

REDEEMED CHRISTIAN CHURCH OF GOD, VICTORY TEMPLE

Preliminary Plan of Subdivision

TCPI-022-2024

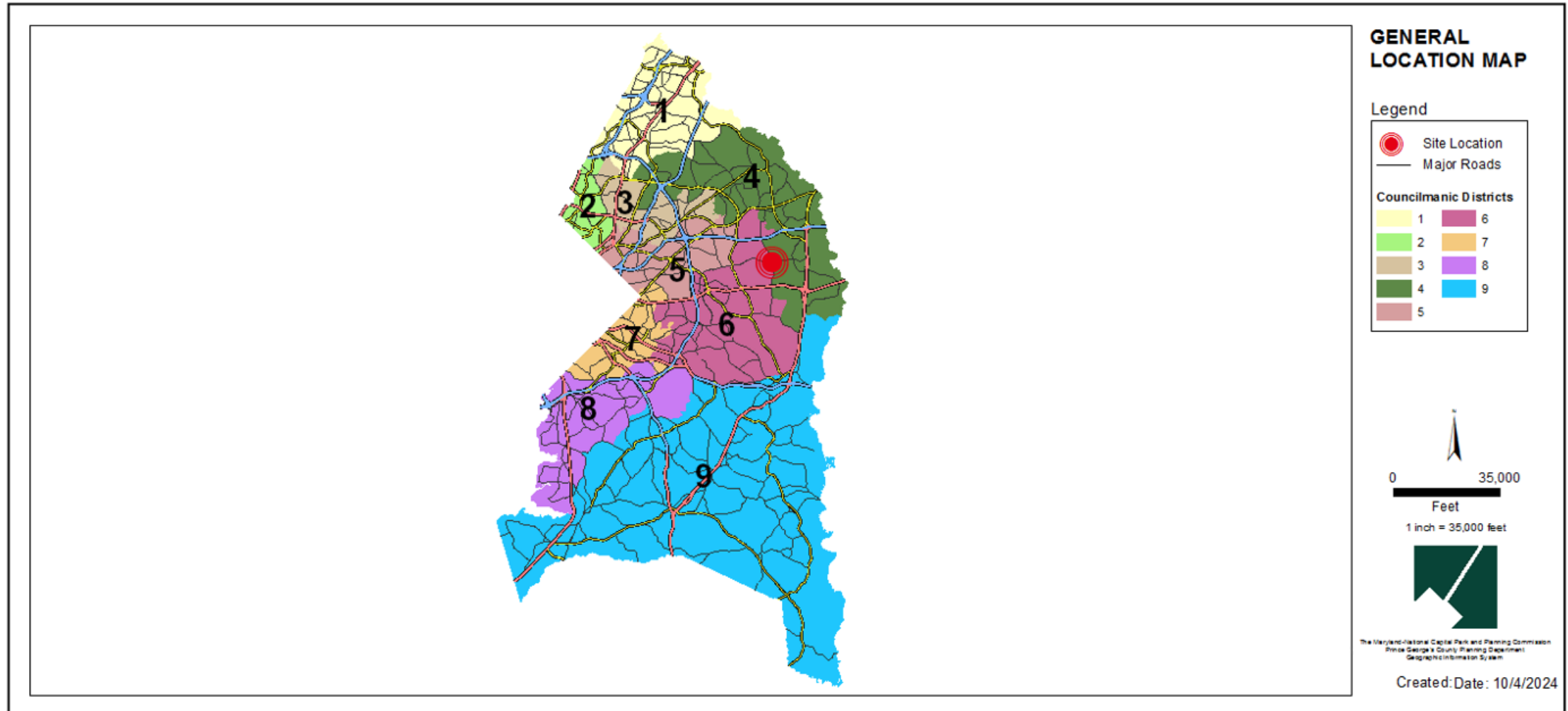
Staff Recommendation: APPROVAL with conditions



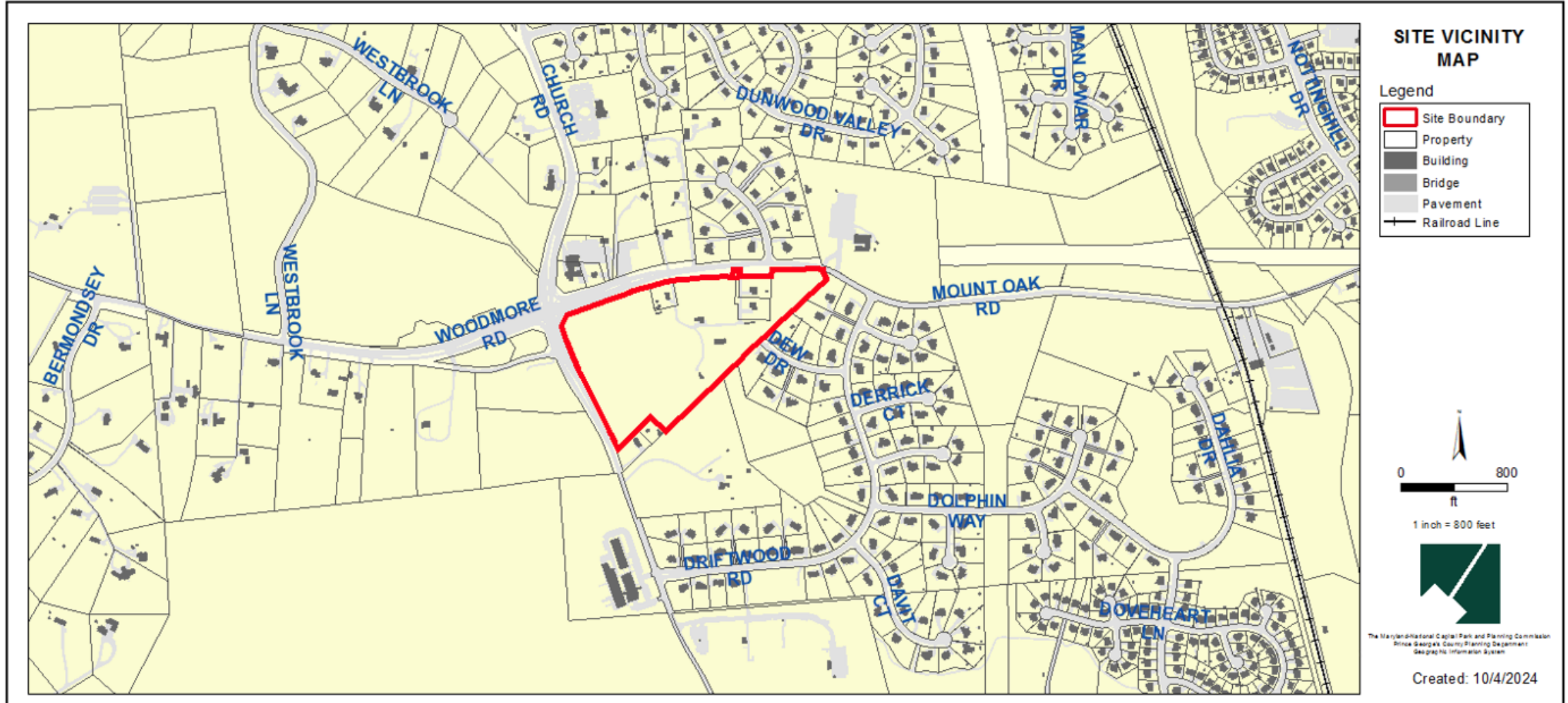
GENERAL LOCATION MAP

Council District: 04

Planning Area: 74A



SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

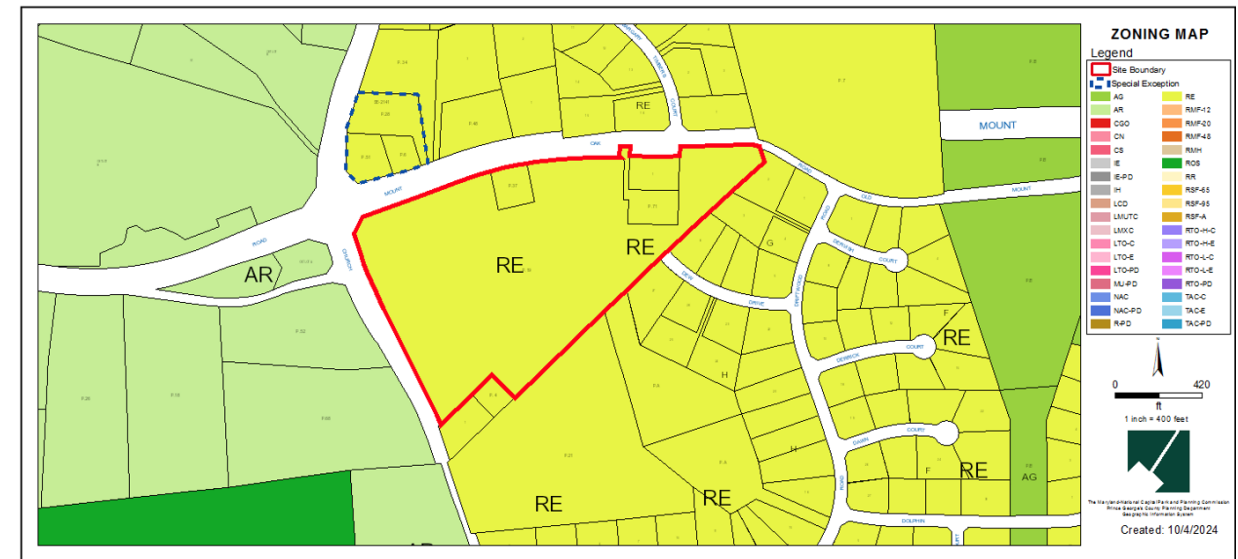
Property Zone: RE

Prior Zone: R-E

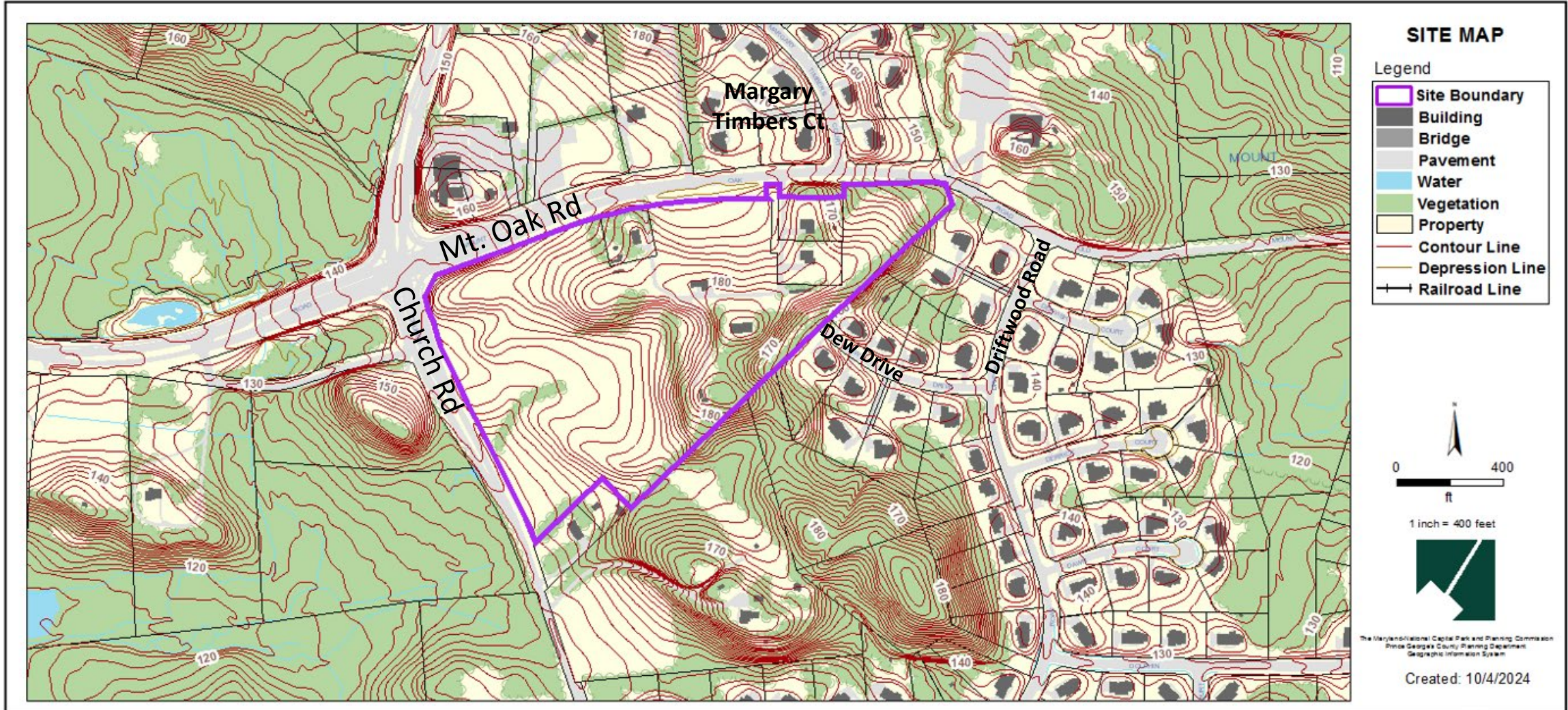
Prior Zoning Map



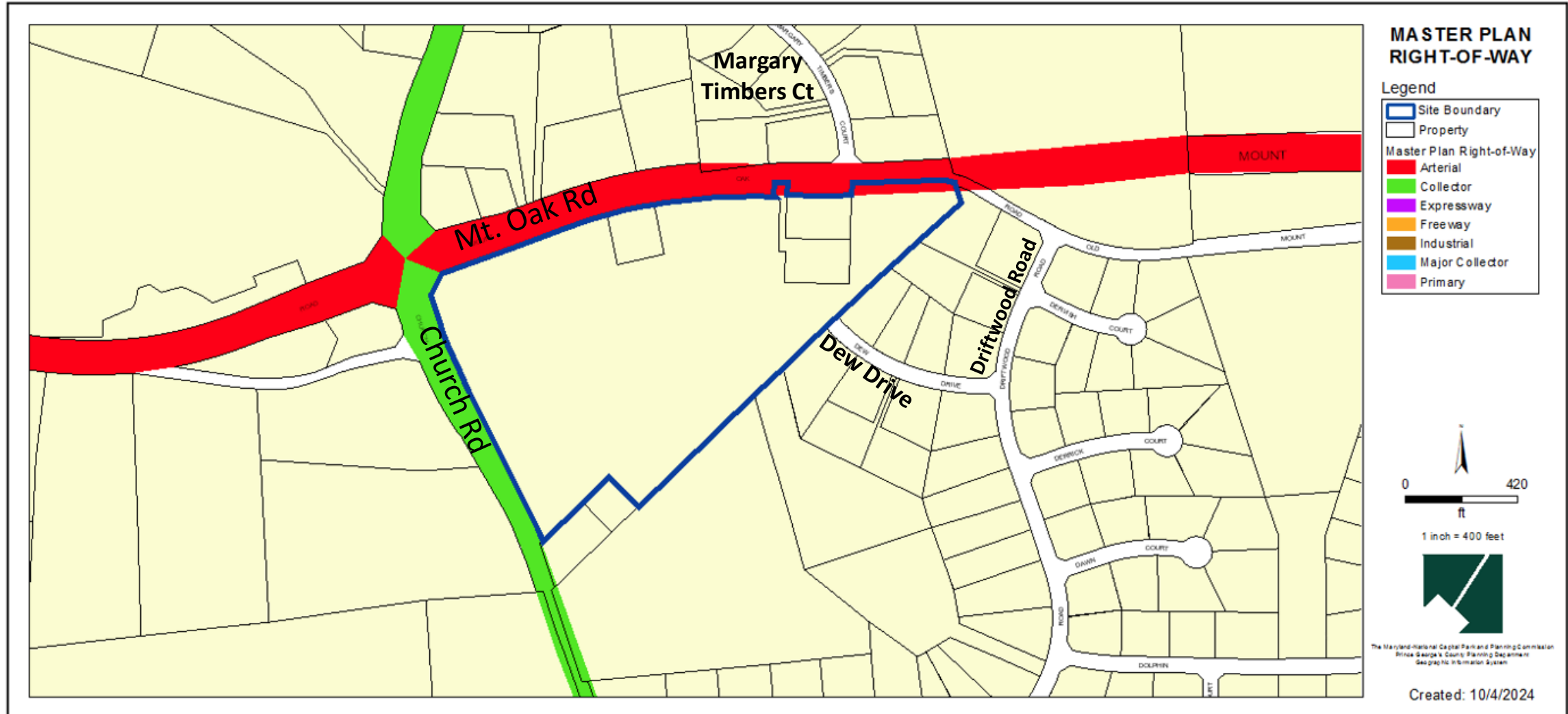
Current Zoning Map



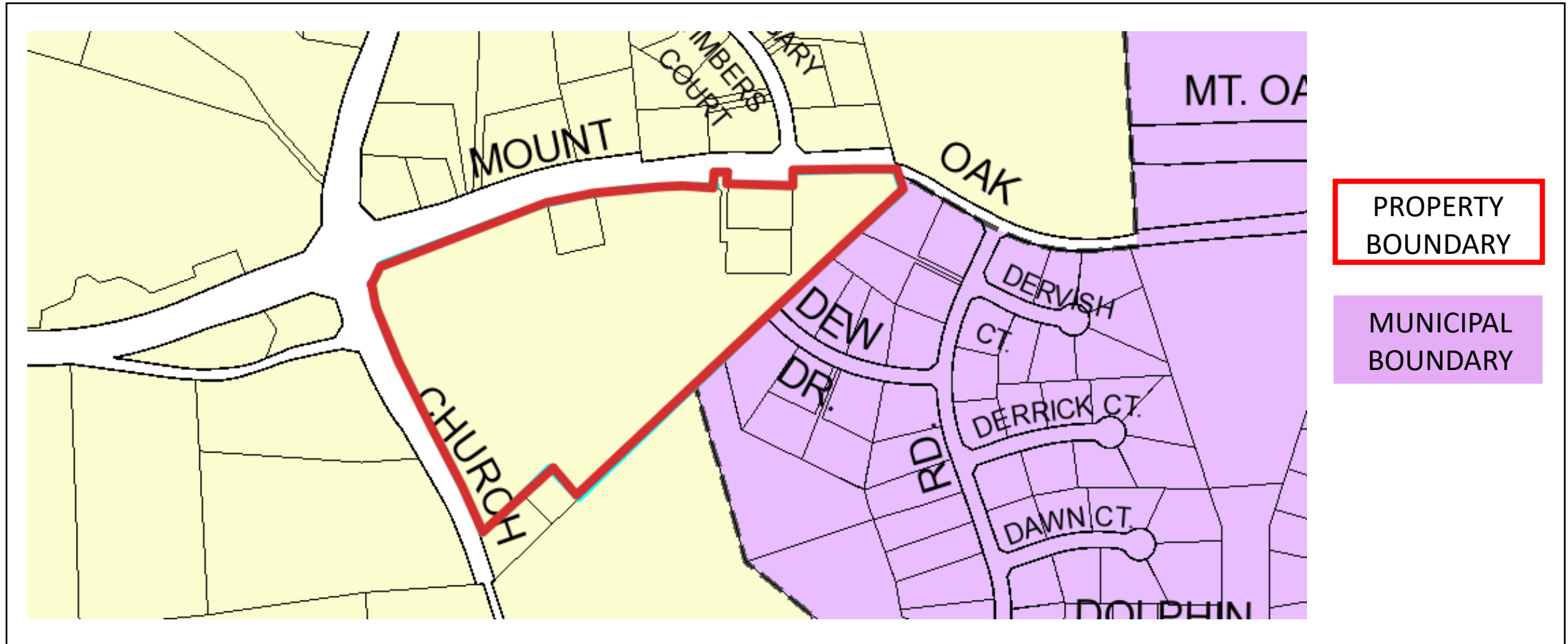
SITE MAP



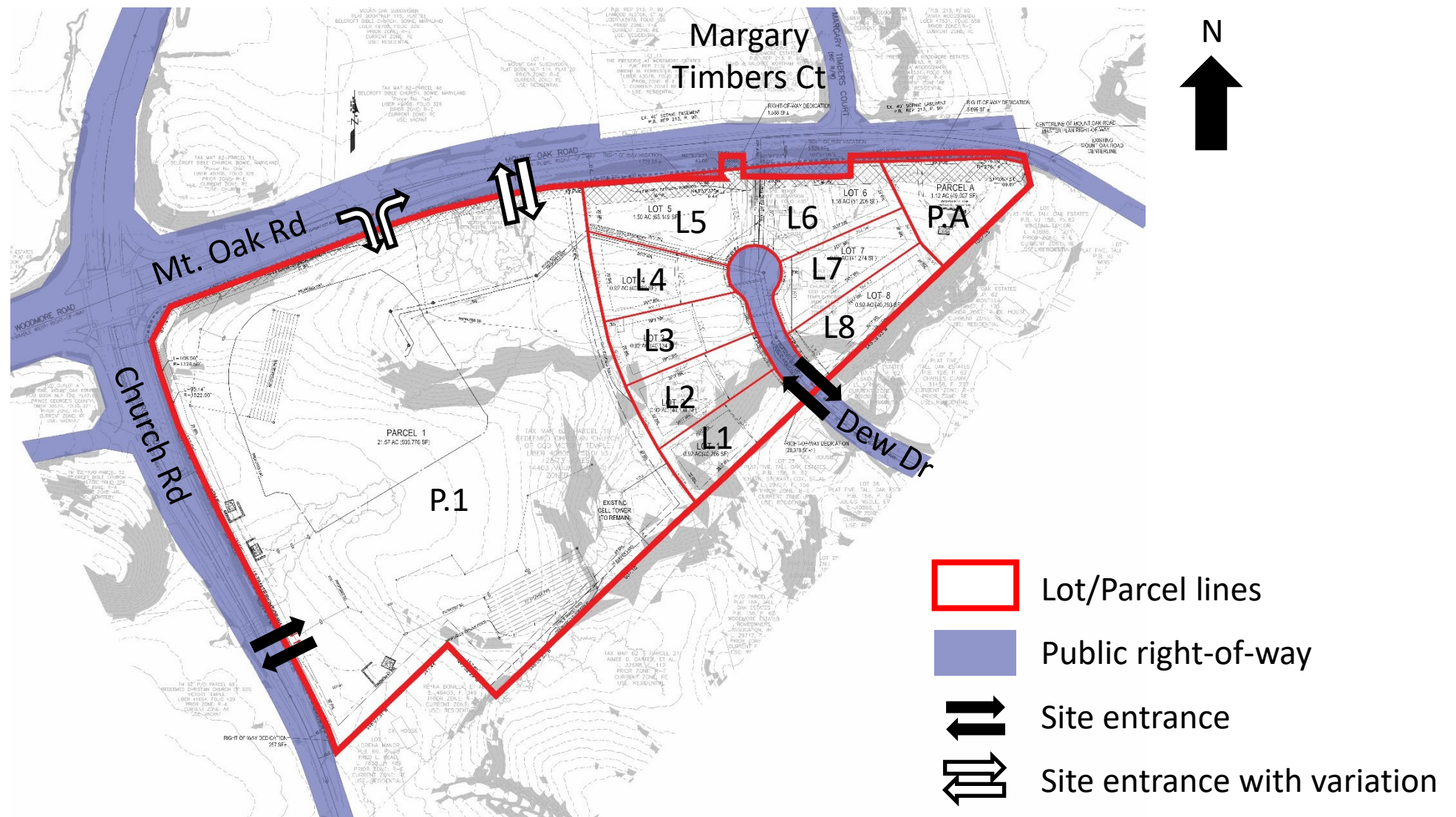
MASTER PLAN RIGHT-OF-WAY MAP



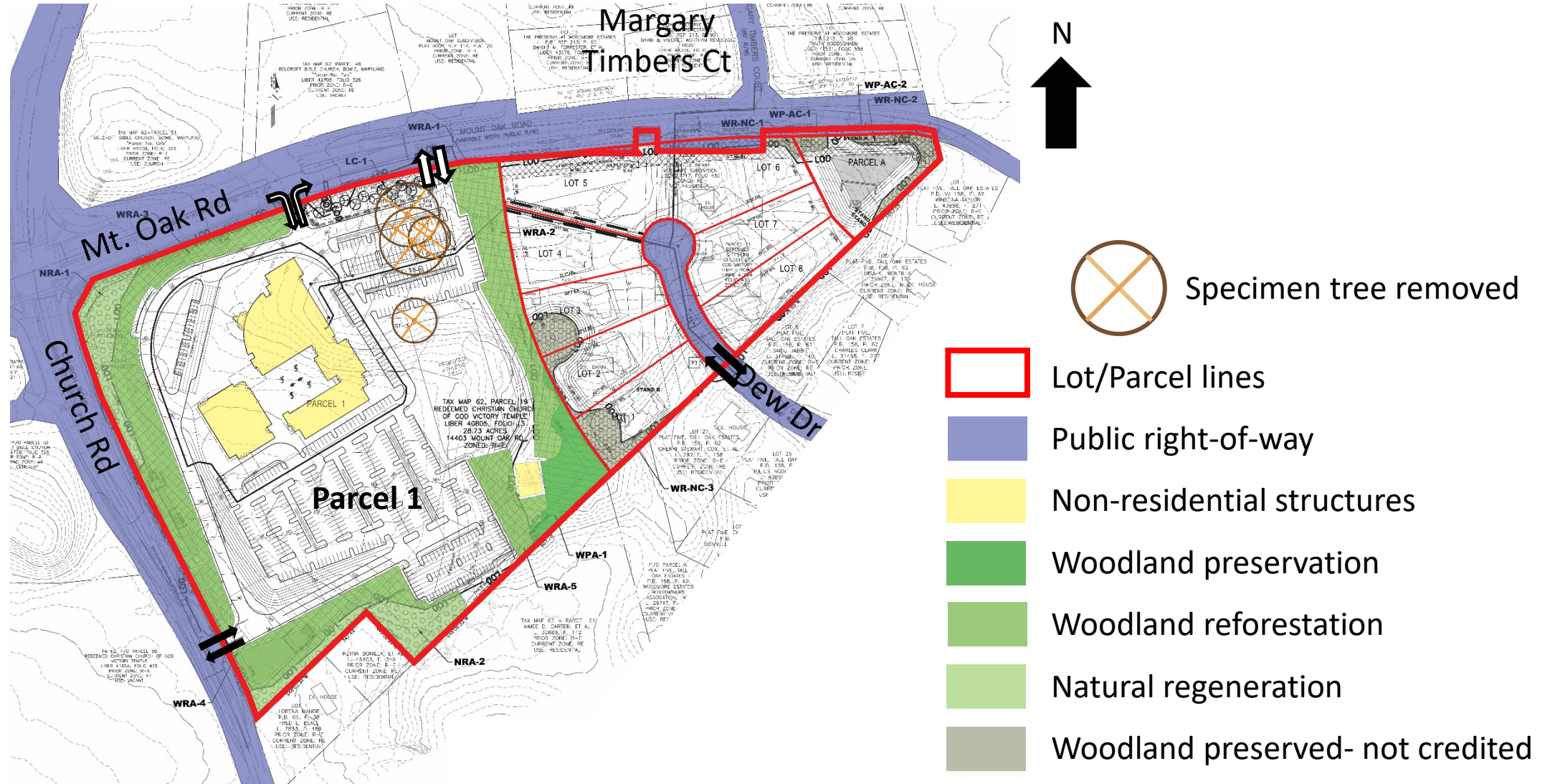
MUNICIPAL BOUNDARY – CITY OF BOWIE



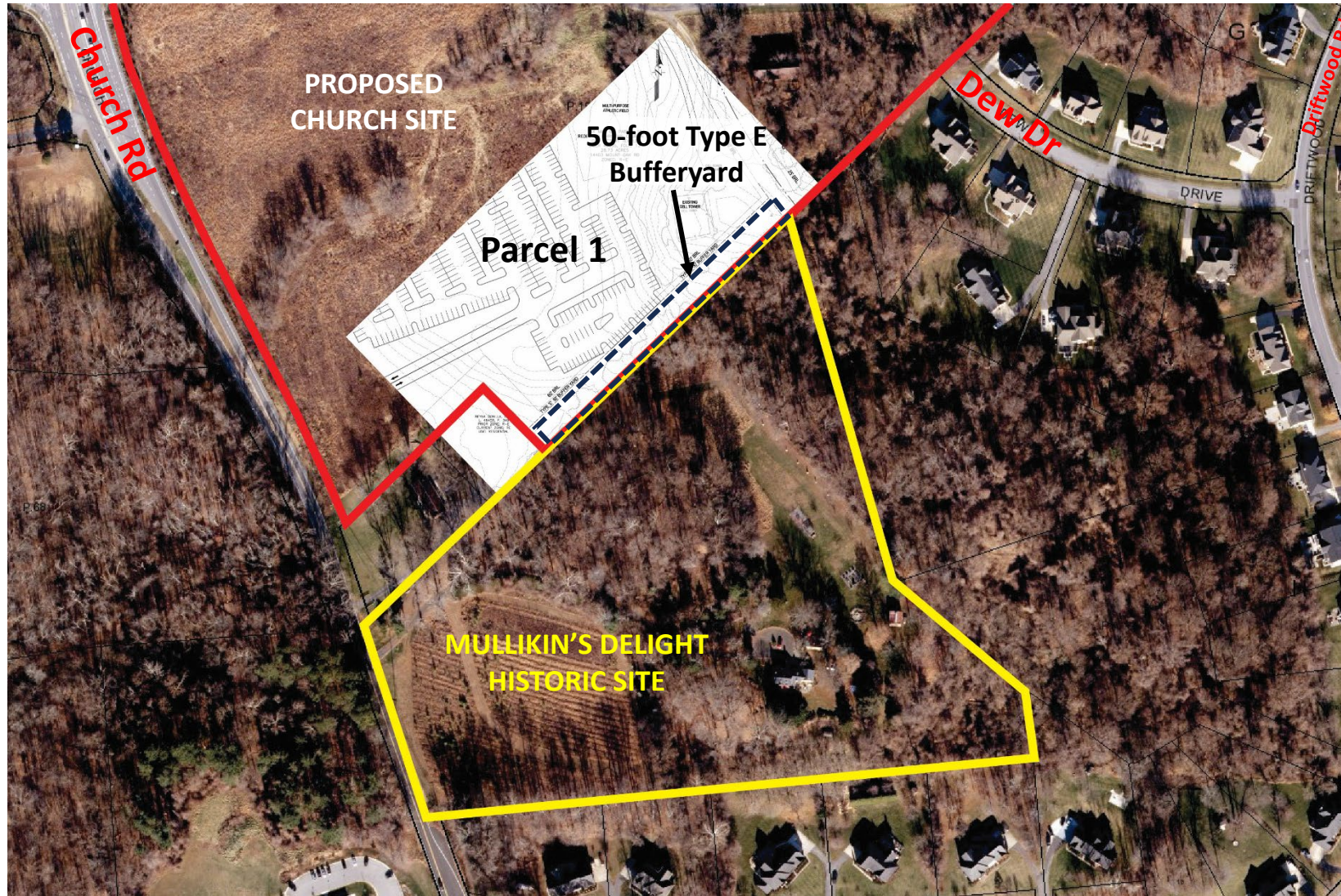
PRELIMINARY PLAN OF SUBDIVISION



TYPE 1 TREE CONSERVATION PLAN



HISTORIC LANDSCAPE BUFFER EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of 4-23041
- Approval of TCP1-022-2024
- Approval of a Variation from Section 24-121(a)(3)
- Approval of a Variance from Section 25-122(b)(1)(G)

Major Issues:

- City of Bowie recommends disapproval of the extension of Dew Drive

Applicant Required Mailings:

- Informational Mailing: 12/27/2023
- Acceptance Mailing: 06/27/2024