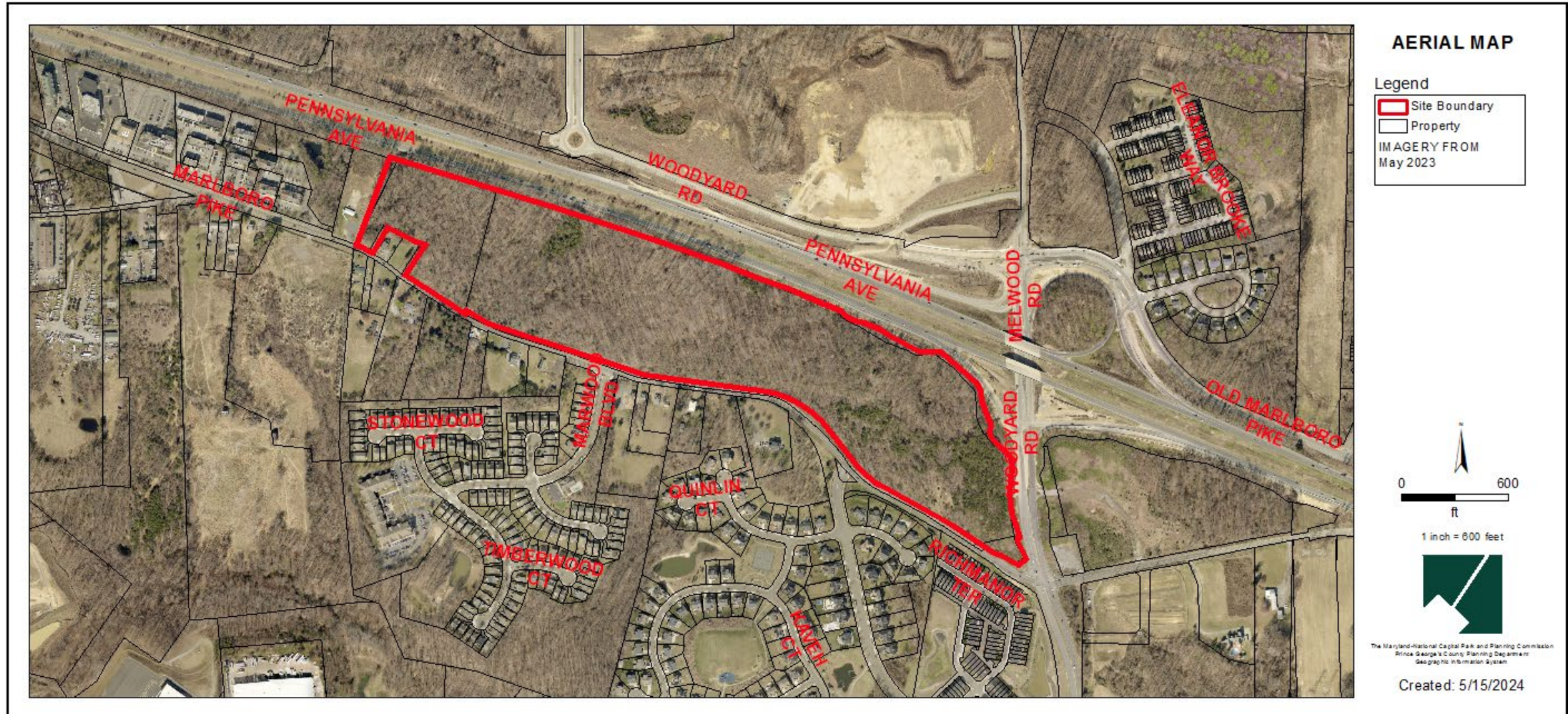


CAROZZA PROPERTY

Preliminary Plan of Subdivision

TCP1-016-2022-02

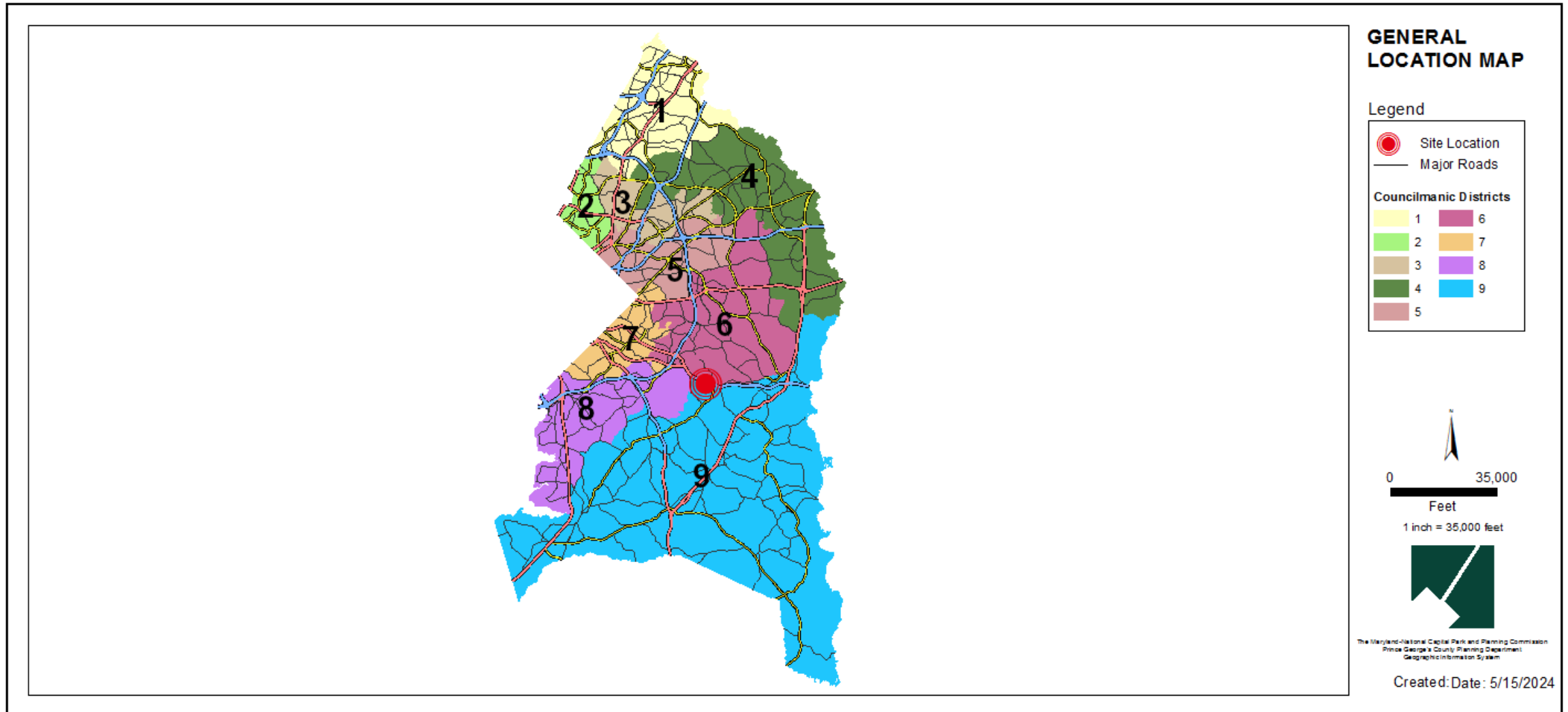
Staff Recommendation: APPROVAL with conditions



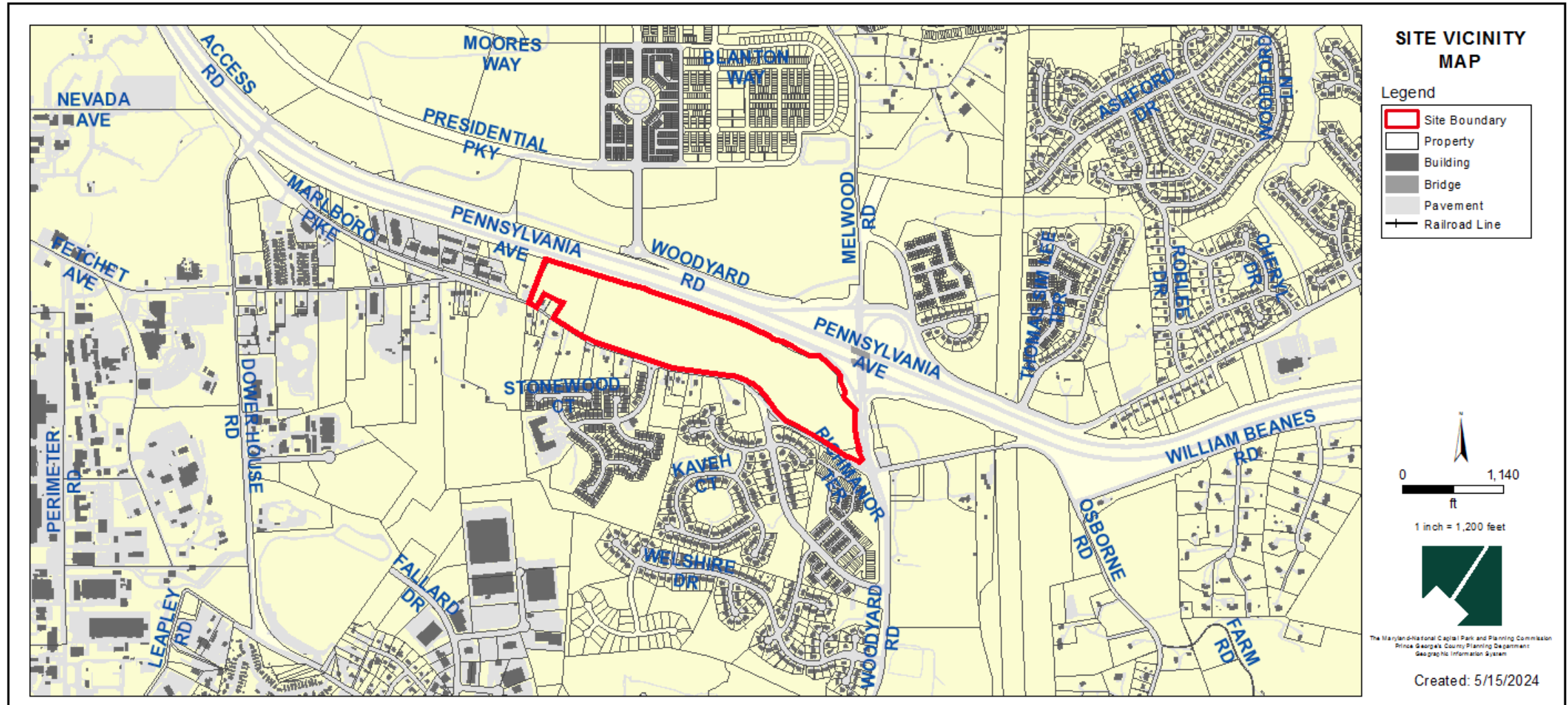
GENERAL LOCATION MAP

Council District: 09

Planning Area: 77



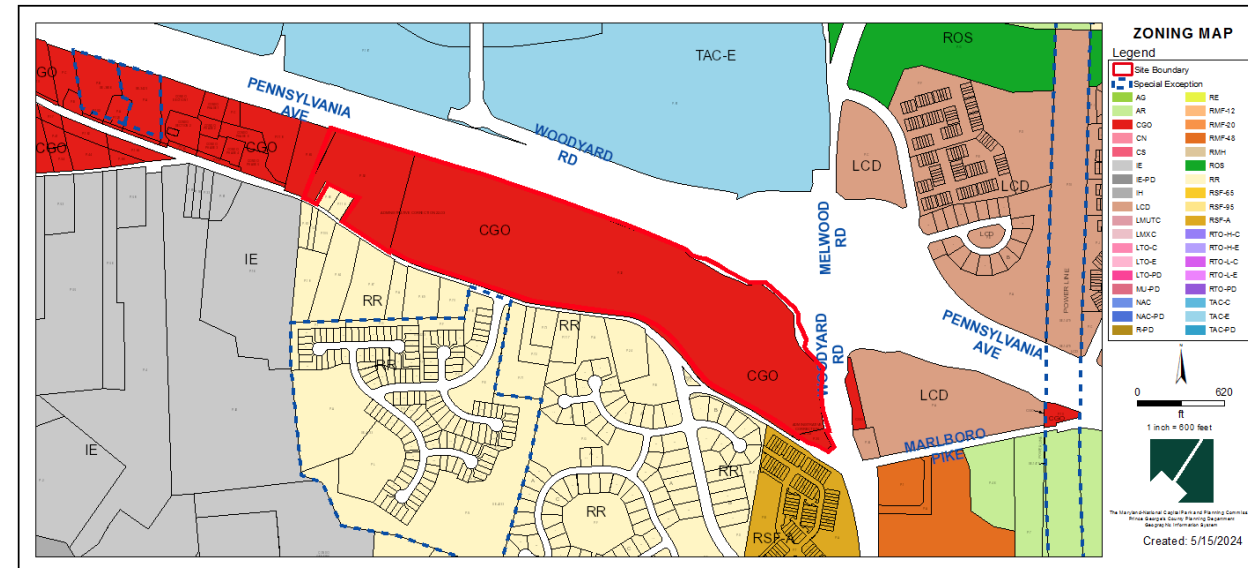
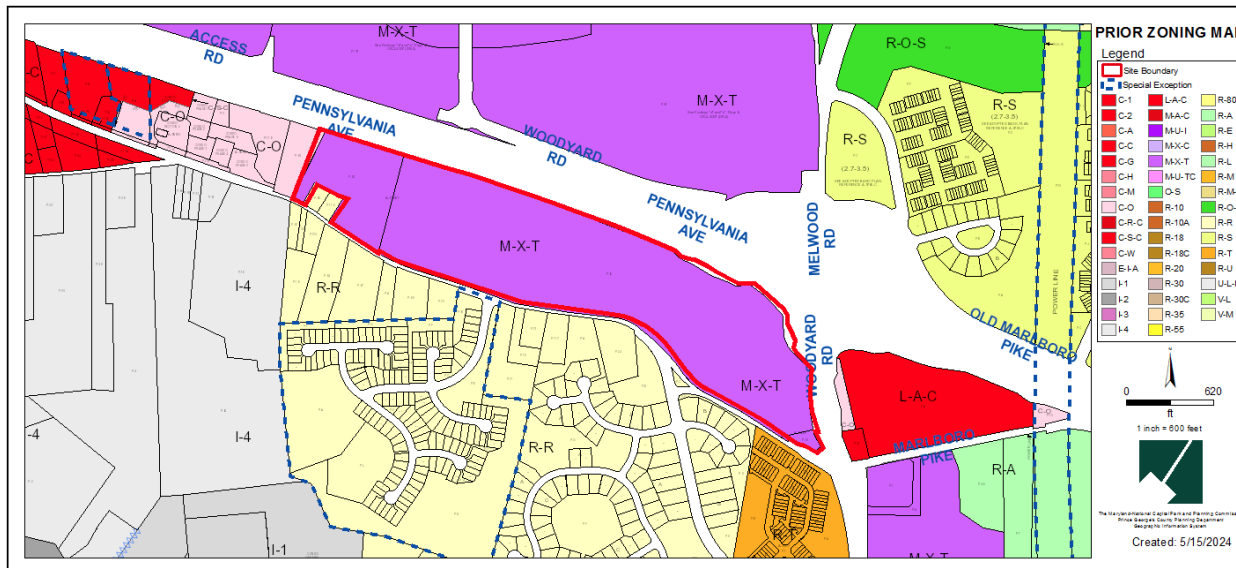
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

PRIOR ZONING: M-X-T (ZMA A-10051)

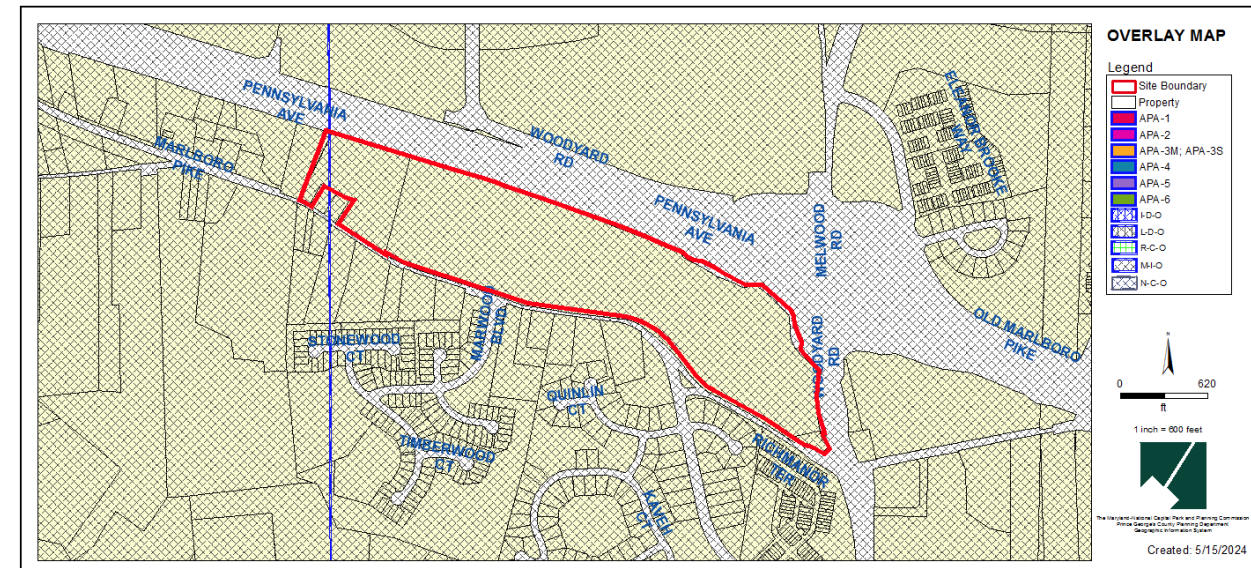
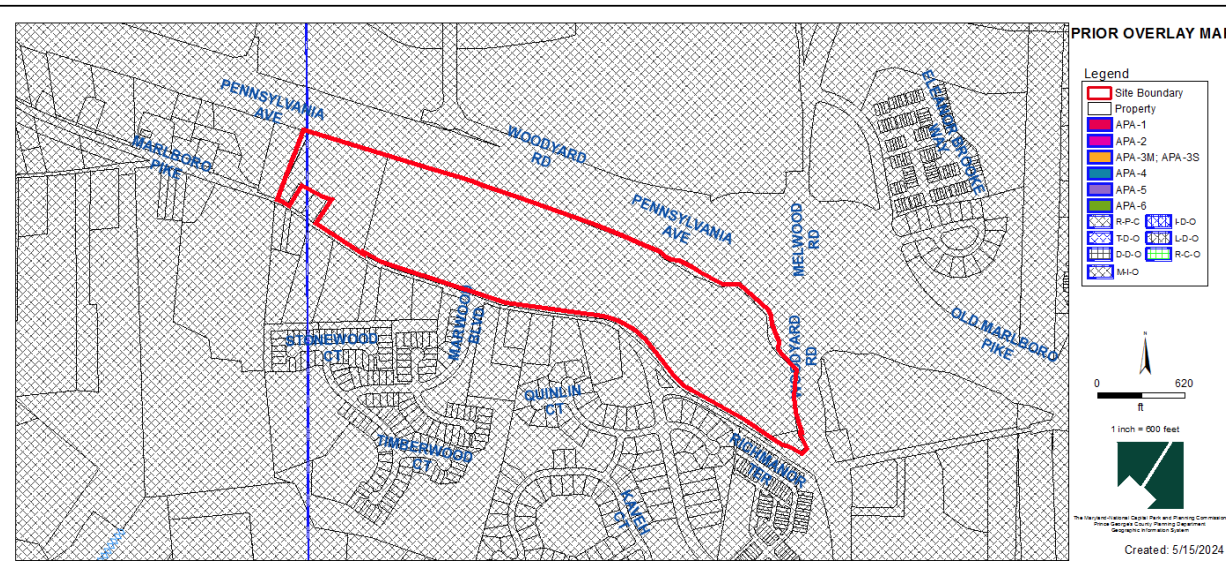
CURRENT ZONING: CGO



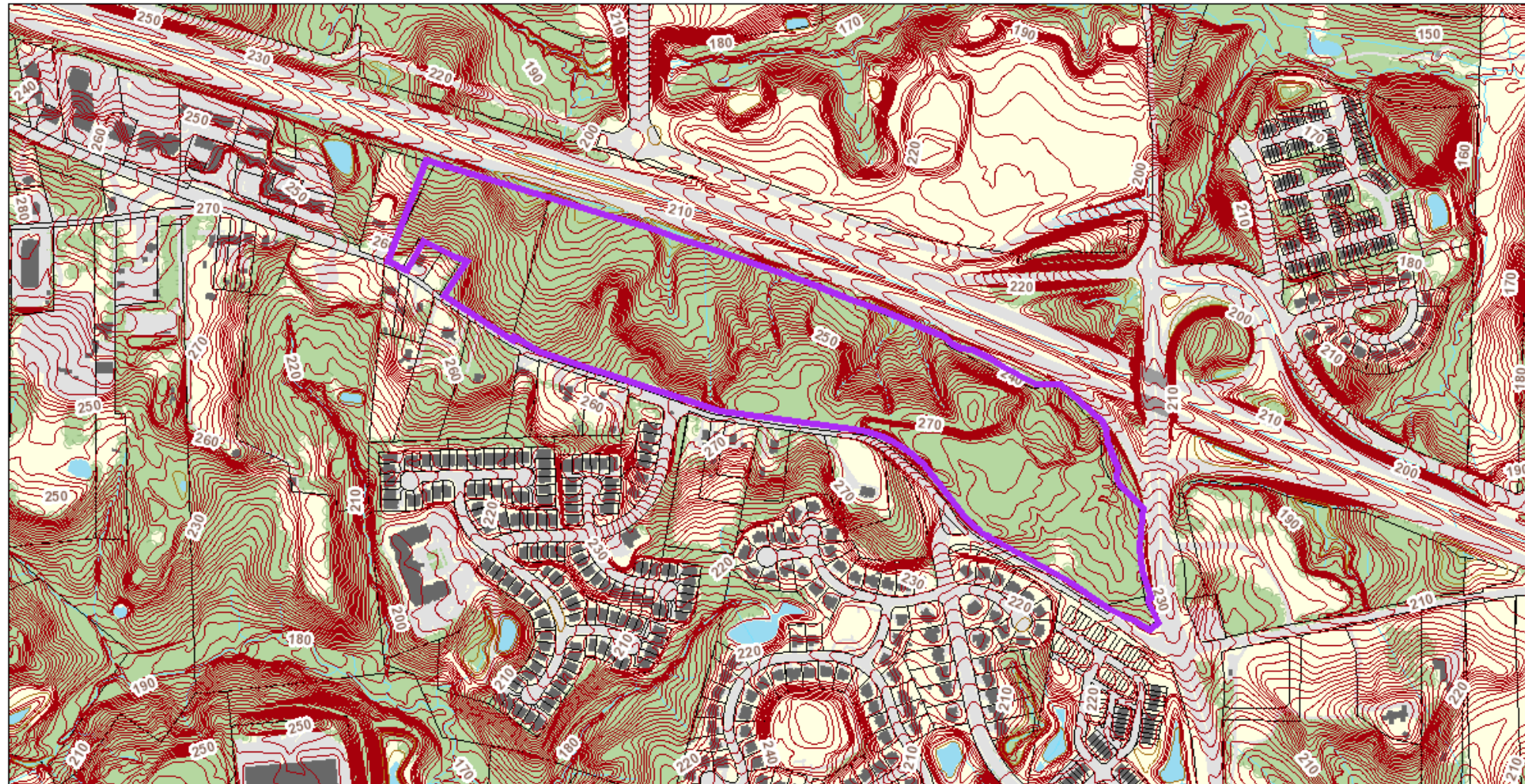
OVERLAY MAP (PRIOR AND CURRENT)

PRIOR OVERLAY: M-I-O

CURRENT OVERLAY: M-I-O



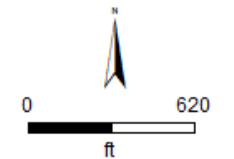
SITE MAP



SITE MAP

Legend

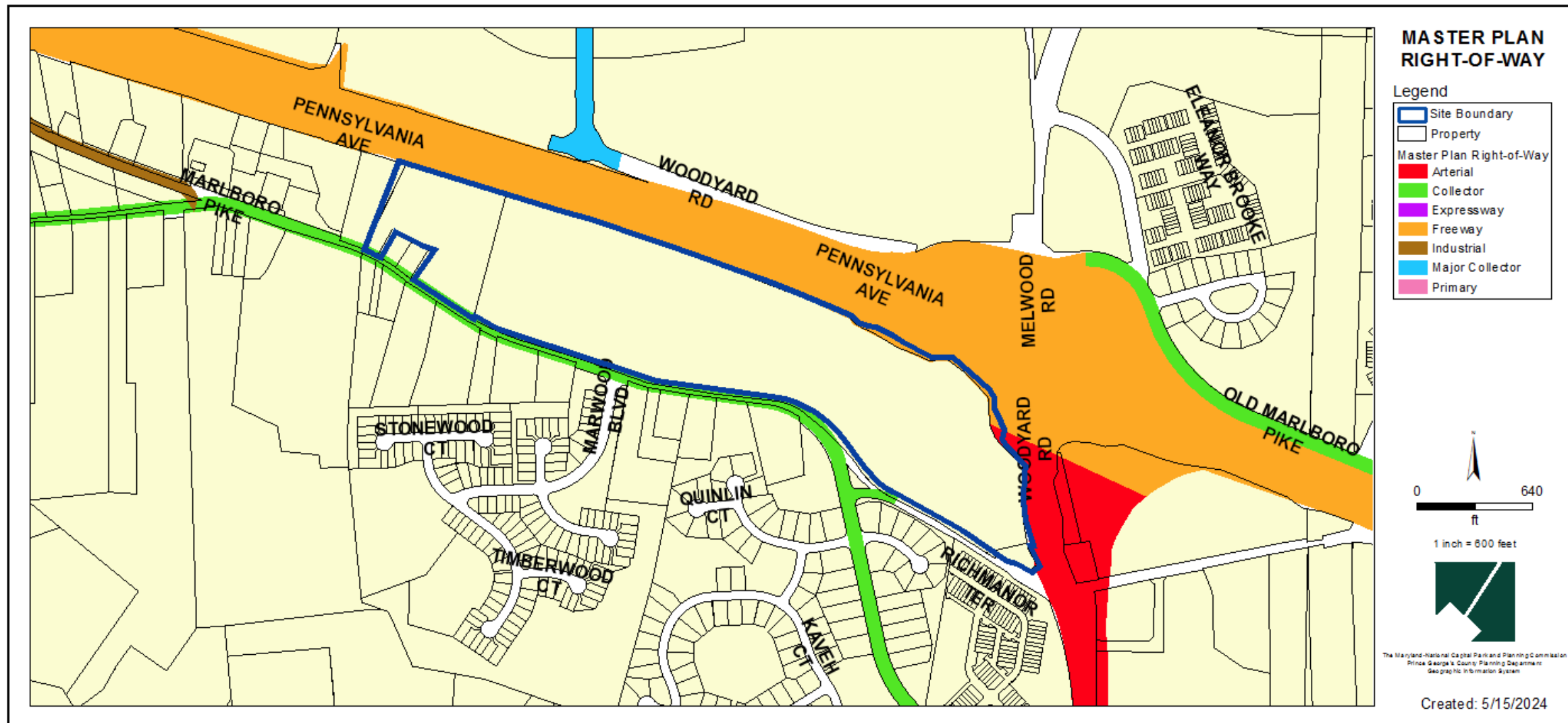
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



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

Created: 5/15/2024

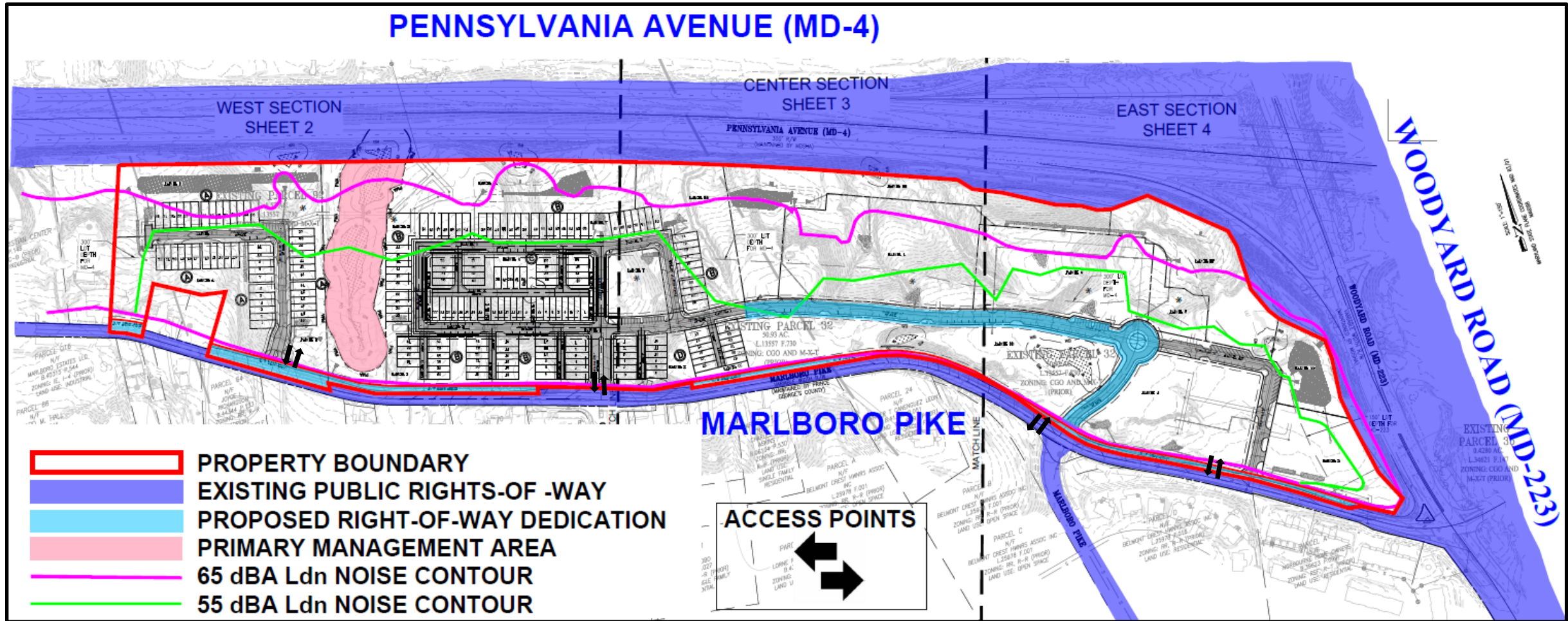
MASTER PLAN RIGHT-OF-WAY MAP



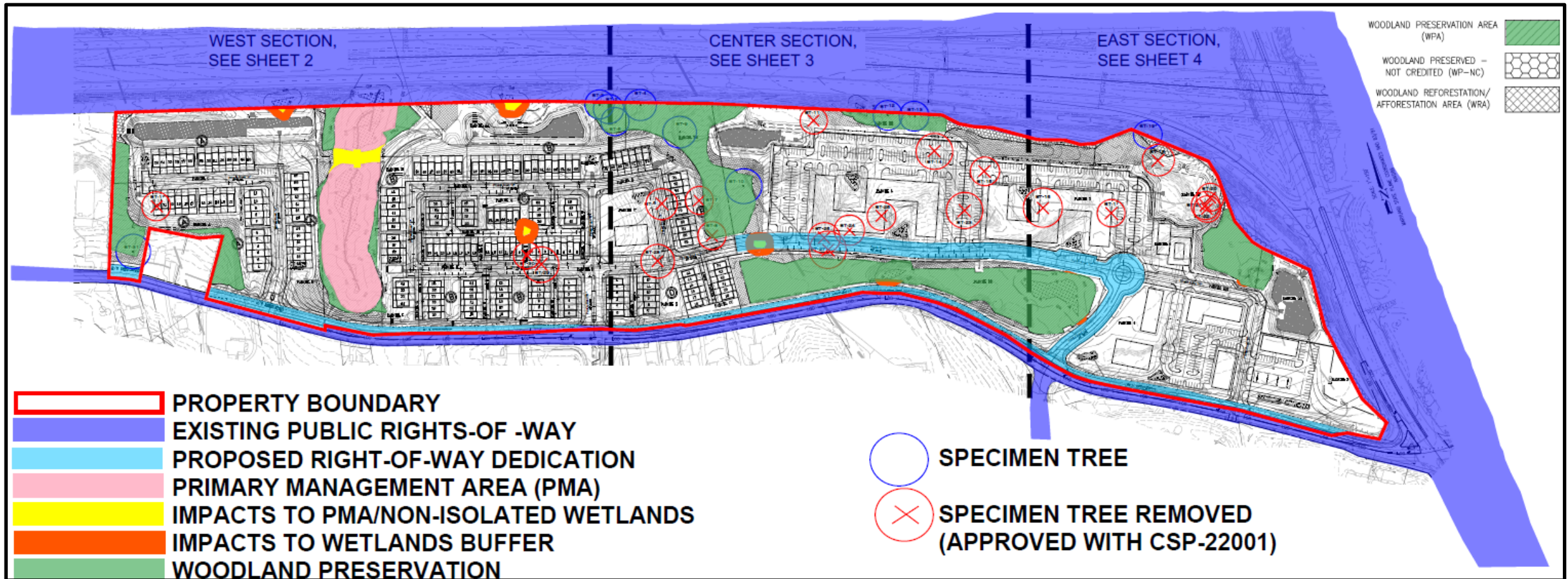
BIRD'S EYE VIEW



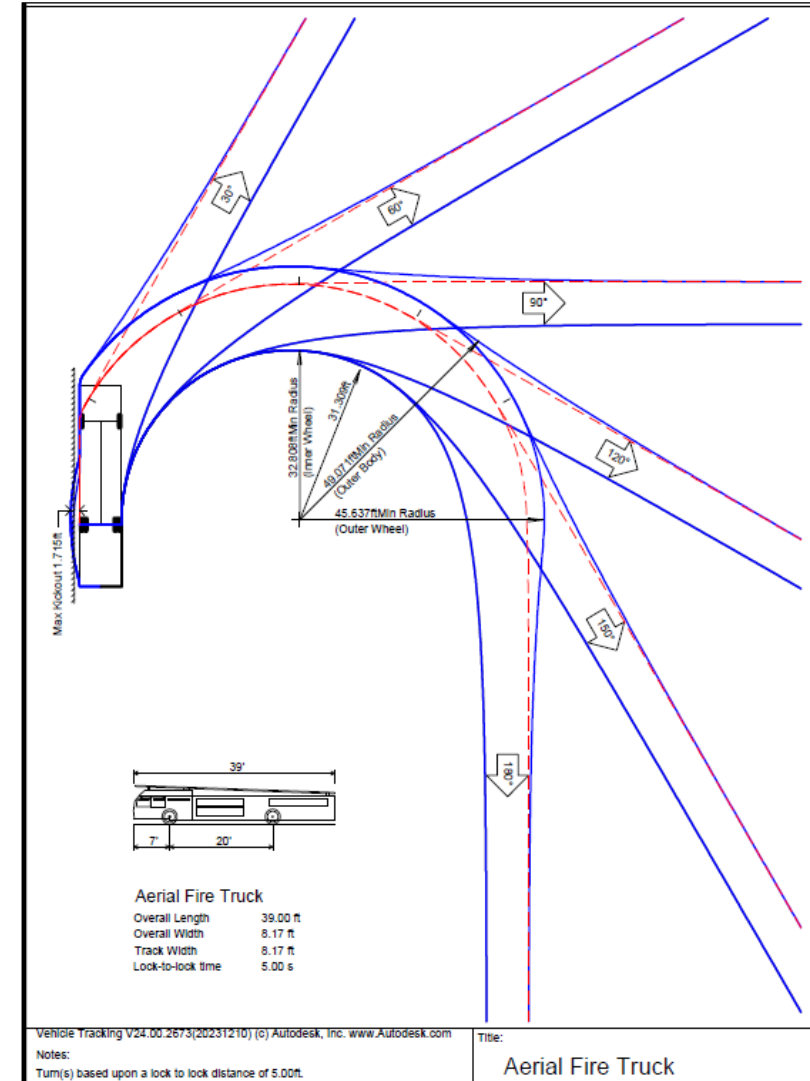
PRELIMINARY PLAN OF SUBDIVISION



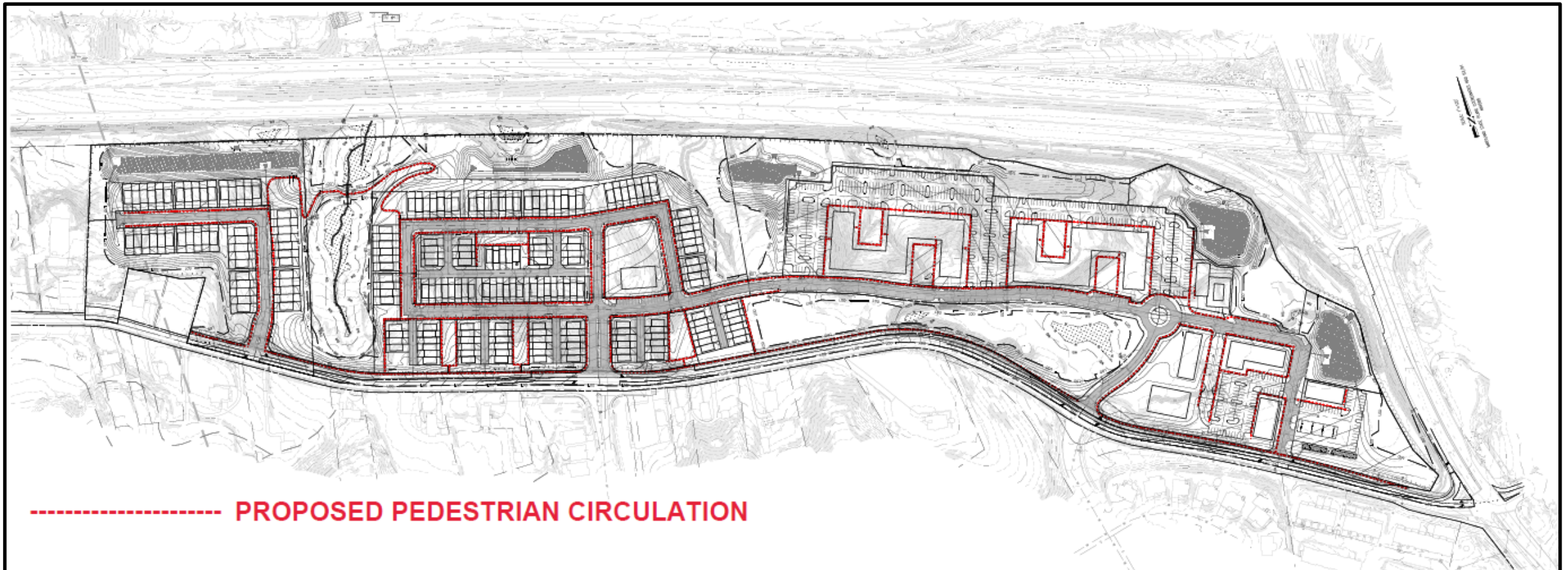
TYPE 1 TREE CONSERVATION PLAN



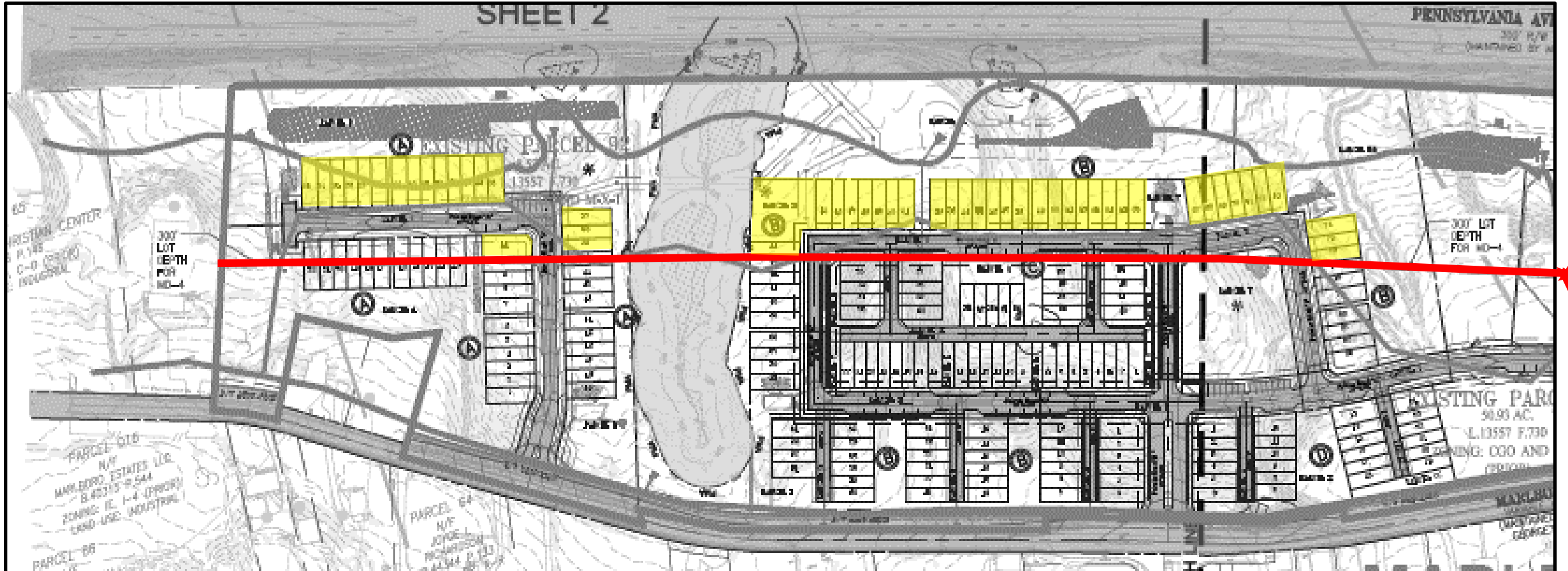
FIRE TRUCK TURN EXHIBIT



PEDESTRIAN CIRCULATION EXHIBIT

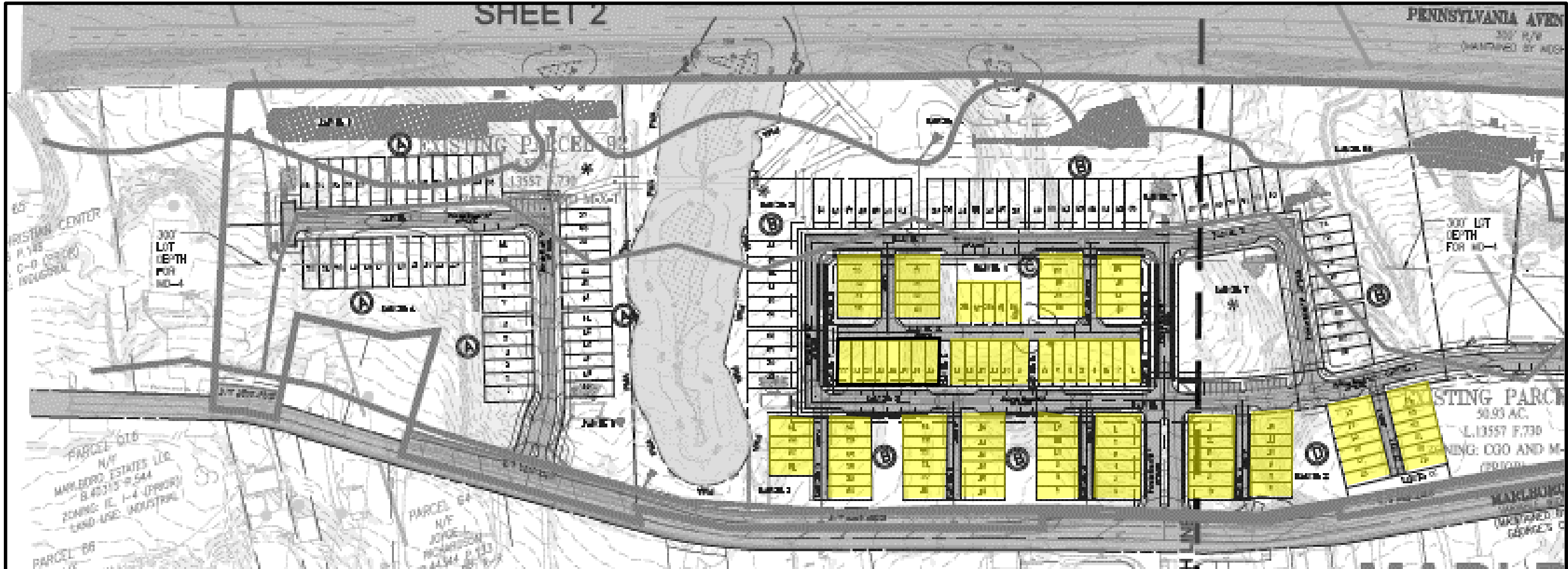


VARIATION TO SECTION 24-121(A)(4)



- 300 FOOT LOT DEPTH
- LOTS REQUESTED FOR VARIATION

VARIATION TO SECTION 24-128(B)(7)(A)



LOTS REQUESTED FOR VARIATION

STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of Preliminary Plan of Subdivision 4-24026
- Approval of Type 1 Tree Conservation Plan TCP1-016-2022-02
- Approval of a Variation from Section 24-121(a)(4)
- Approval of a Variation from Section 24-128(b)(7)(A)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 09/10/24
09/18/24
- Acceptance Mailing: 11/06/24