

AUTOZONE HYATTSVILLE

PRELIMINARY PLAN OF SUBDIVISION

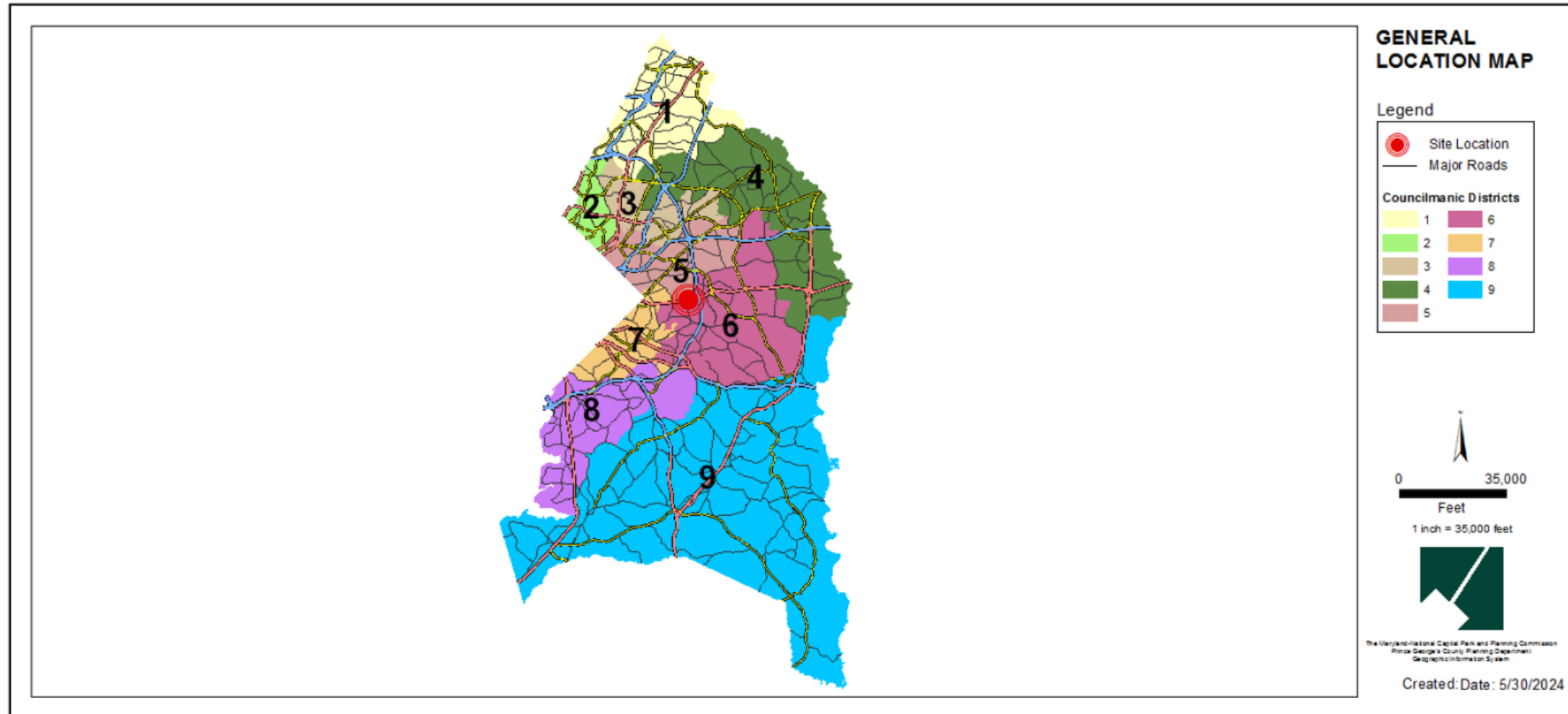
Staff Recommendation: APPROVAL with conditions



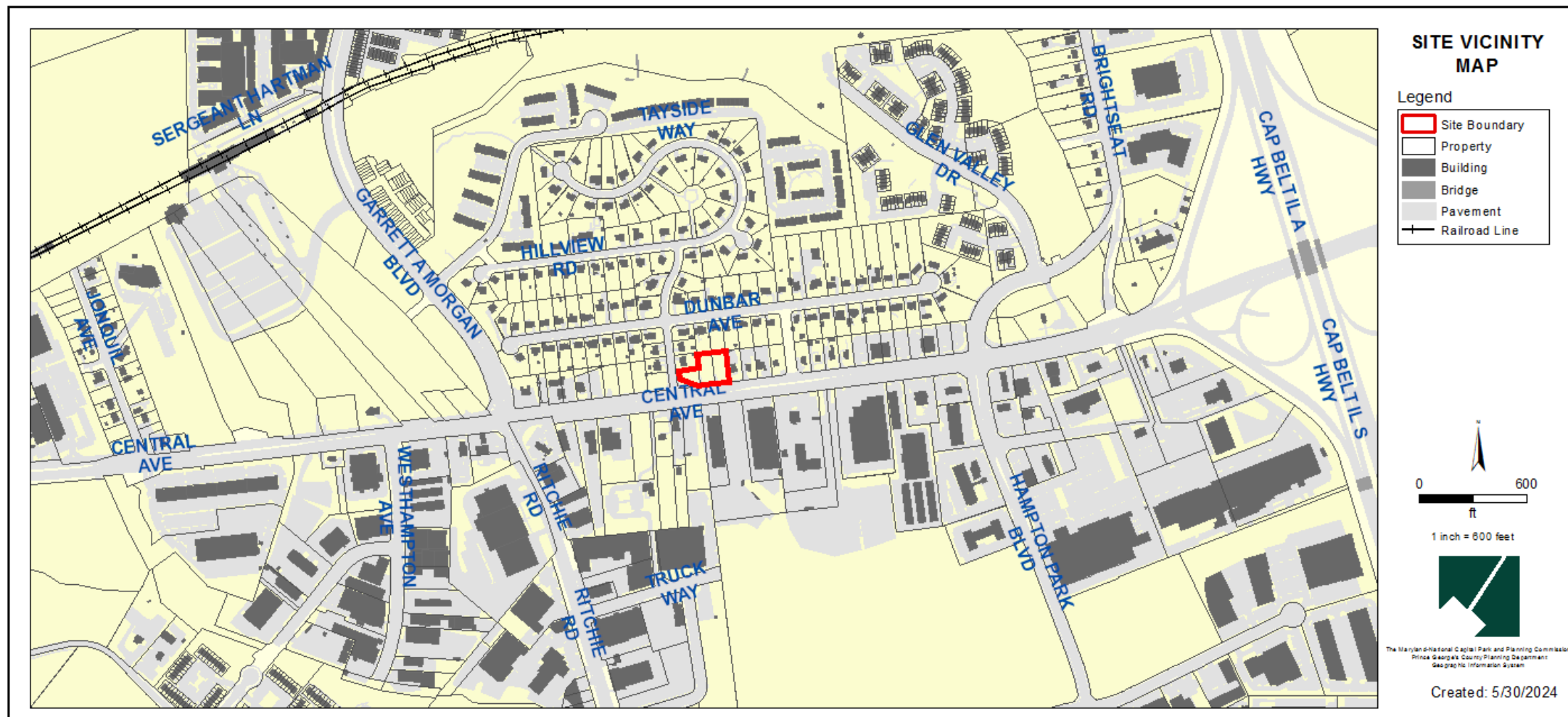
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP

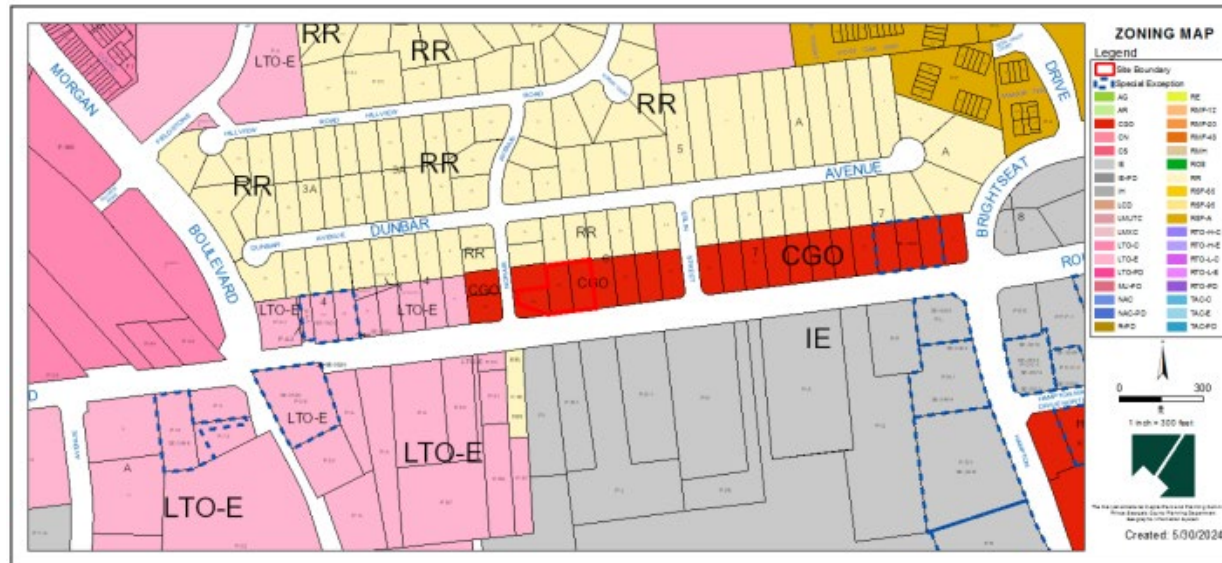


ZONING MAP (CURRENT & PRIOR)

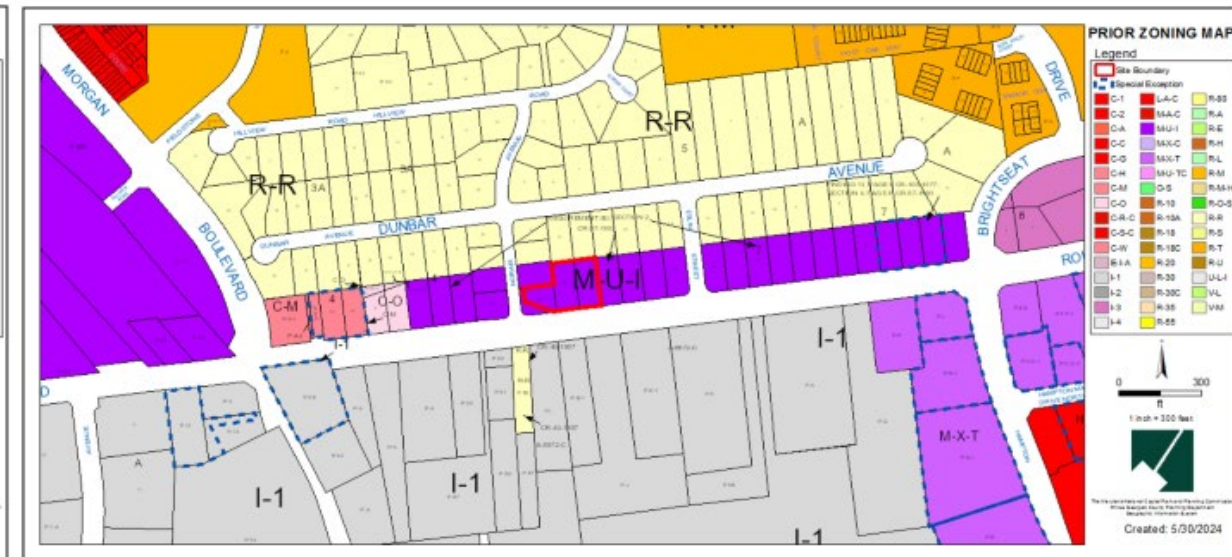
Current Property Zone: CGO

Prior Property Zone: M-U-I

CURRENT ZONING MAP

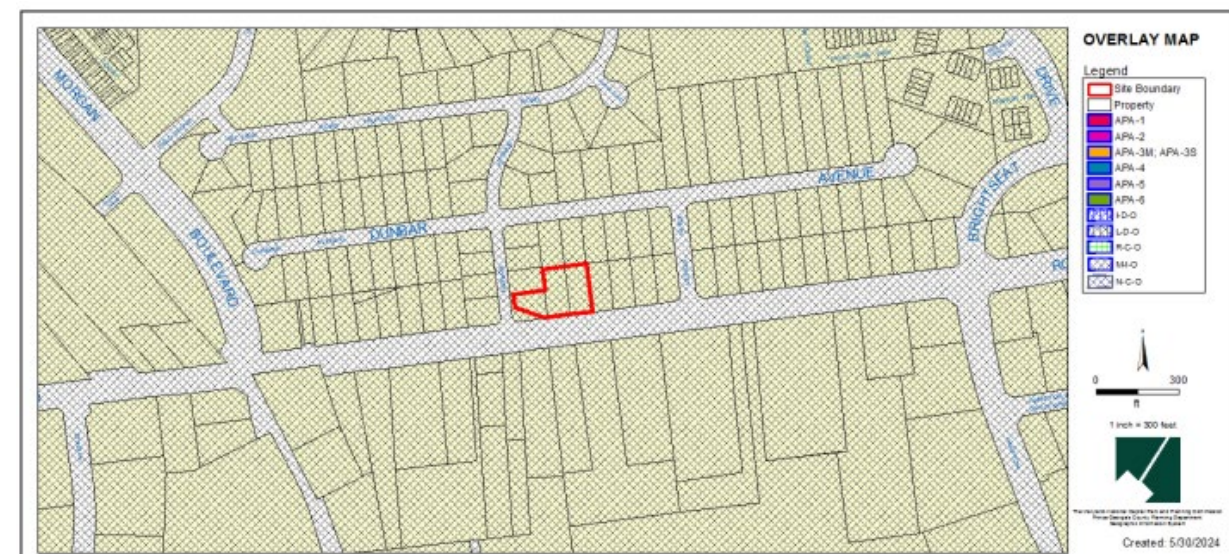


PRIOR ZONING MAP

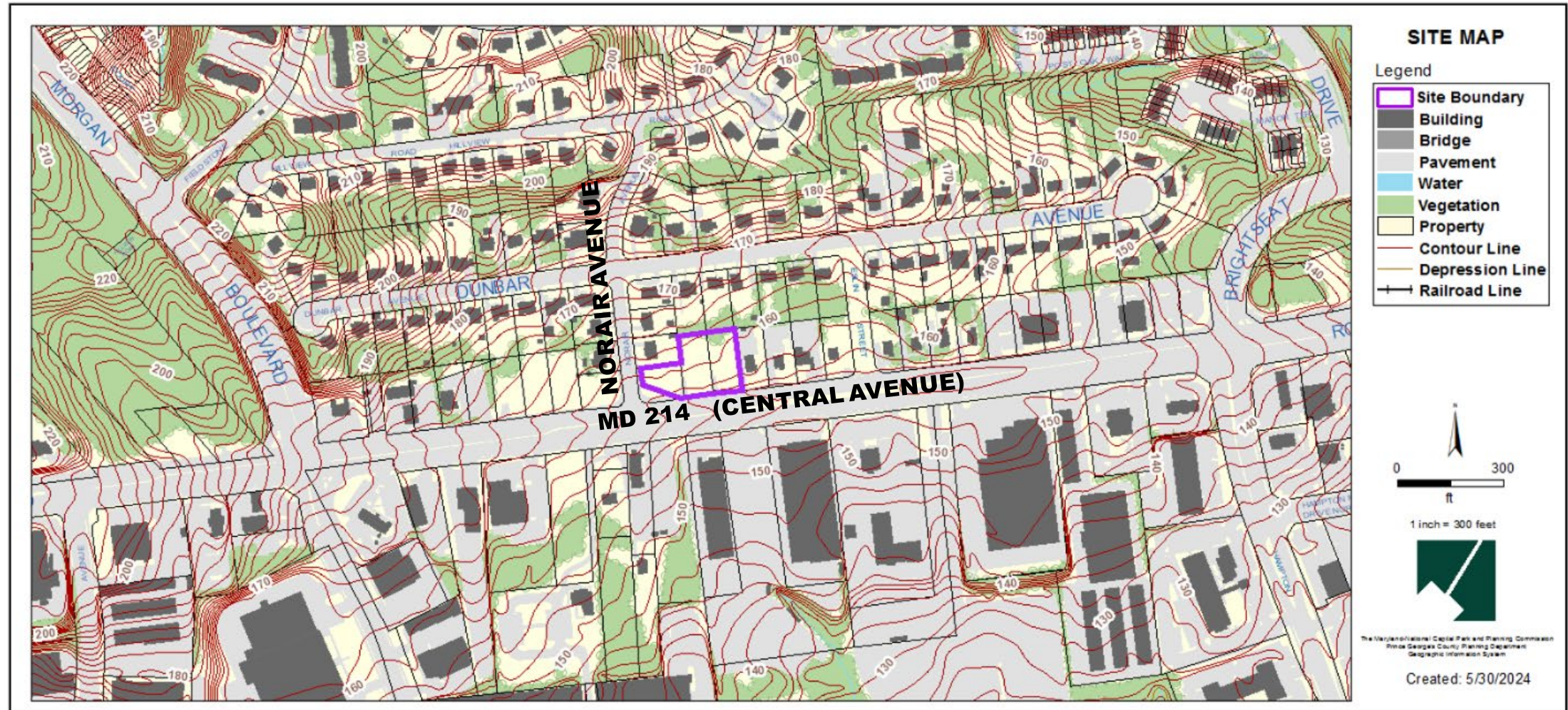


Prior Overlay Zone: D-D-O/M-I-O

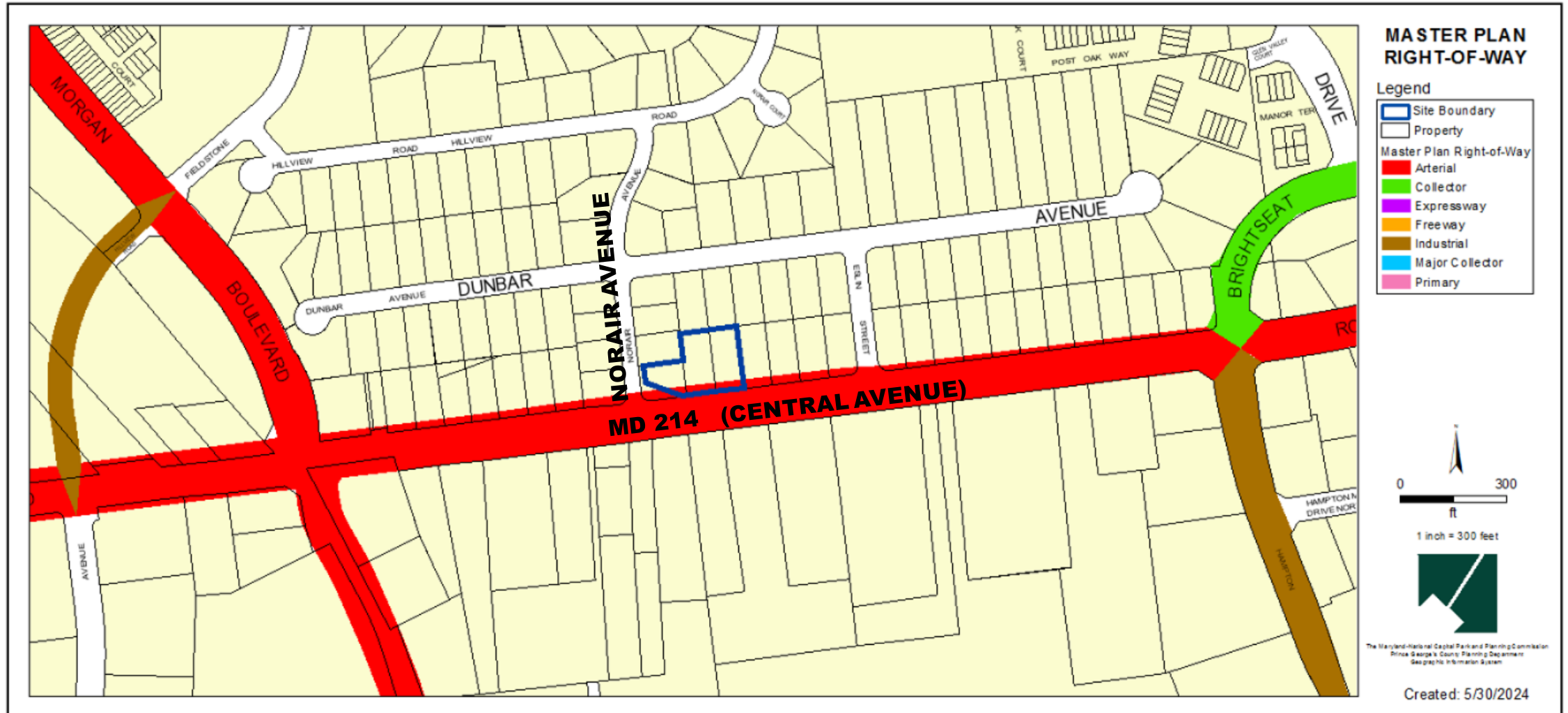
PRIOR OVERLAY MAP



SITE MAP



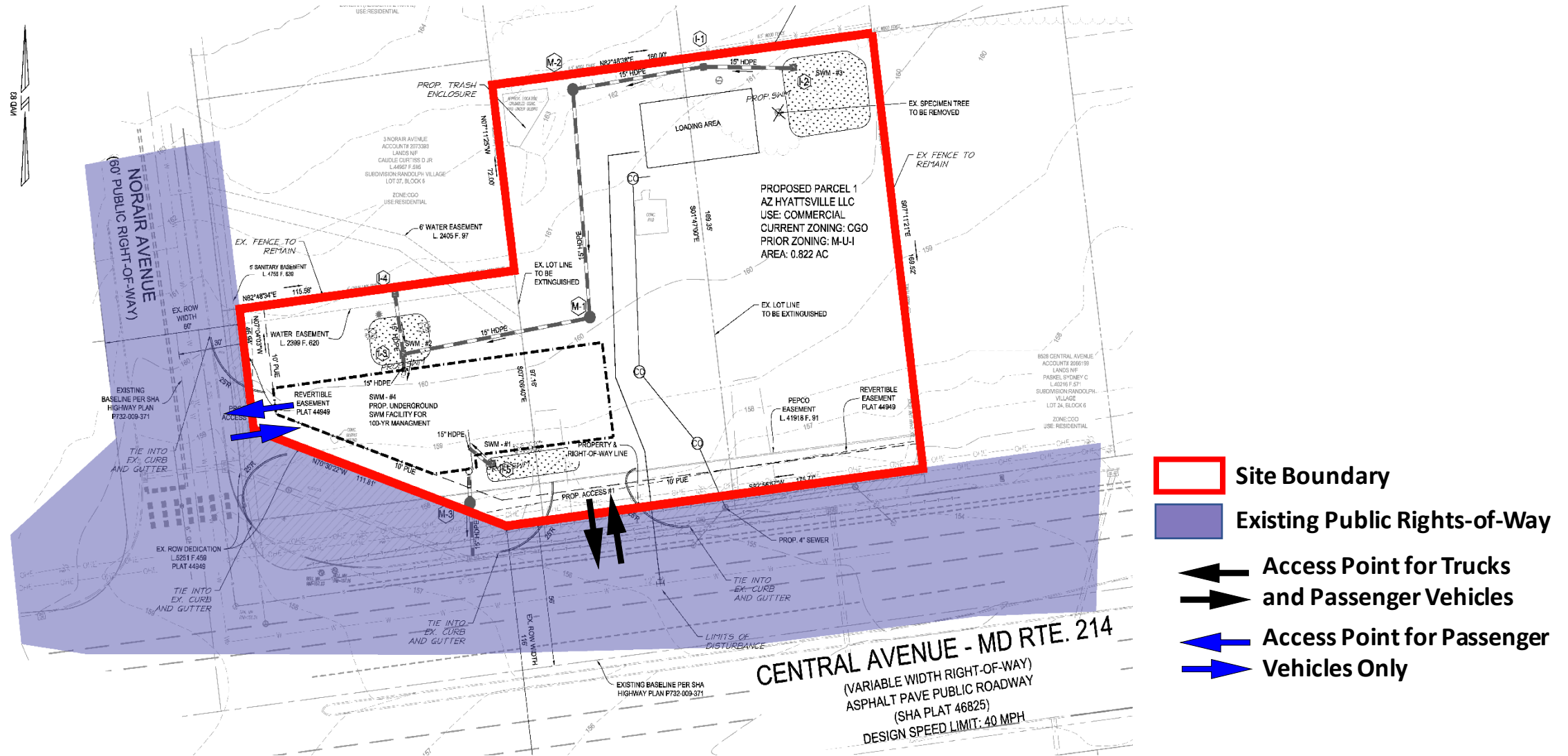
MASTER PLAN RIGHT-OF-WAY MAP



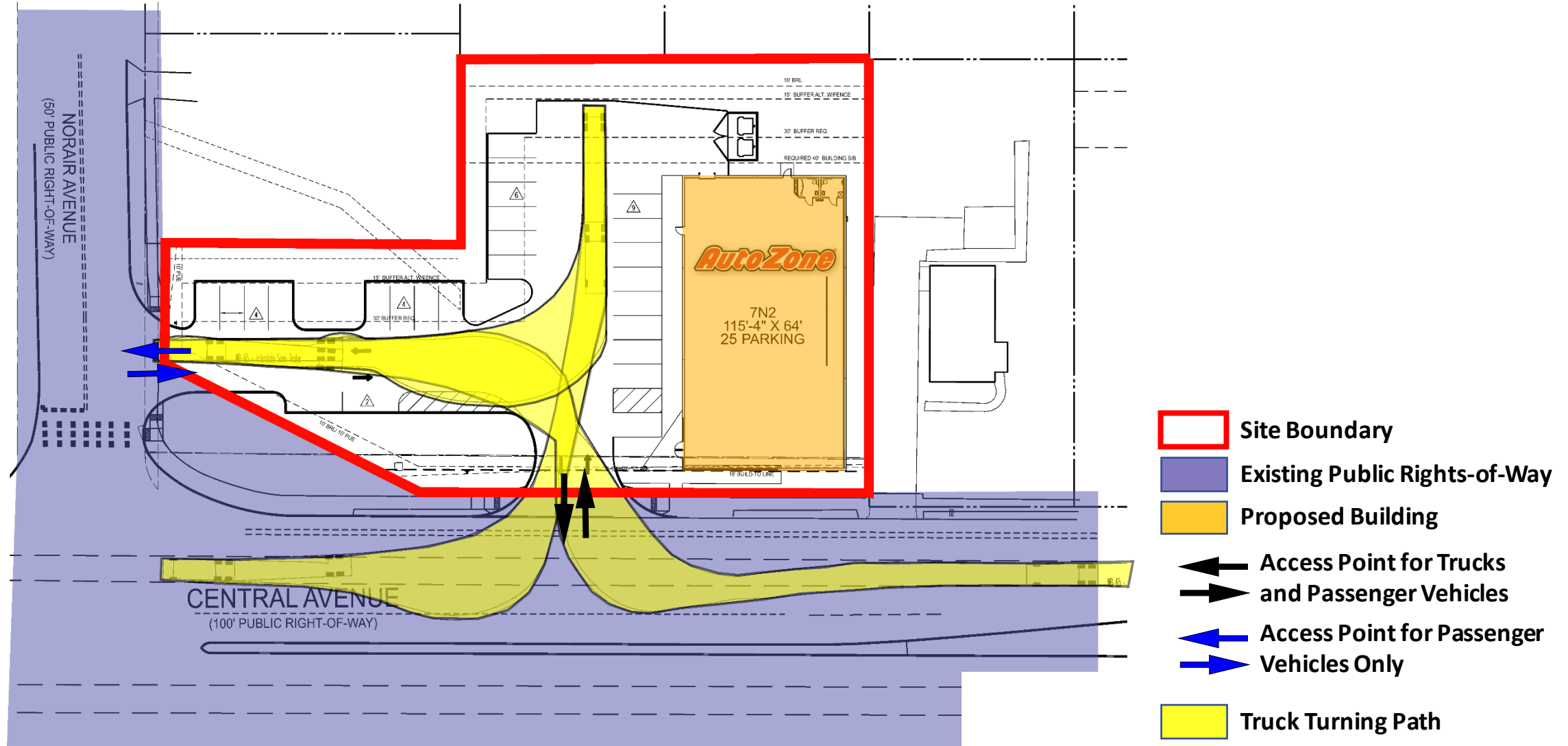
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



VARIATION TO SECTION 24-121(a)(3)



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision 4-23033
- Variation from Section 24-121(a)(3)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/21/2023
- Acceptance Mailing: 4/26/2024