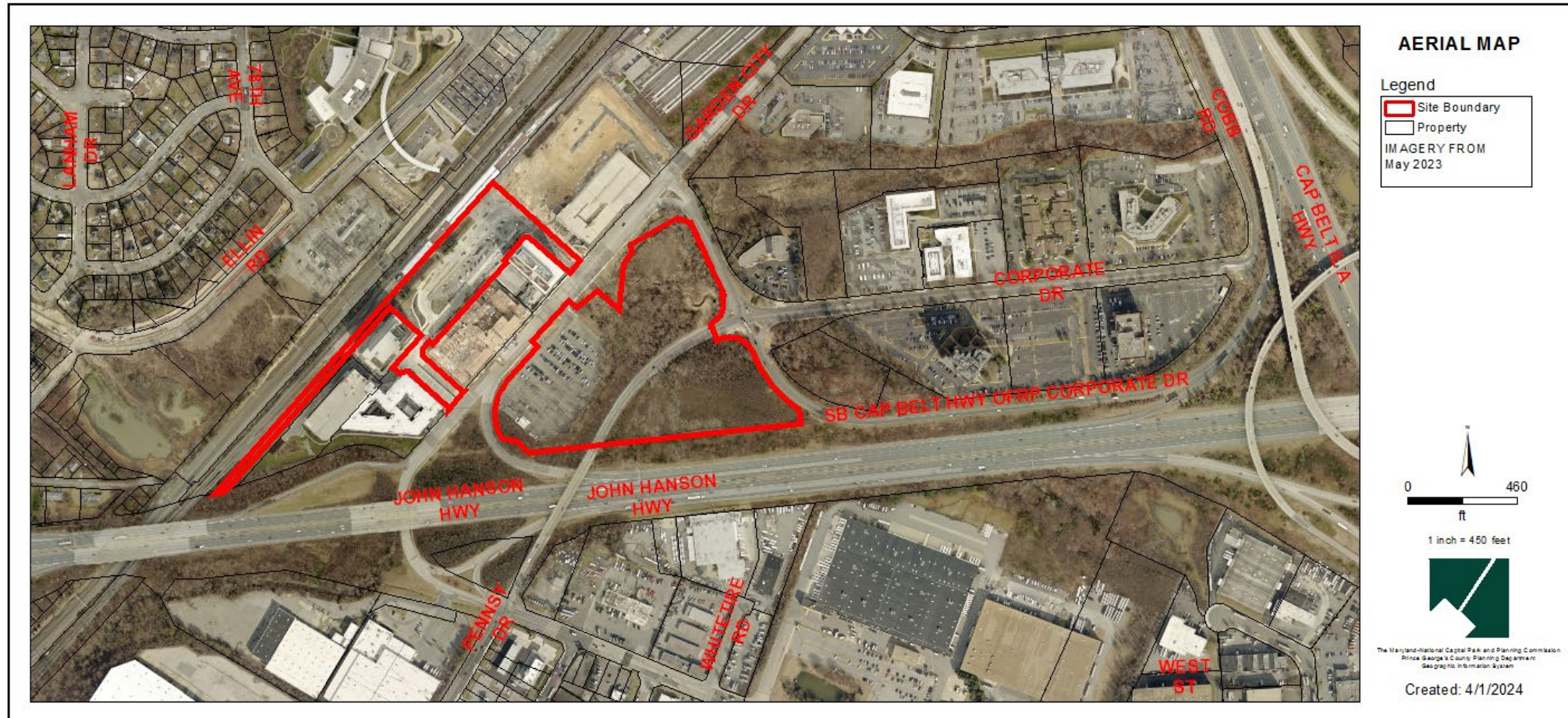


NEW CARROLLTON TOWN CENTER

Preliminary Plan of Subdivision

TCP1-009-2016-01

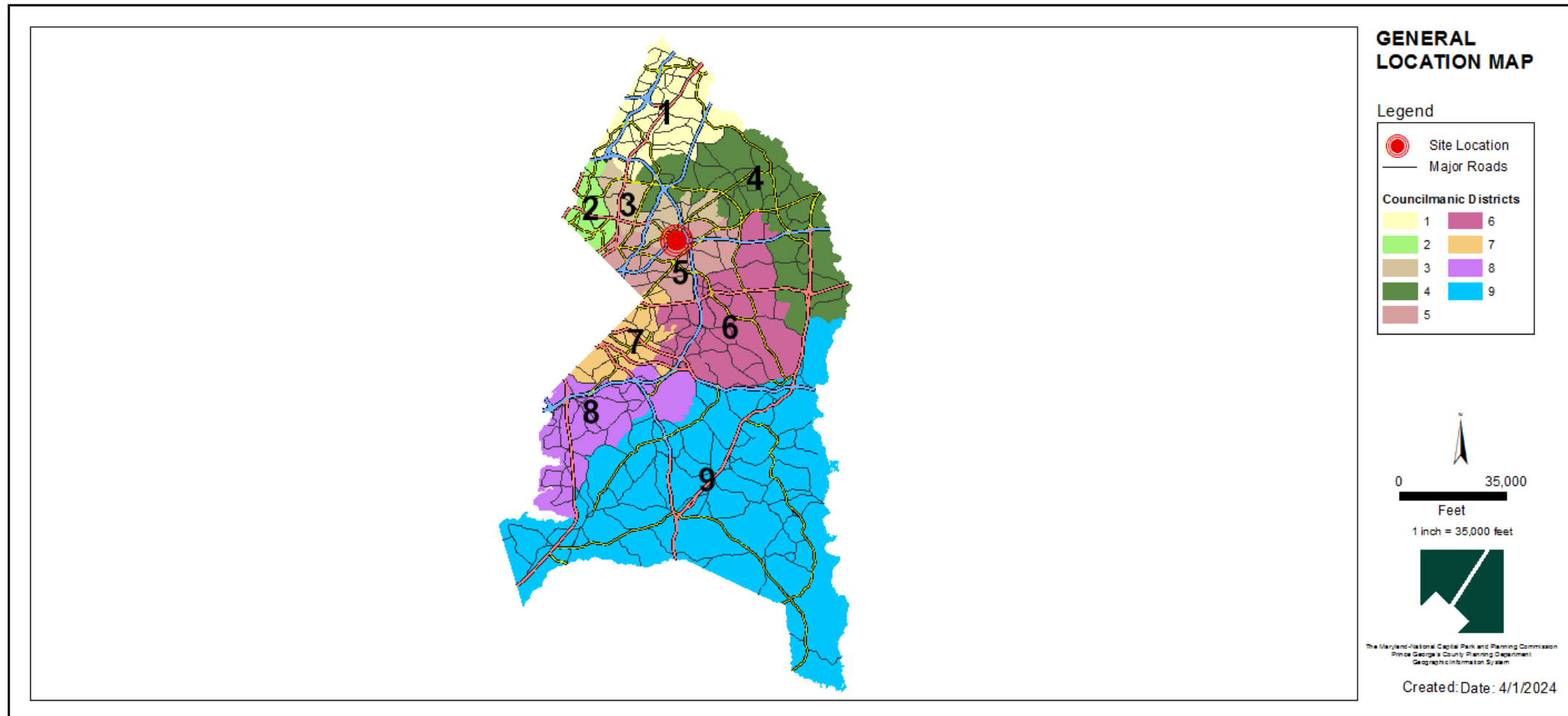
Staff Recommendation: APPROVAL with Conditions



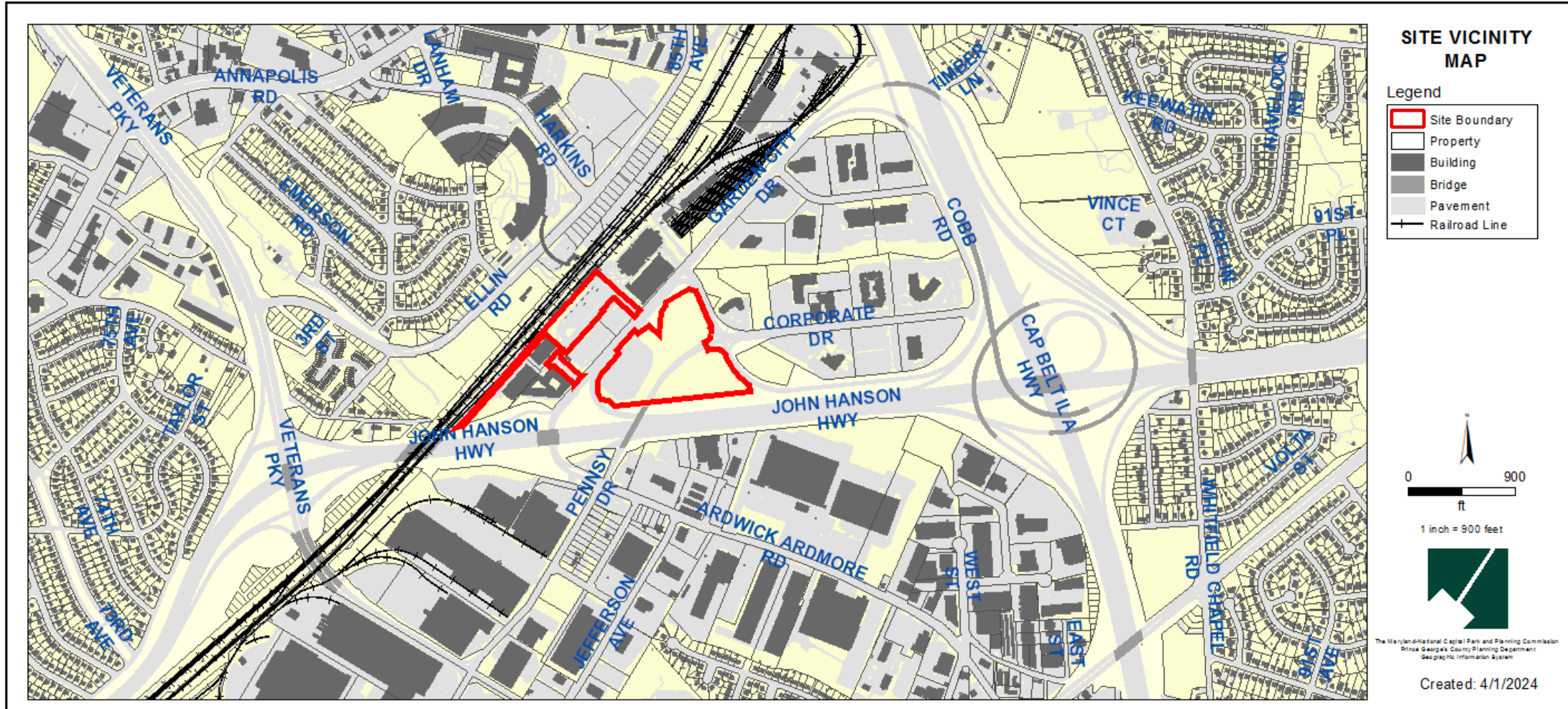
GENERAL LOCATION MAP

Council District: 03 & 05

Planning Area: 72

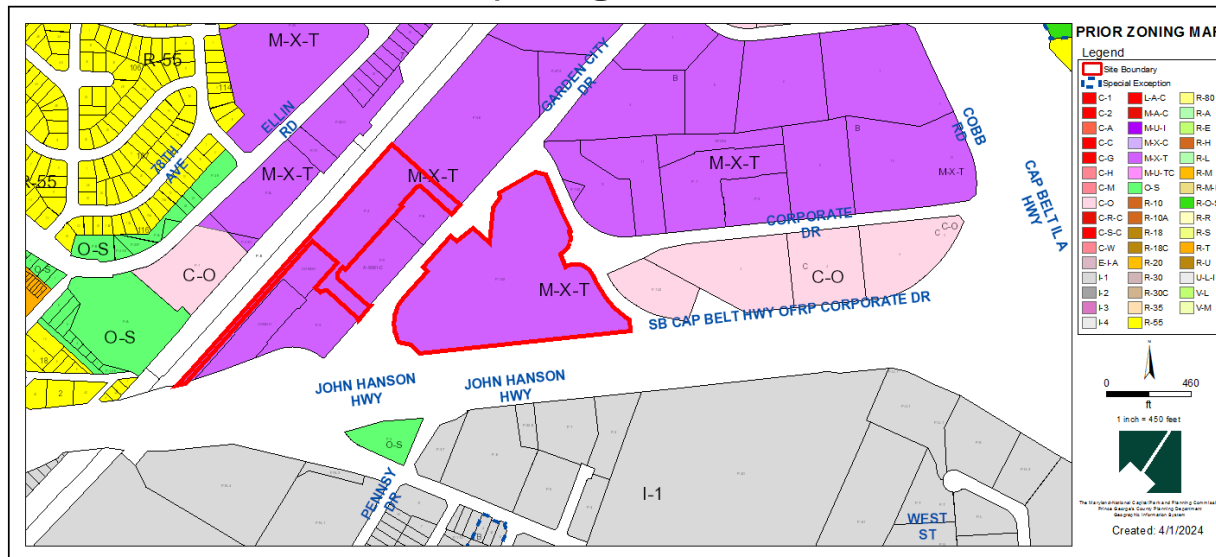


SITE VICINITY MAP

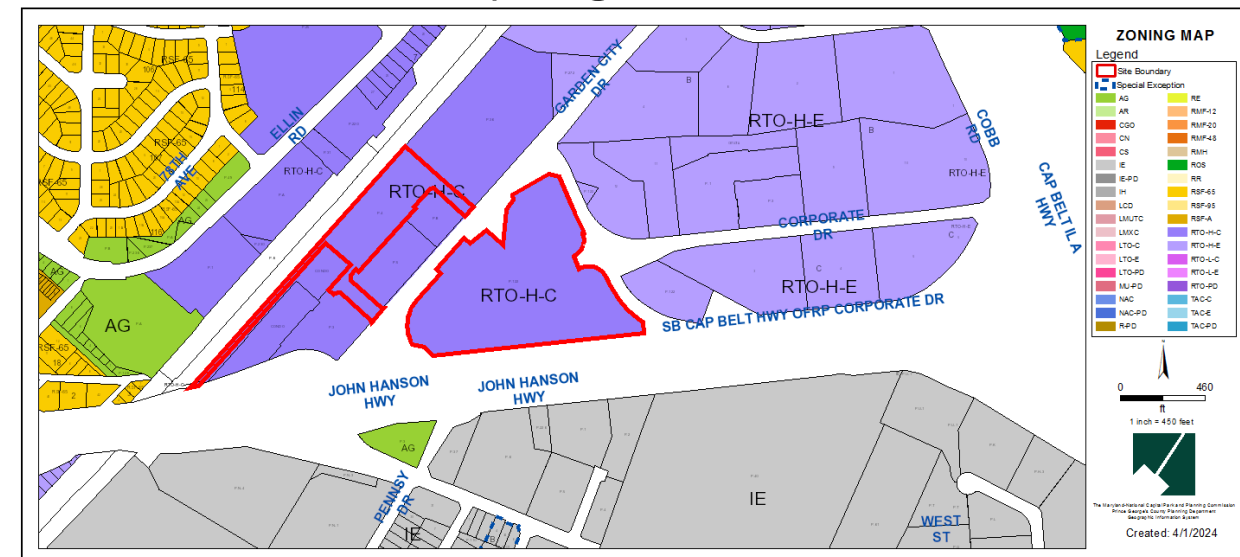


ZONING MAP (PRIOR & CURRENT)

Prior Property Zone: M-X-T

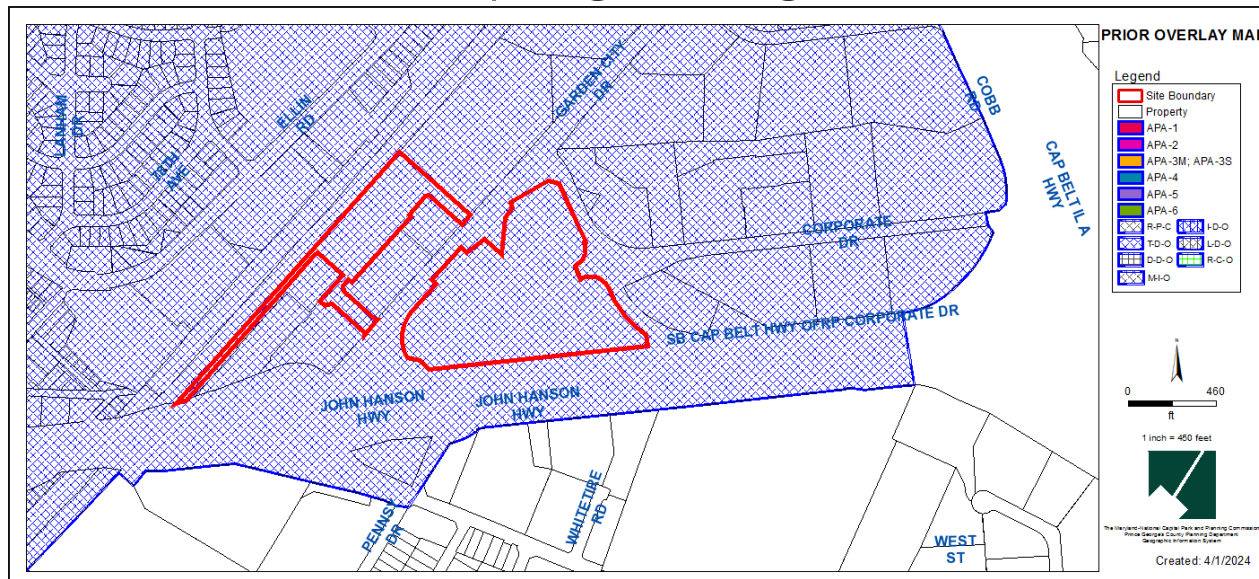


Current Property Zone: RTO-H-C

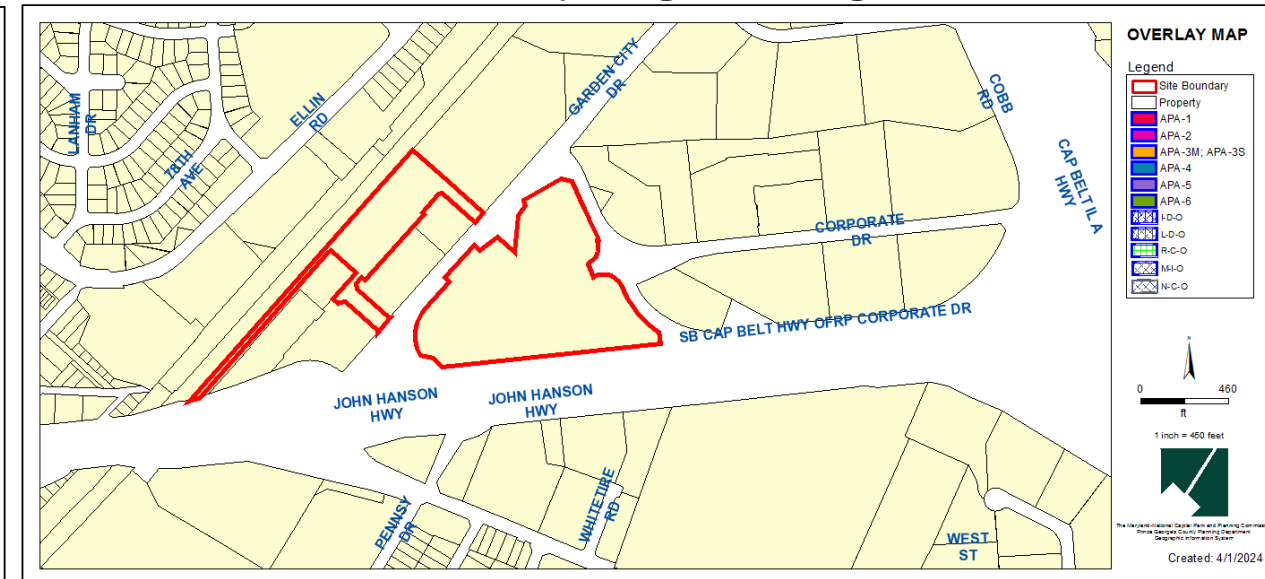


OVERLAY MAP (PRIOR & CURRENT)

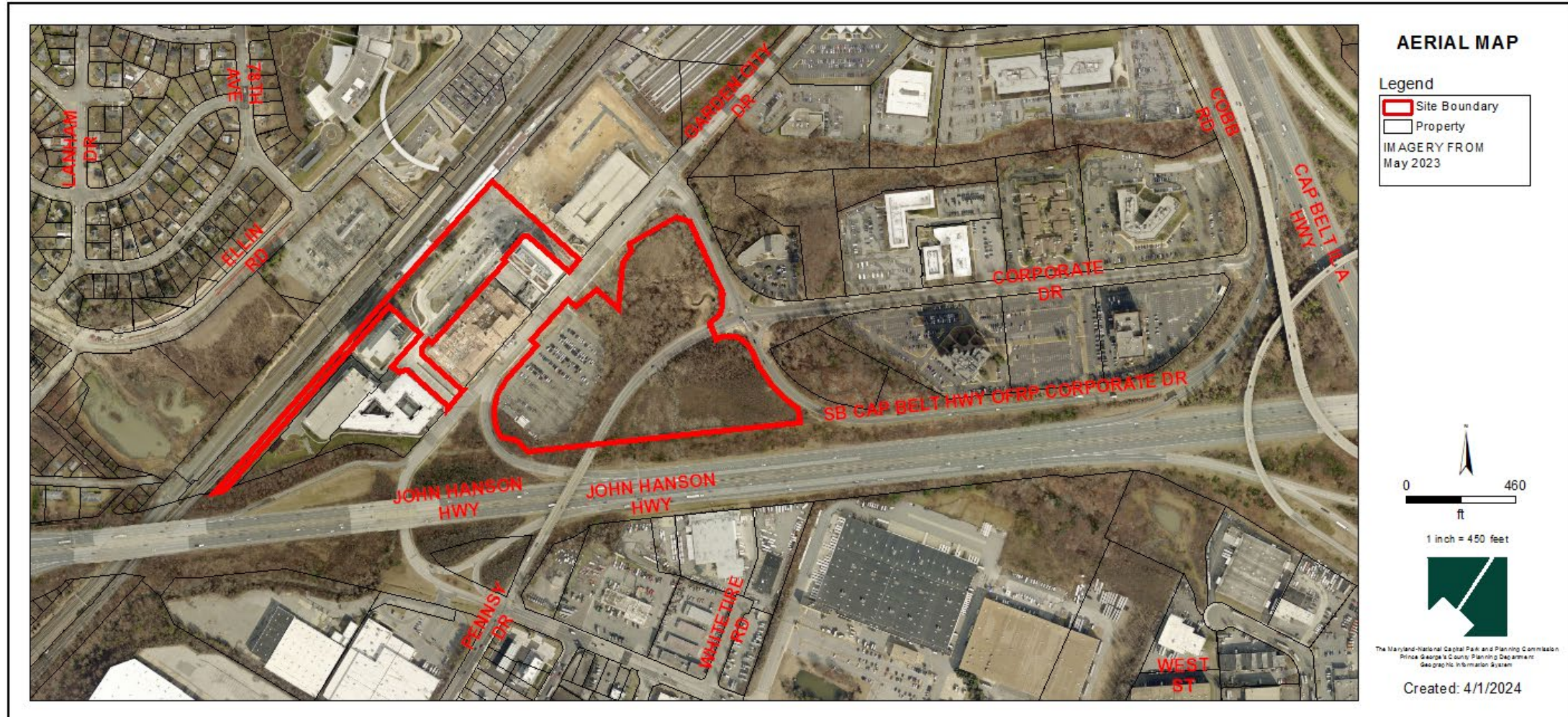
Prior Property Overlay: T-D-O



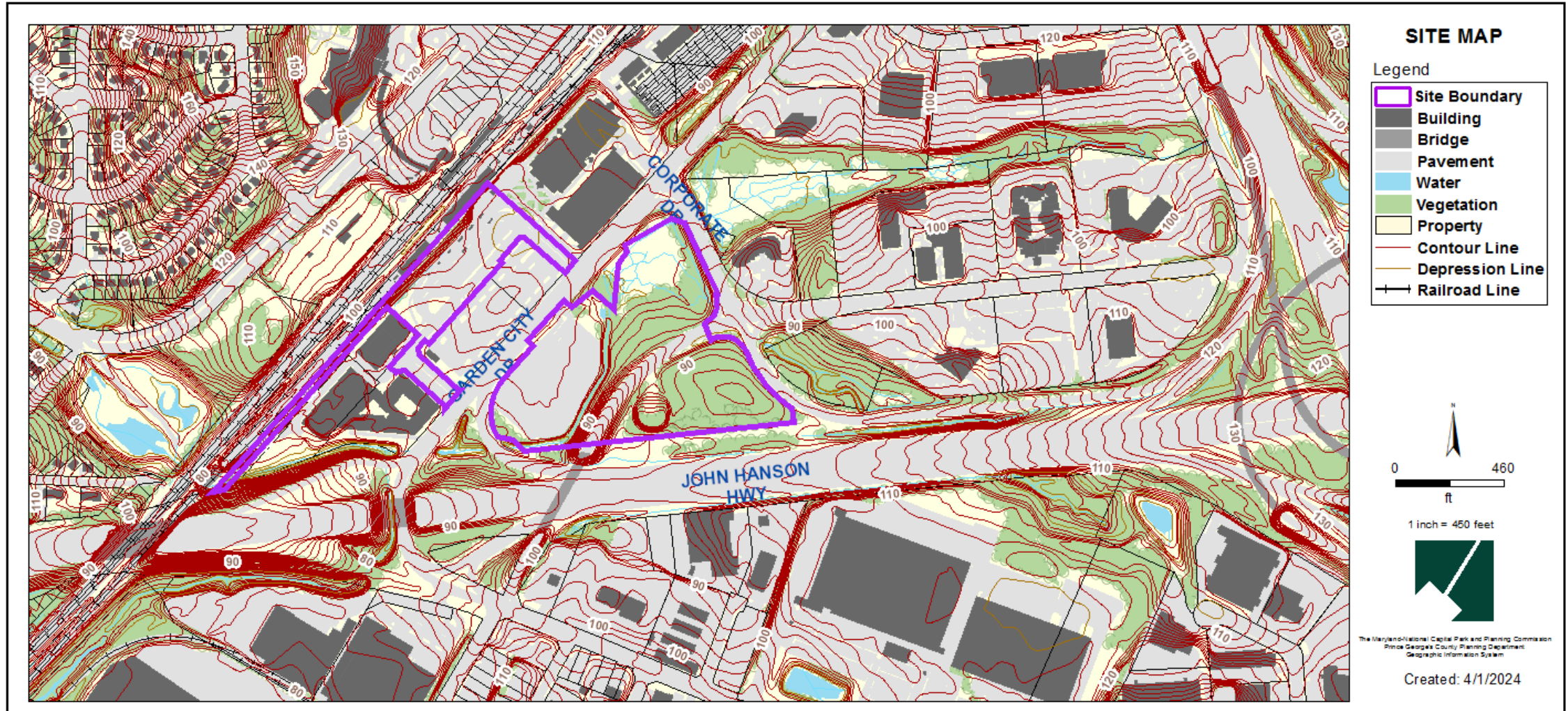
Current Property Overlay: N/A



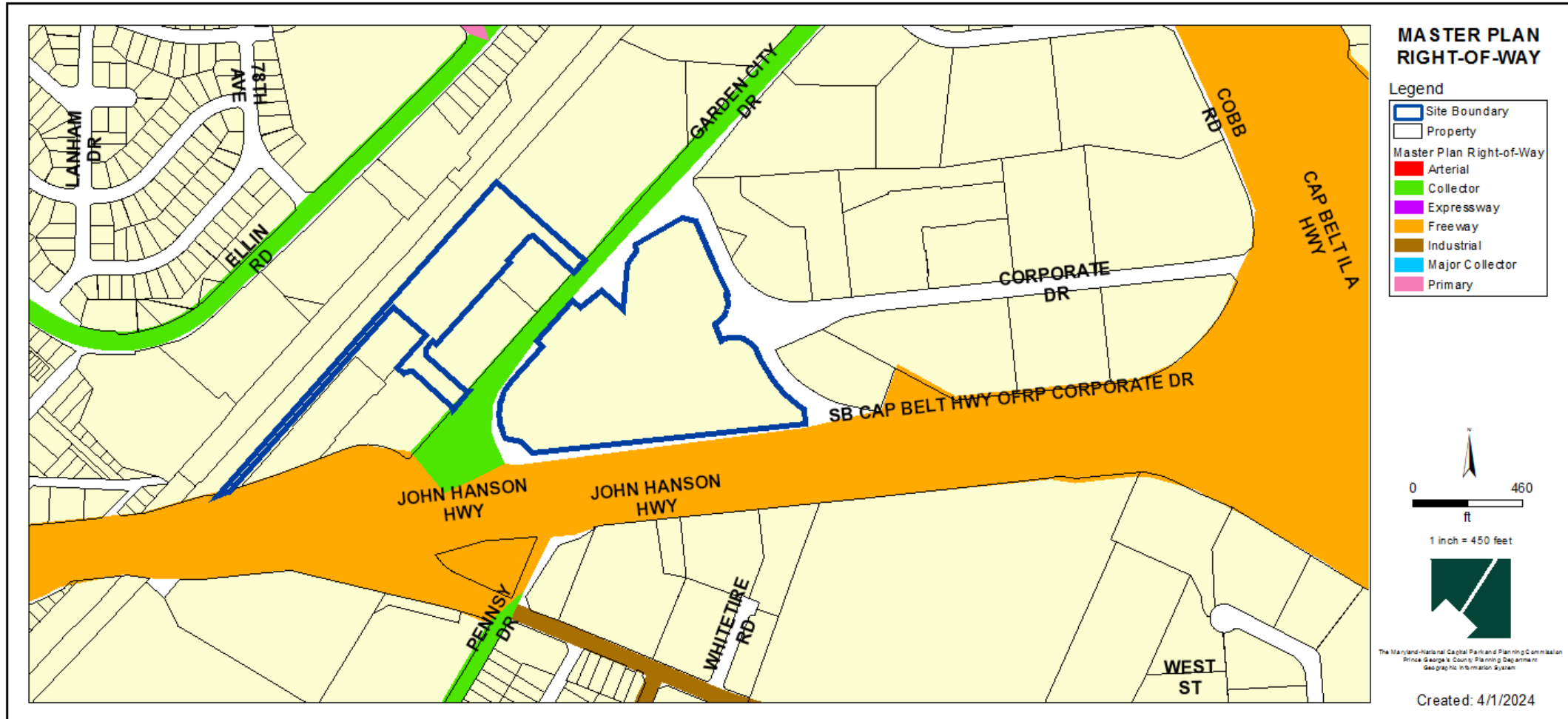
AERIAL MAP



SITE MAP



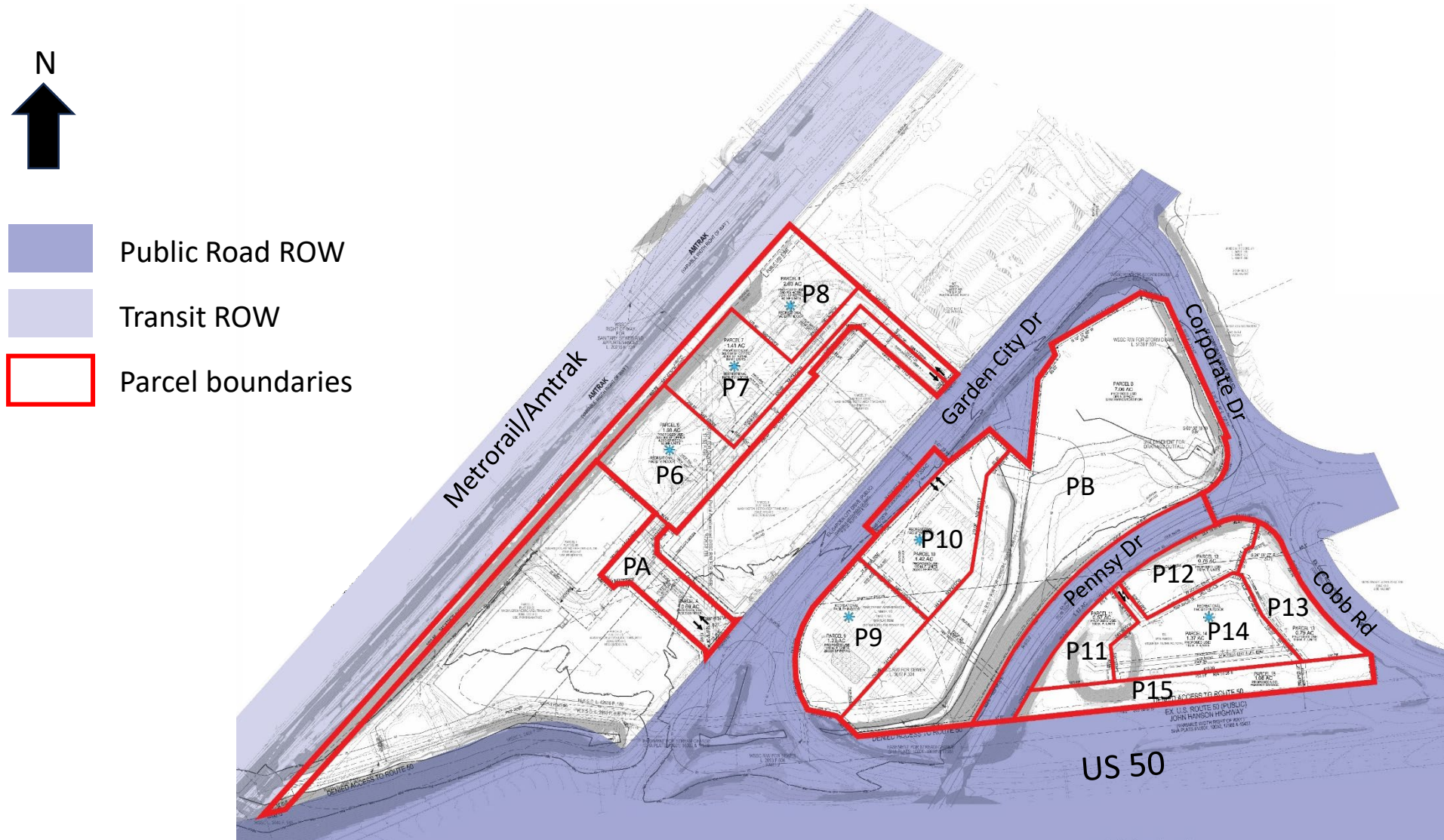
MASTER PLAN RIGHT-OF-WAY MAP



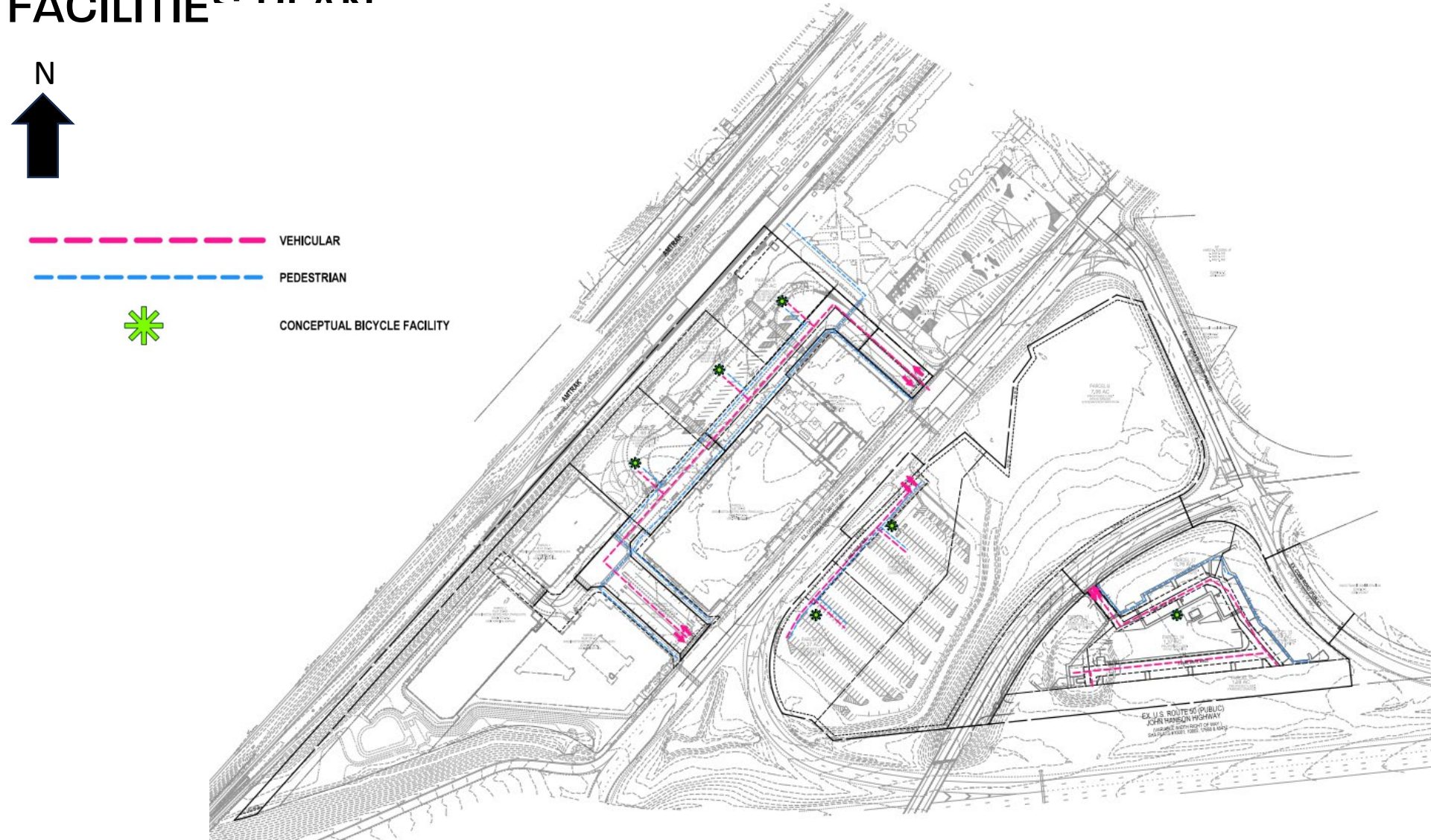
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED (VIEWED FROM EAST)



PRELIMINARY PLAN OF SUBDIVISION



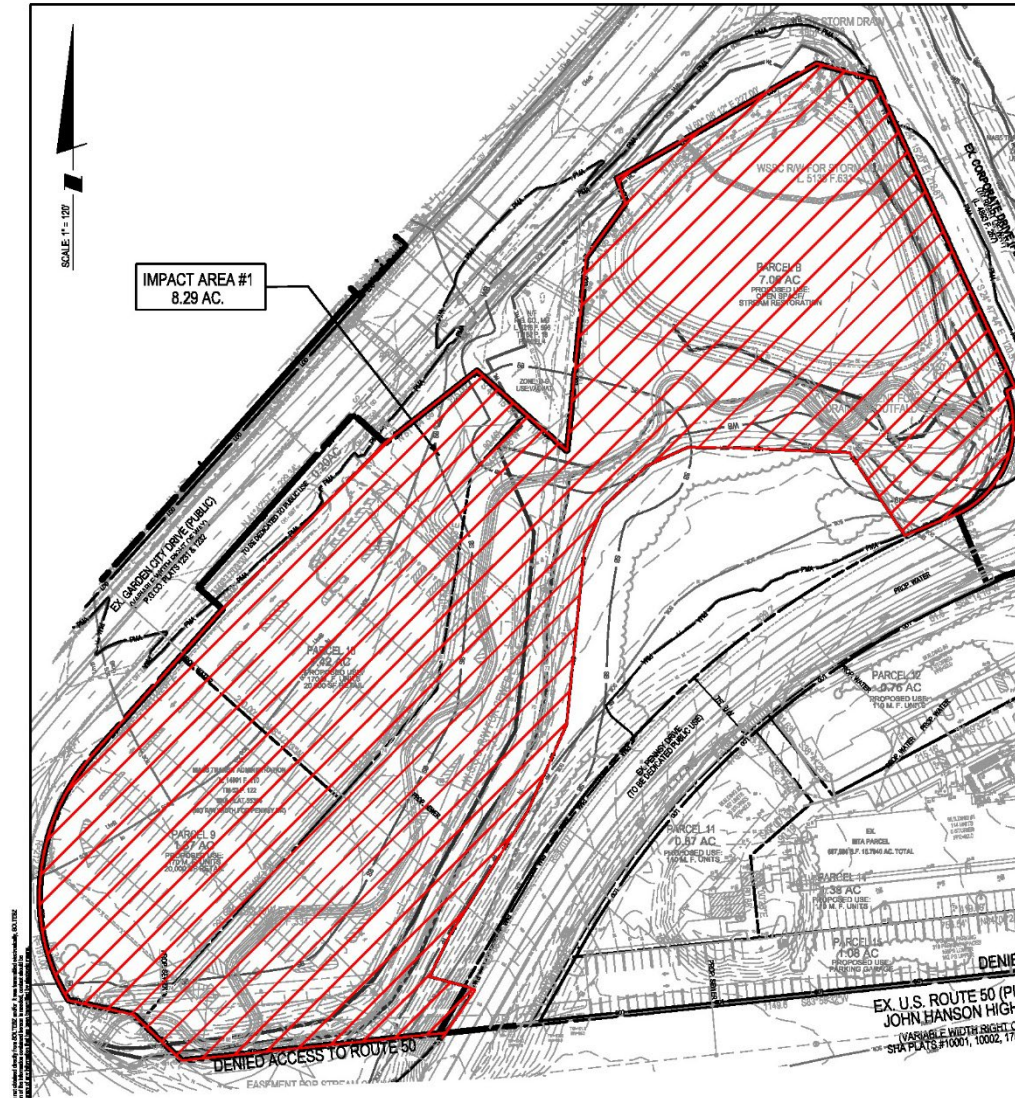
CONCEPTUAL CIRCULATION PLAN - BICYCLE & PEDESTRIAN FACILITIES



TYPE I TREE CONSERVATION PLAN



PRIMARY MANAGEMENT AREA IMPACT



STAFF RECOMMENDATION

APPROVAL with Conditions:

- Preliminary Plan of Subdivision 4-23032
- Type 1 Tree Conservation Plan TCP1-009-2016-01
- Variation from Section 24-121(a)(4)
- Variation from Section 24-122(a)

Major Issues:

- N/A

Applicant Required Mailings:

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