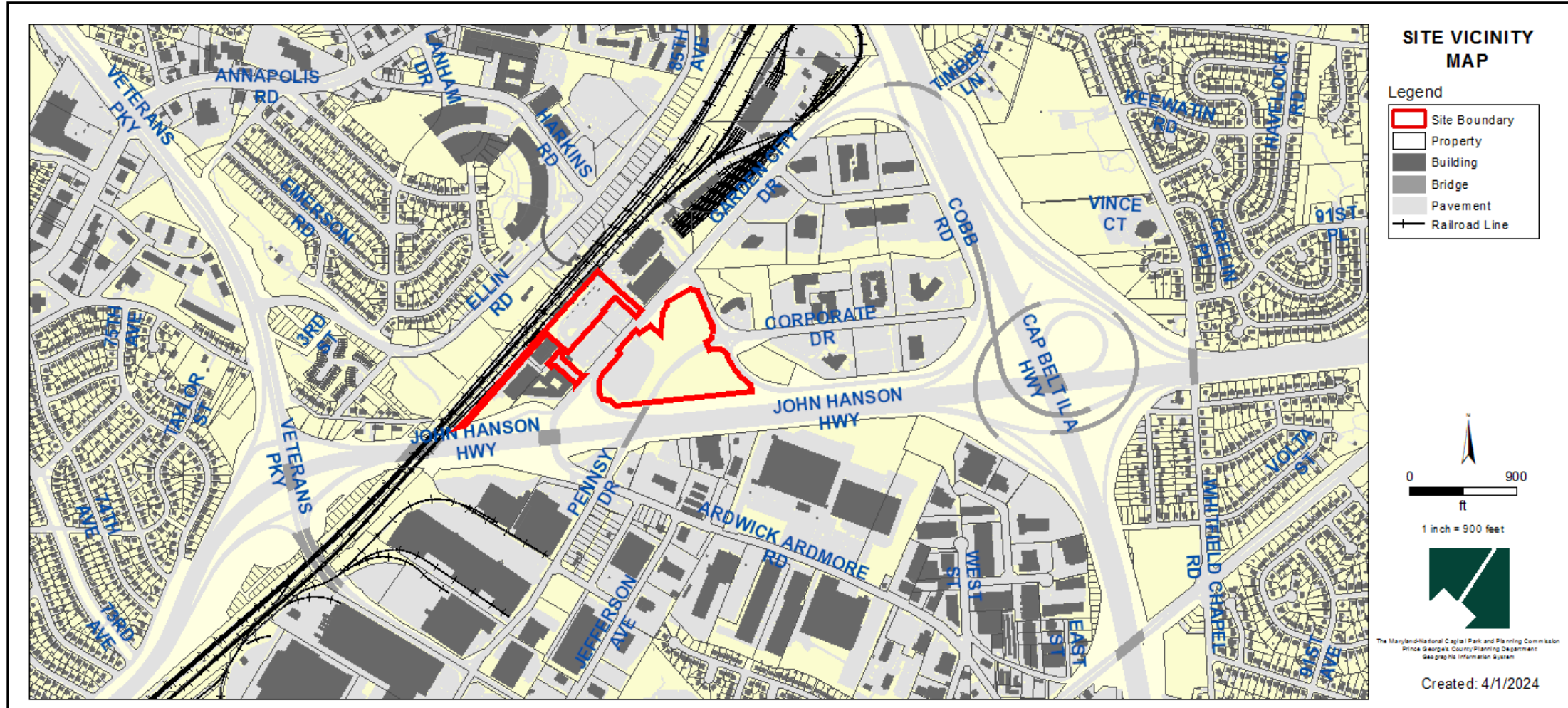
GENERAL LOCATION MAP

Council District: 03 & 05

Planning Area: 72

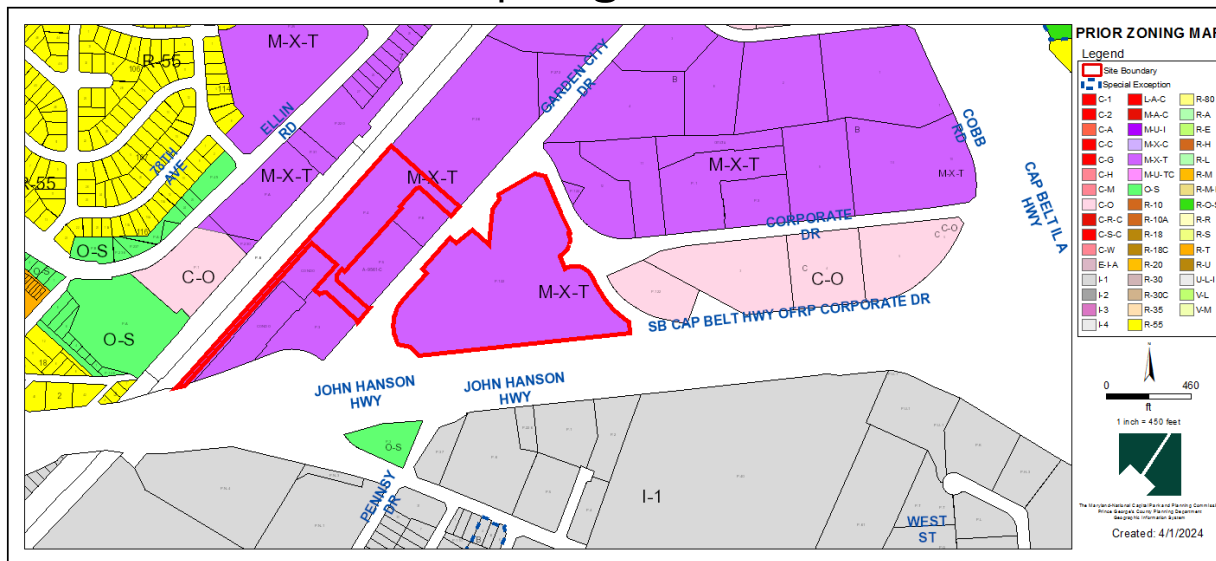


SITE VICINITY MAP

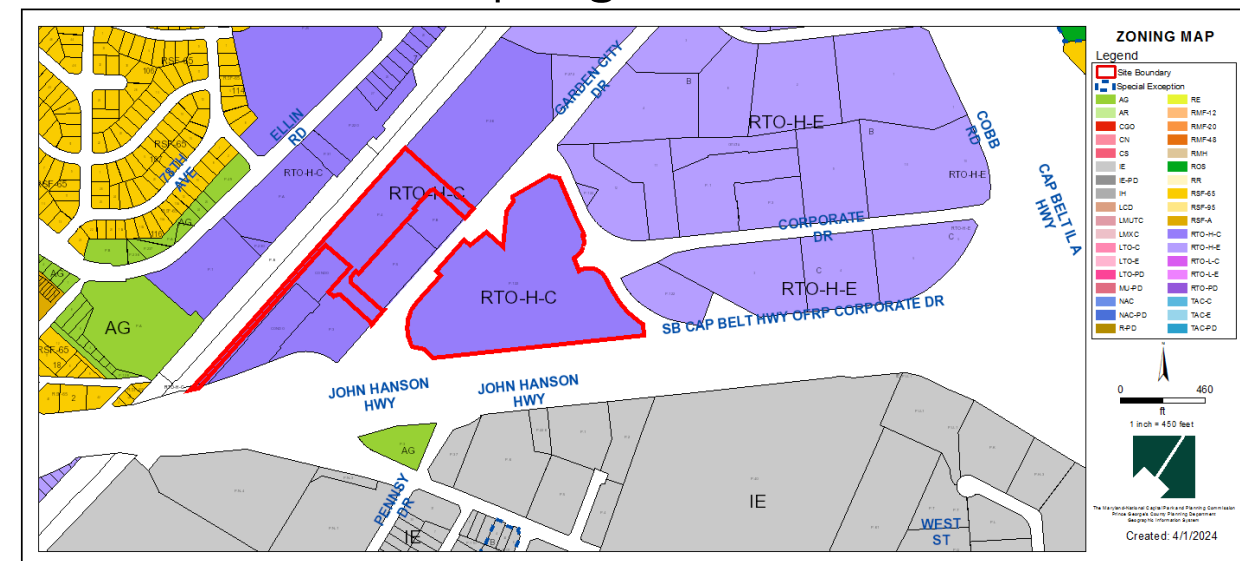


ZONING MAP (PRIOR & CURRENT)

Prior Property Zone: M-X-T

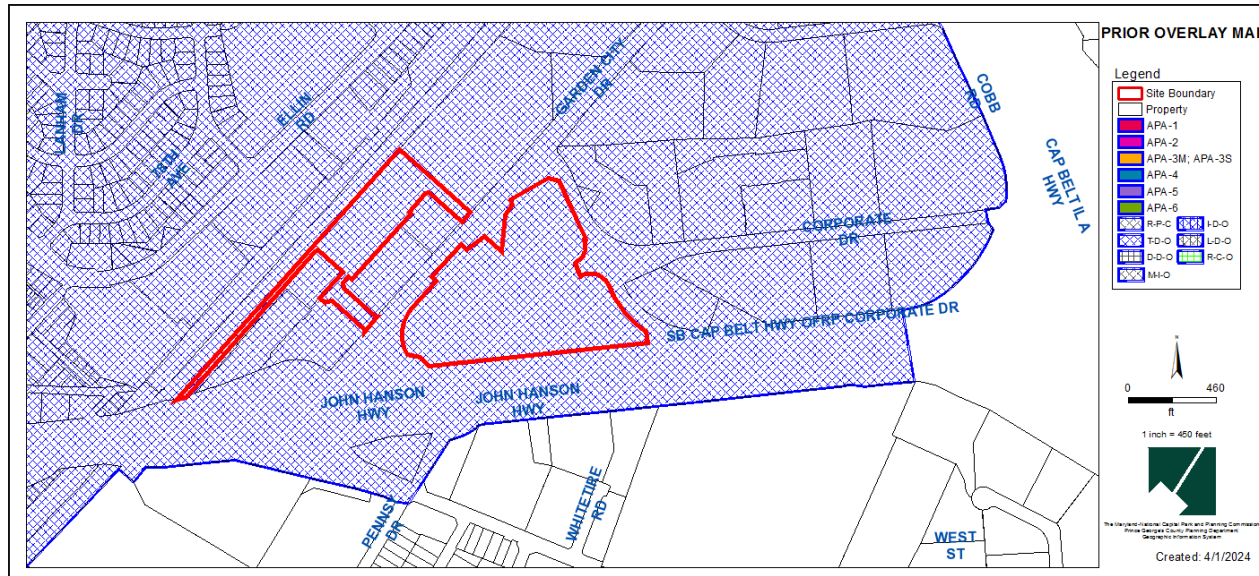


Current Property Zone: RTO-H-C

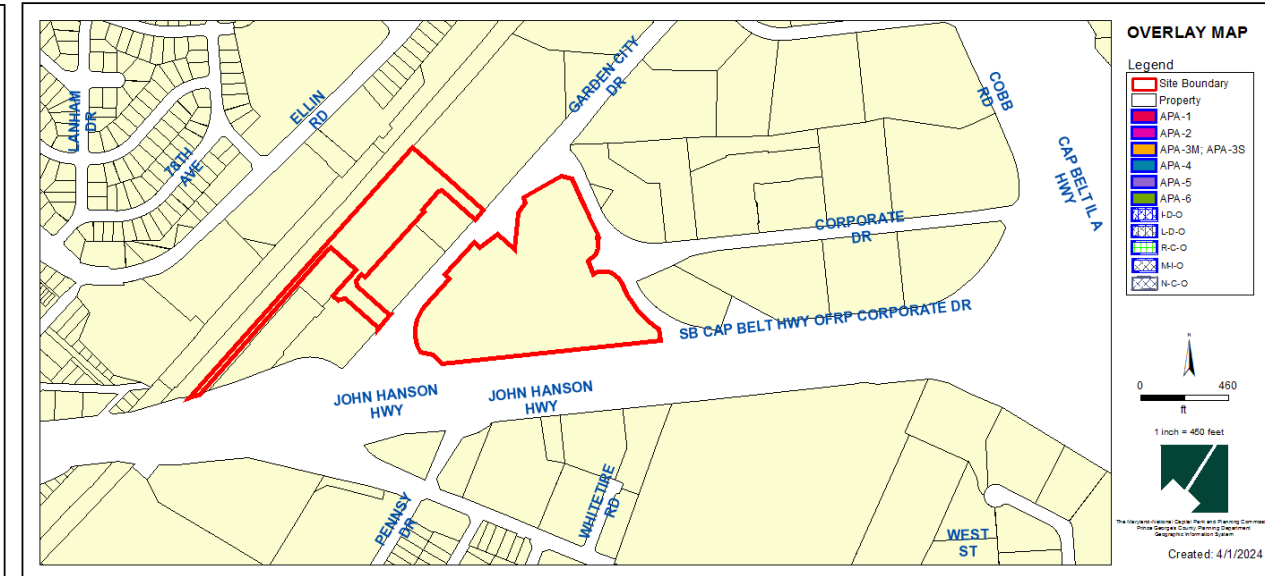


OVERLAY MAP (PRIOR & CURRENT)

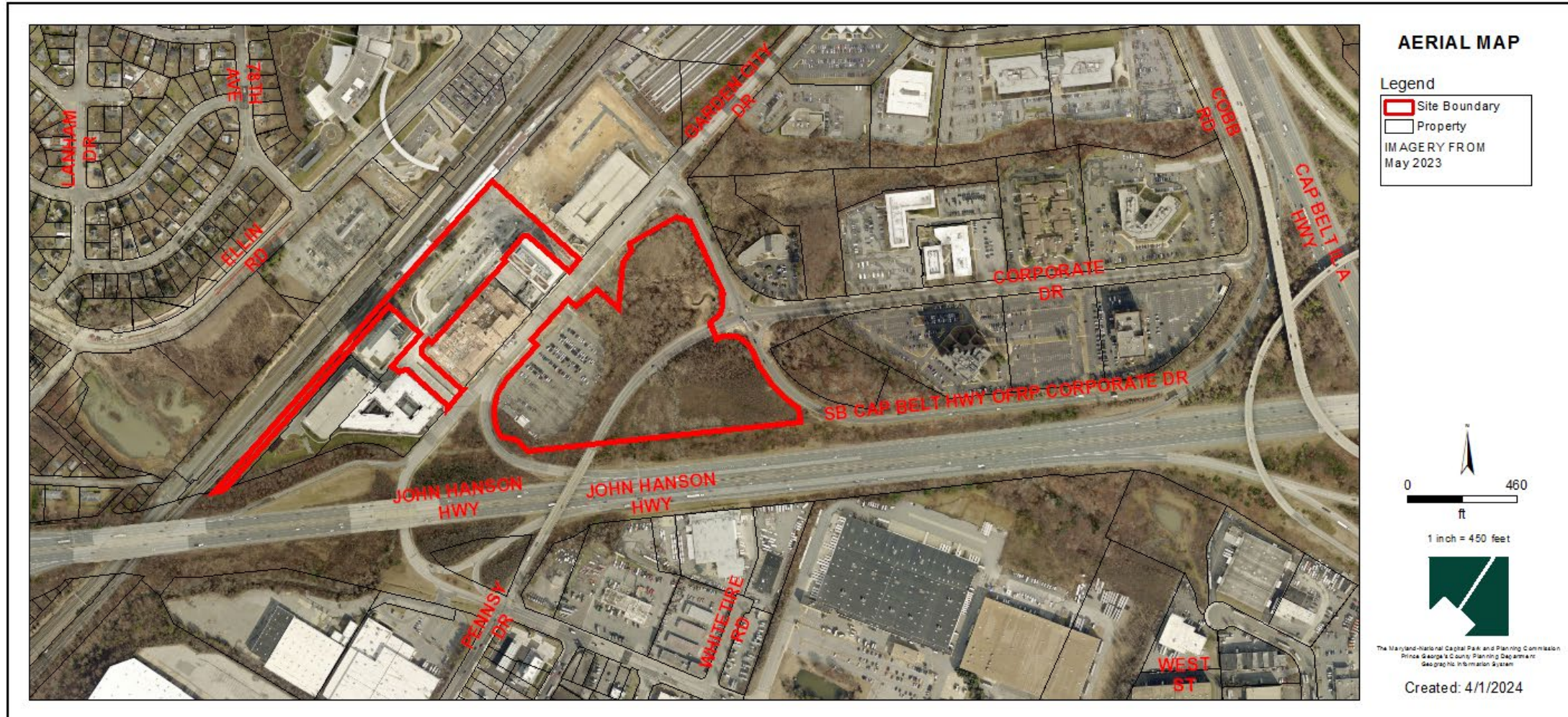
Prior Property Overlay: T-D-O



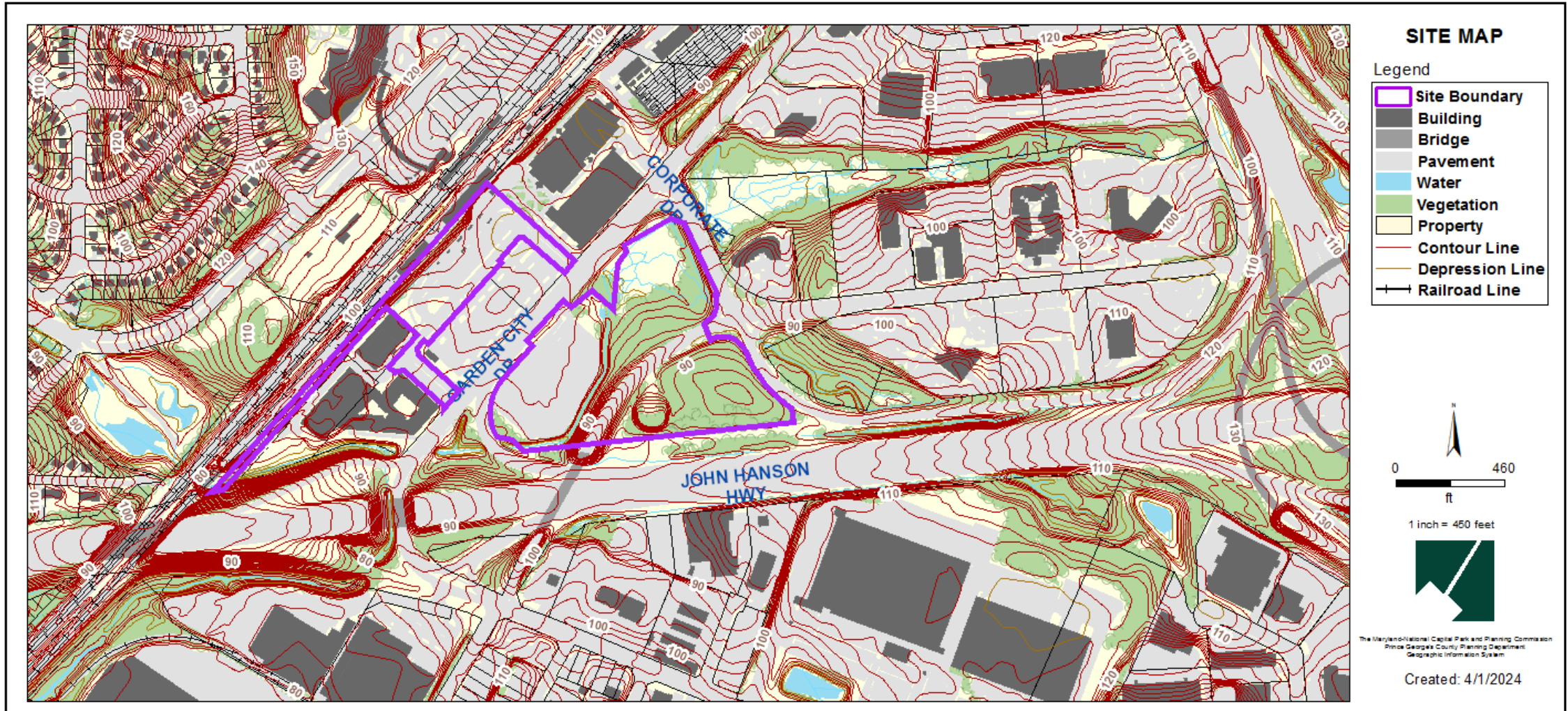
Current Property Overlay: N/A



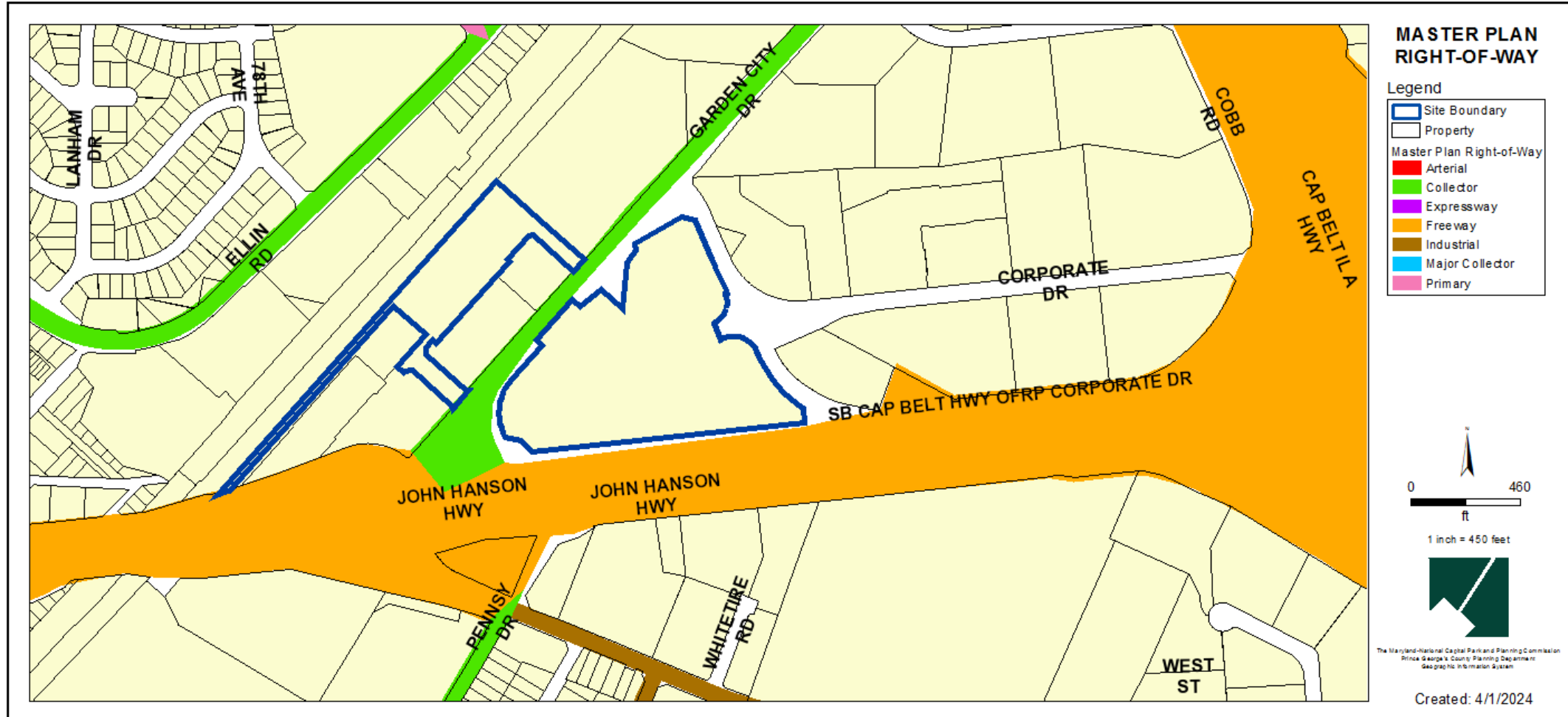
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



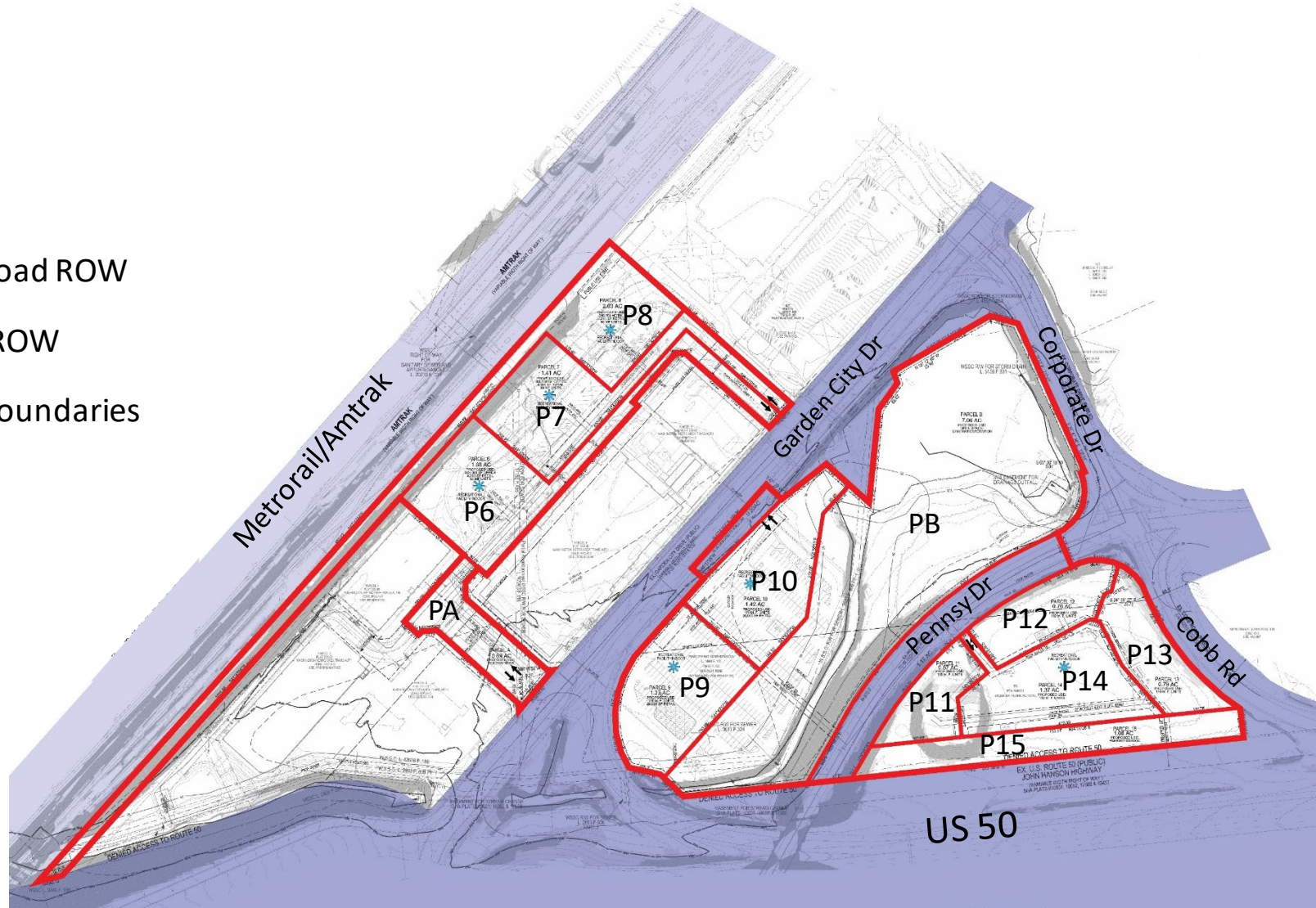
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED (VIEWED FROM EAST)



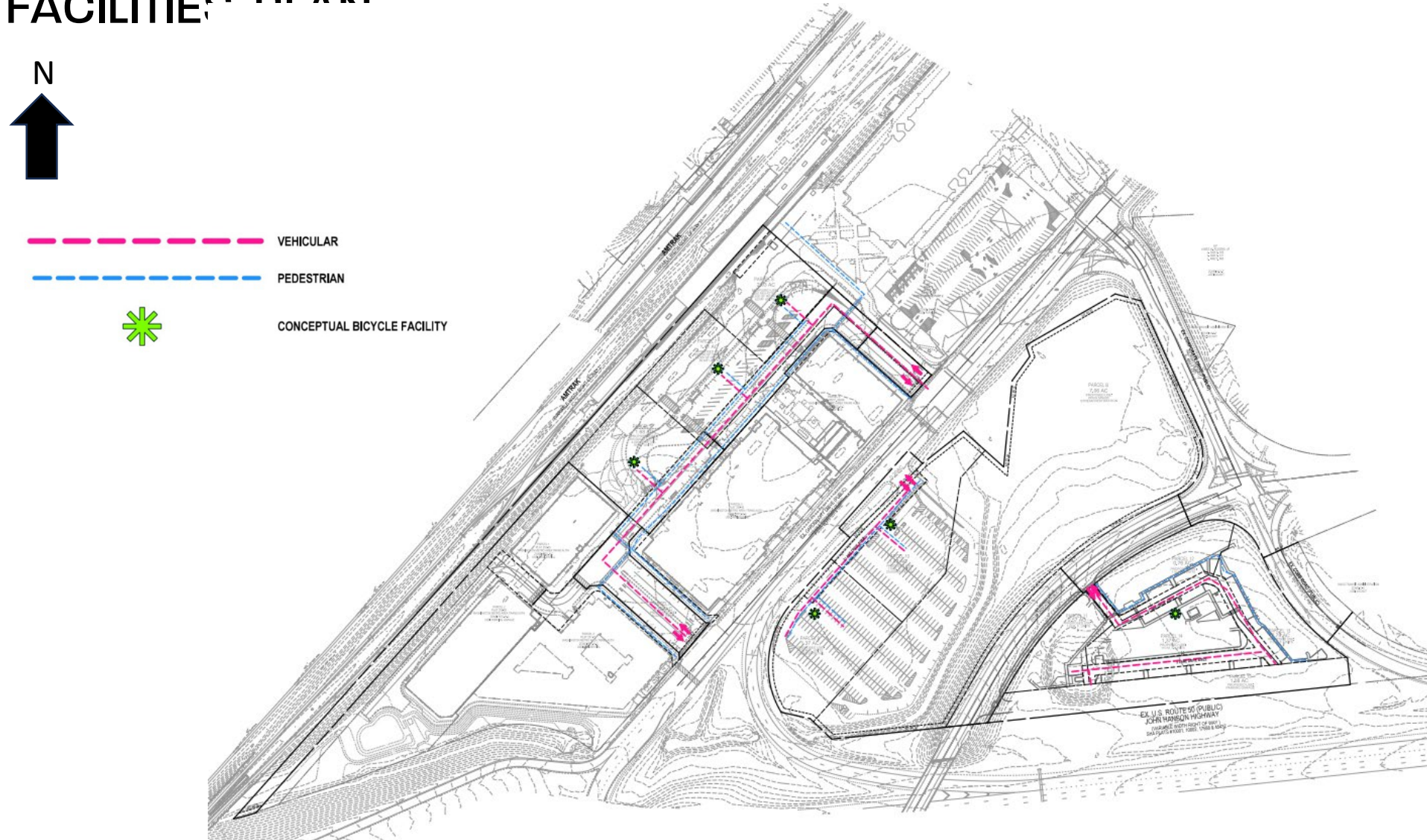
PRELIMINARY PLAN OF SUBDIVISION



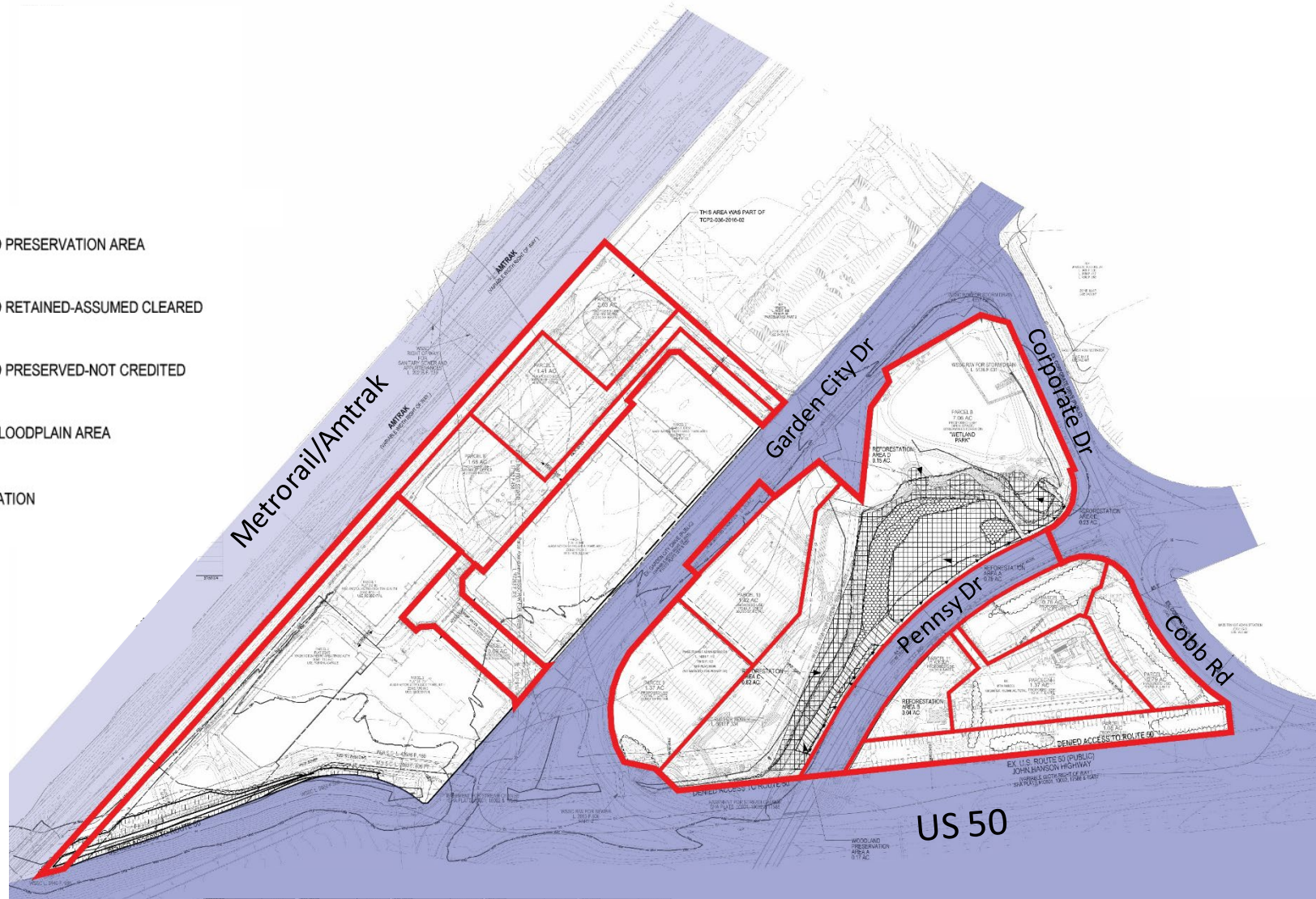
-  Public Road ROW
-  Transit ROW
-  Parcel boundaries



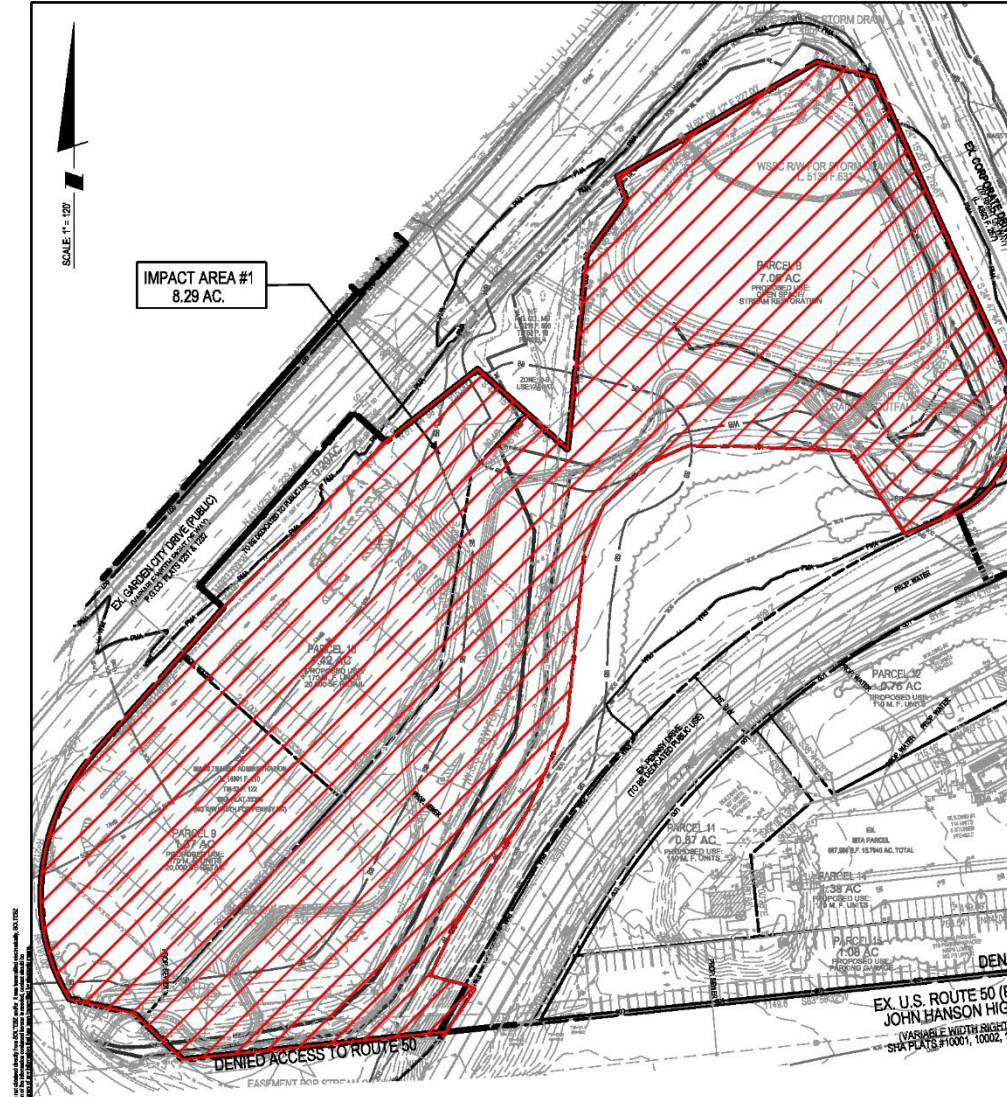
CONCEPTUAL CIRCULATION PLAN - BICYCLE & PEDESTRIAN FACILITIES



N

A large blue arrow pointing upwards, indicating North.

PRIMARY MANAGEMENT AREA IMPACT



STAFF RECOMMENDATION

Continuance

Major Issues:

- Applicant did not agree with BPIS conditions of certificate of adequacy.

Applicant Required Mailings:

- Informational Mailing: 9/19/2023
- Acceptance Mailing: 2/20/2024