

HYATTSVILLE BRIGHTSEAT ROAD

CONCEPTUAL SITE PLAN

TCP1-003-2023

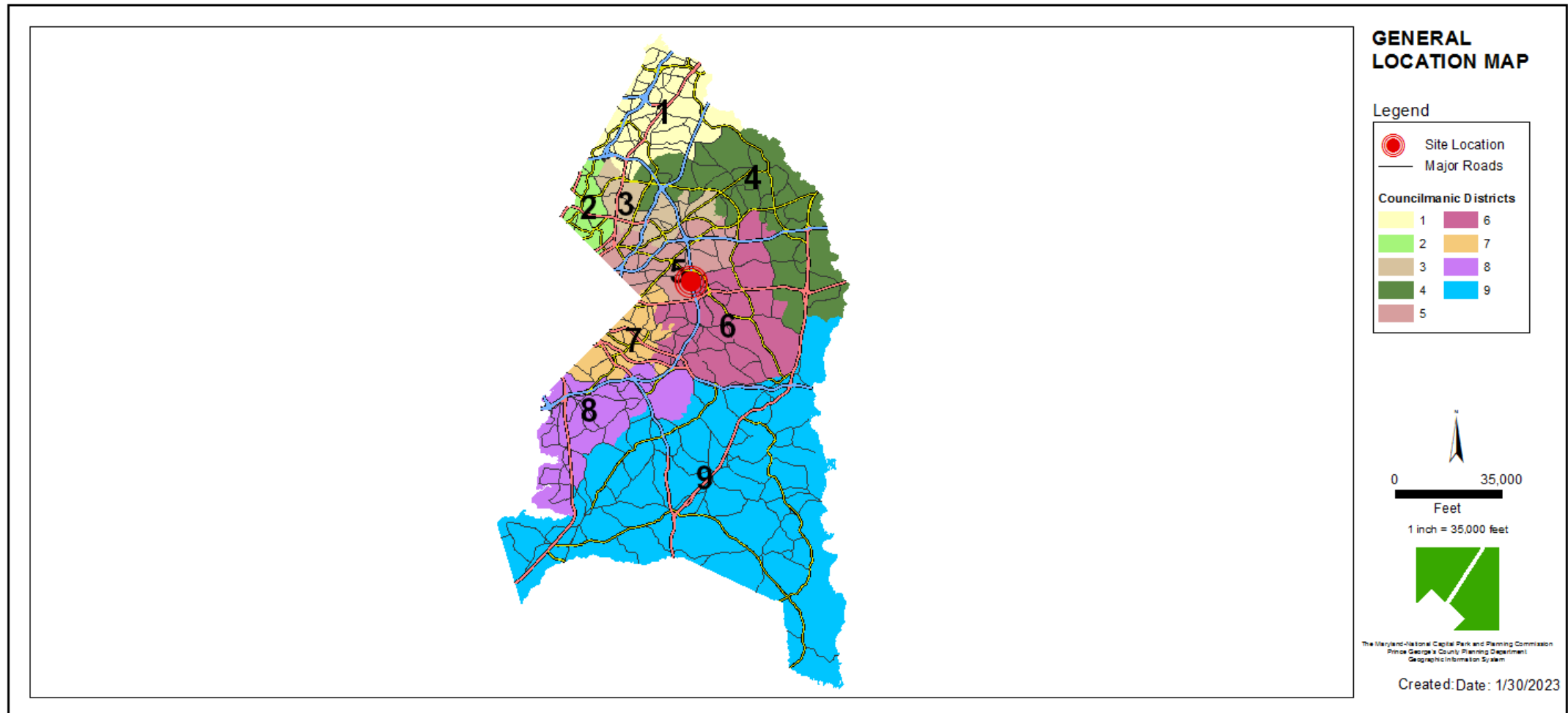
Staff Recommendation: APPROVAL with conditions



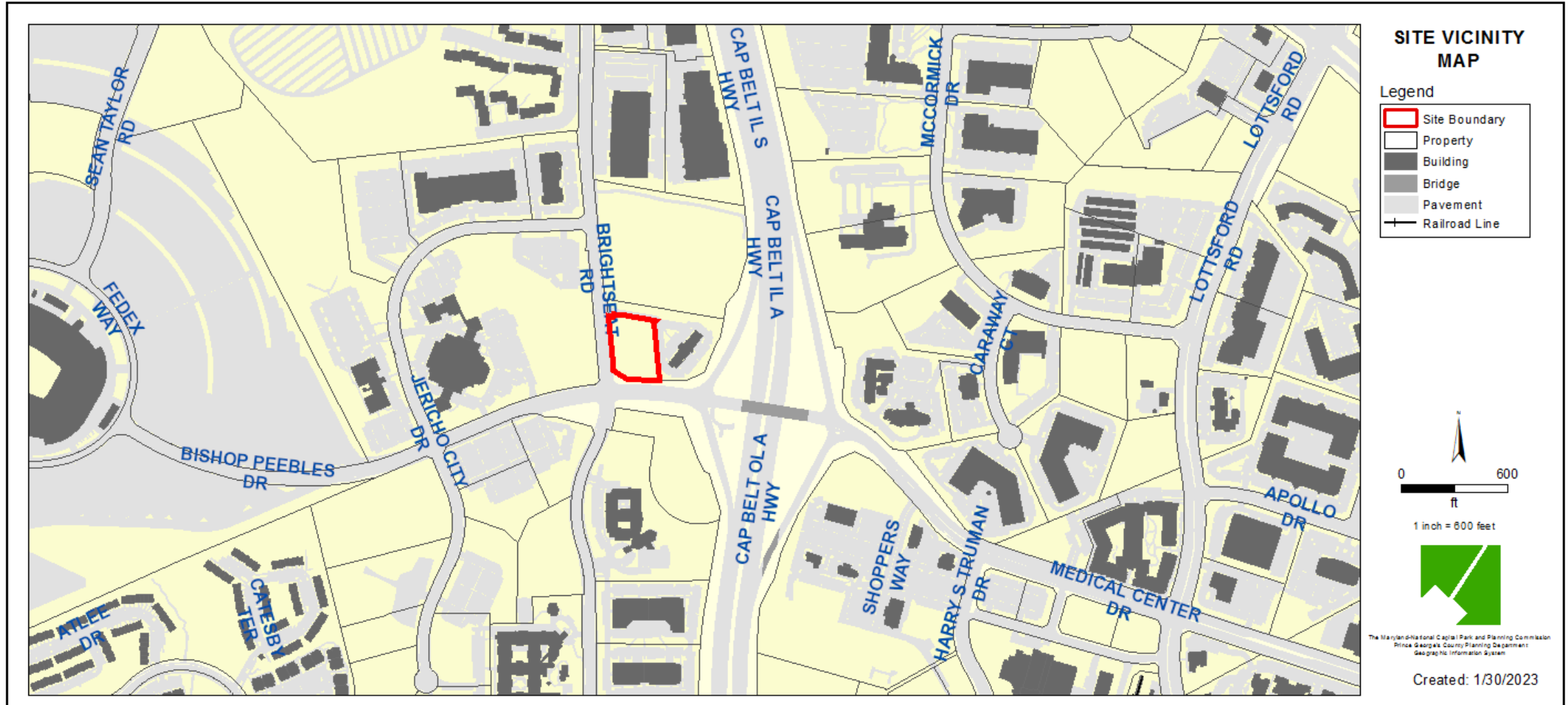
GENERAL LOCATION MAP

Council District: 05

Planning Area: 72



SITE VICINITY MAP



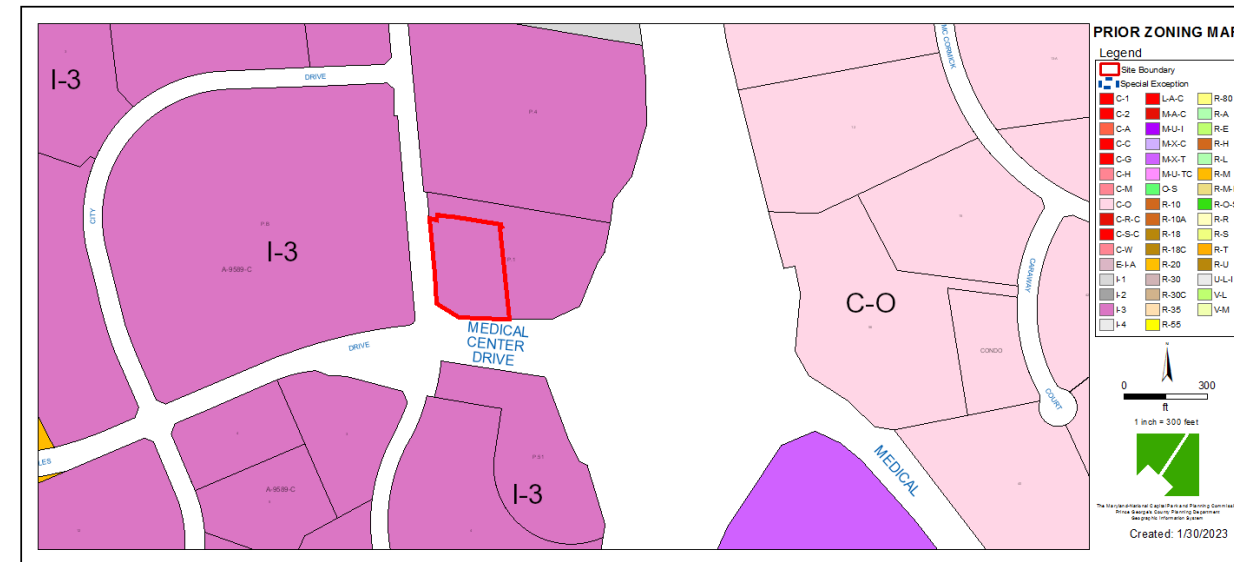
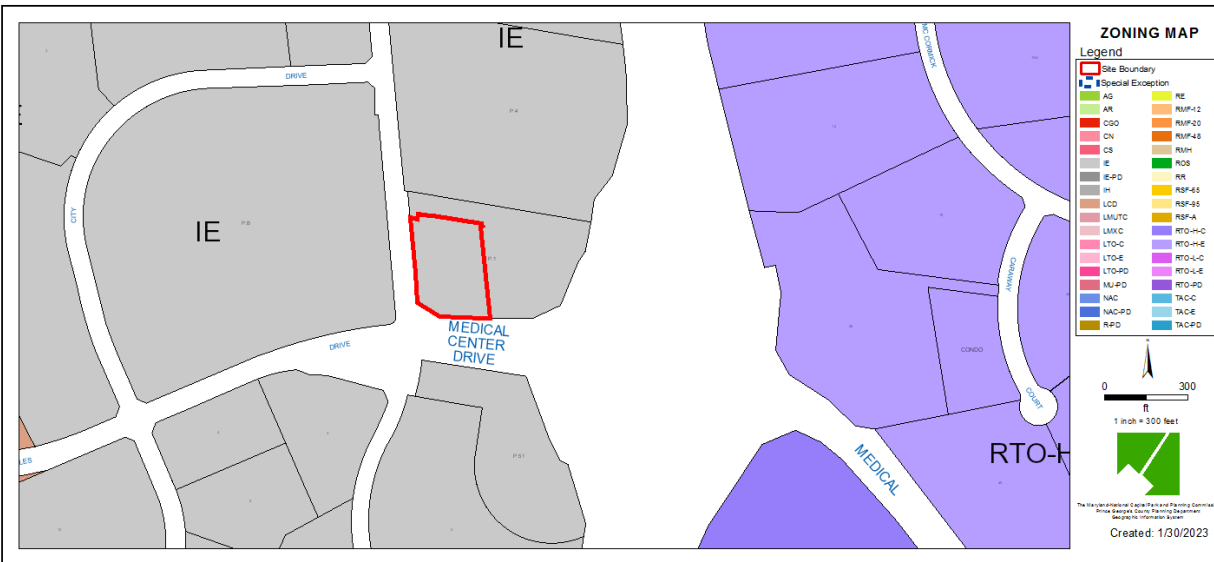
ZONING MAP (CURRENT & PRIOR)

Current Property Zone: IE

Prior Property Zone: I-3

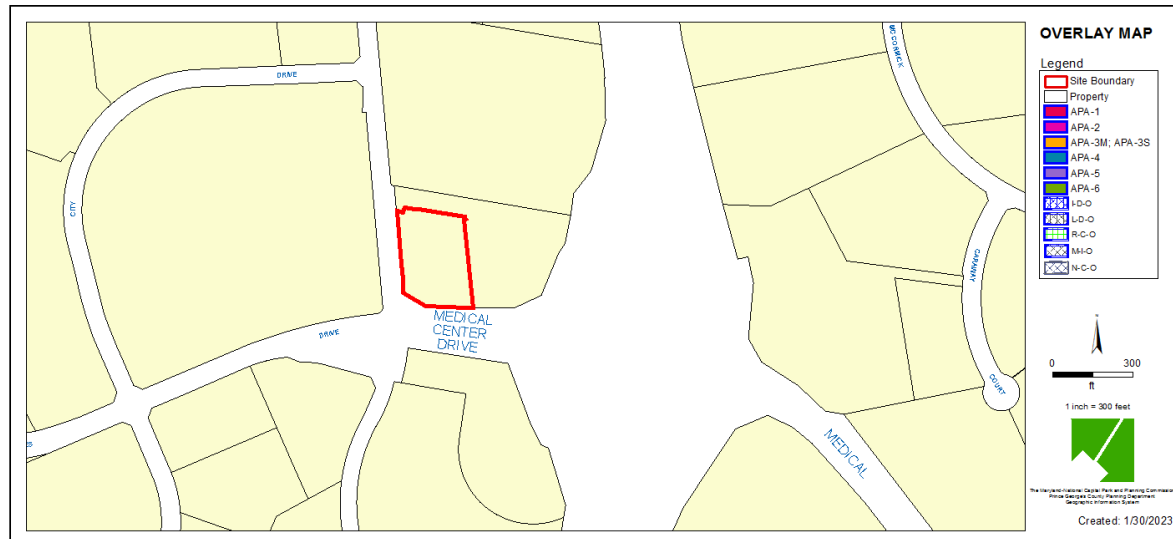
CURRENT ZONING MAP

PRIOR ZONING MAP

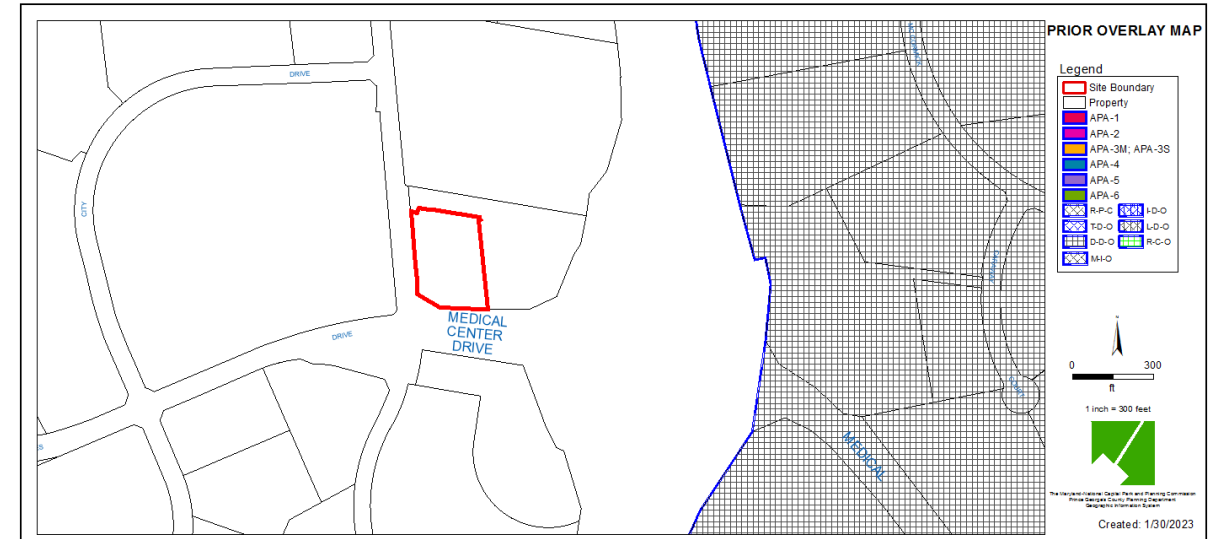


OVERLAY MAP

CURRENT OVERLAY MAP



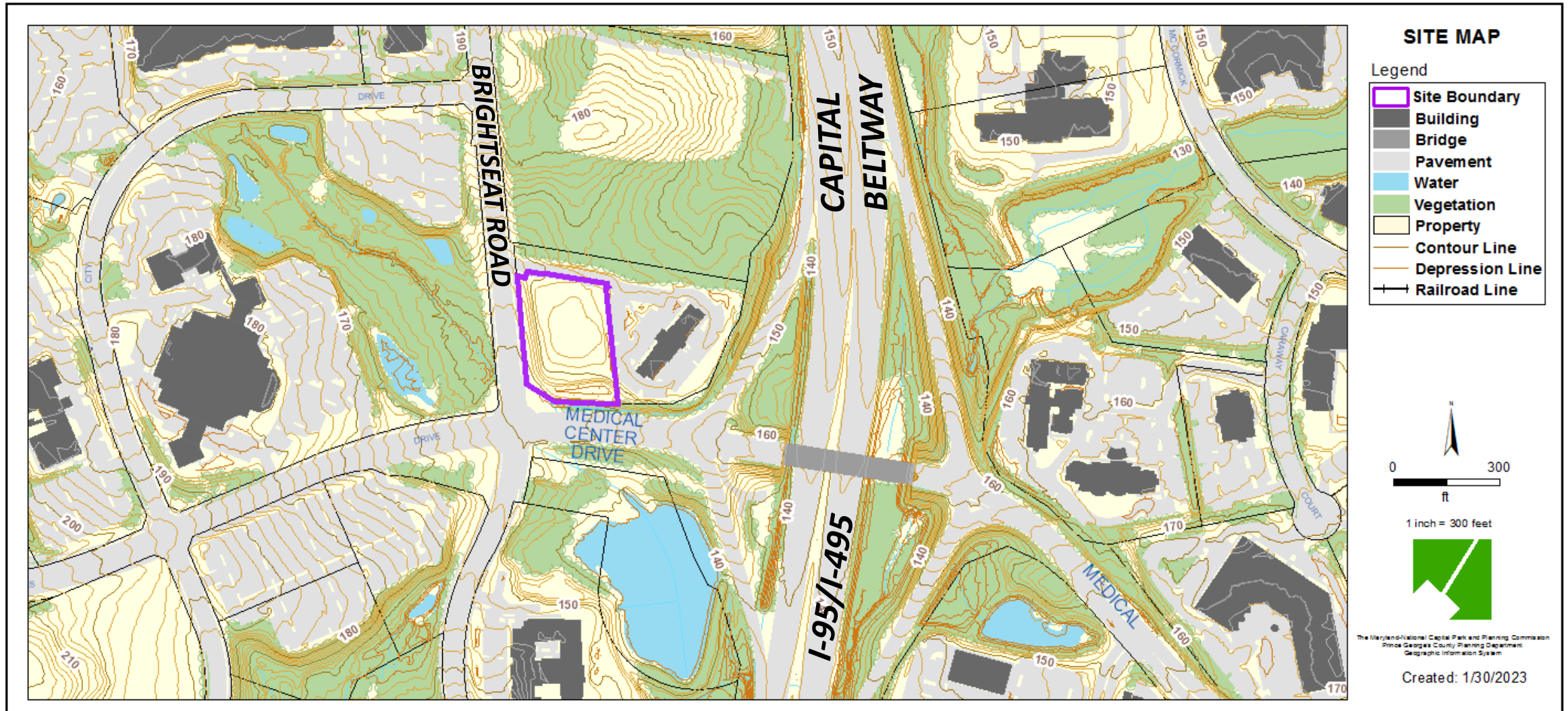
PRIOR OVERLAY MAP



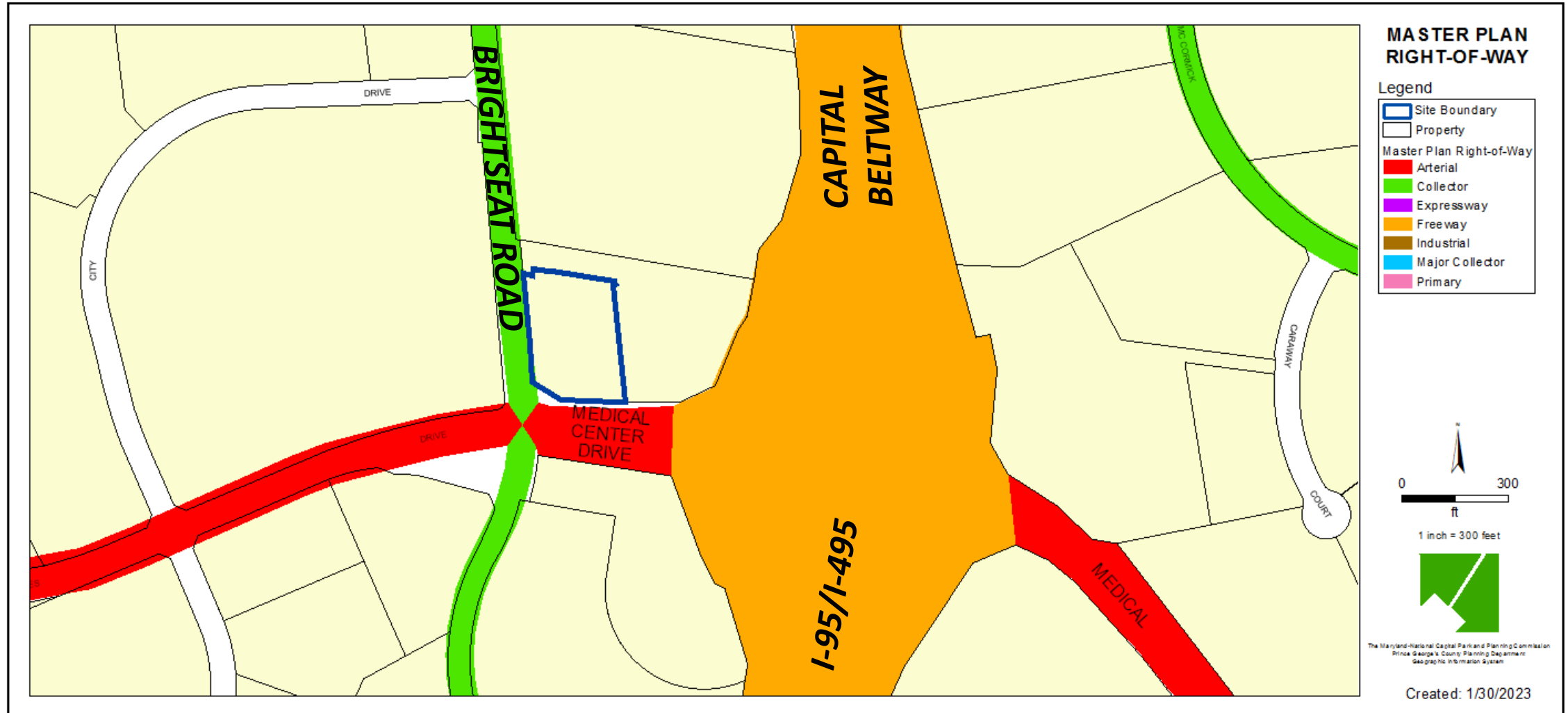
AERIAL MAP



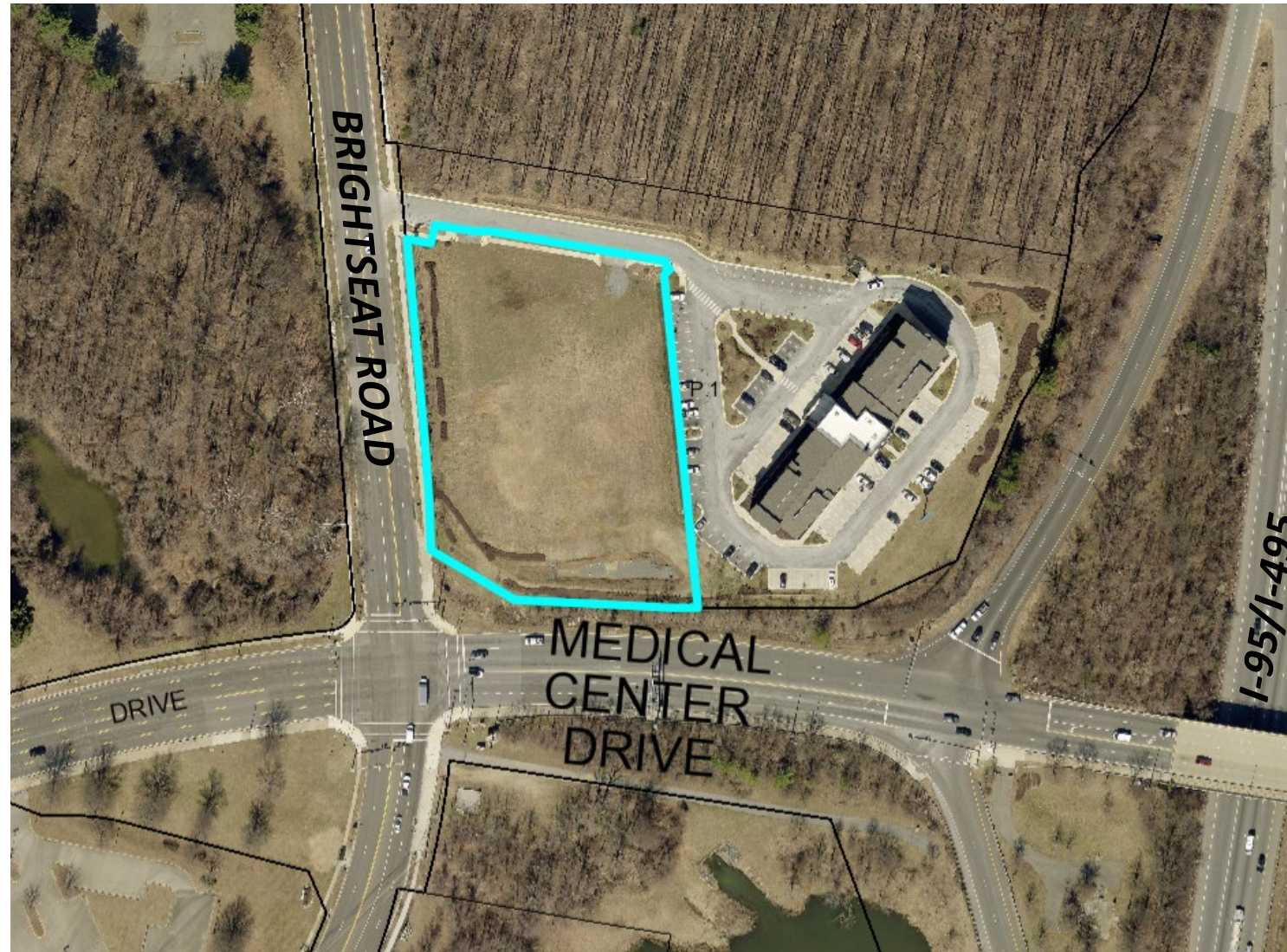
SITE MAP



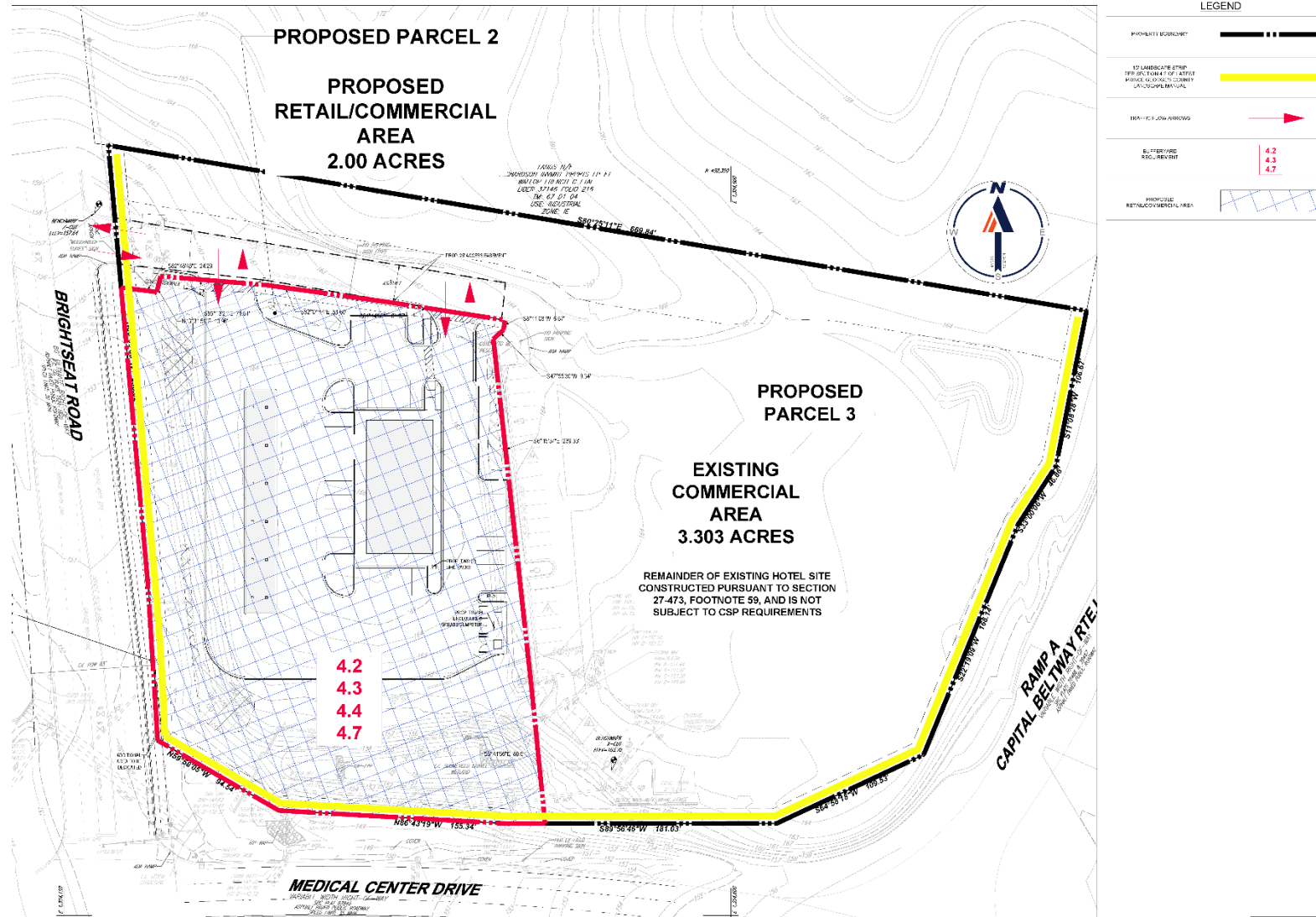
MASTER PLAN RIGHT-OF-WAY MAP



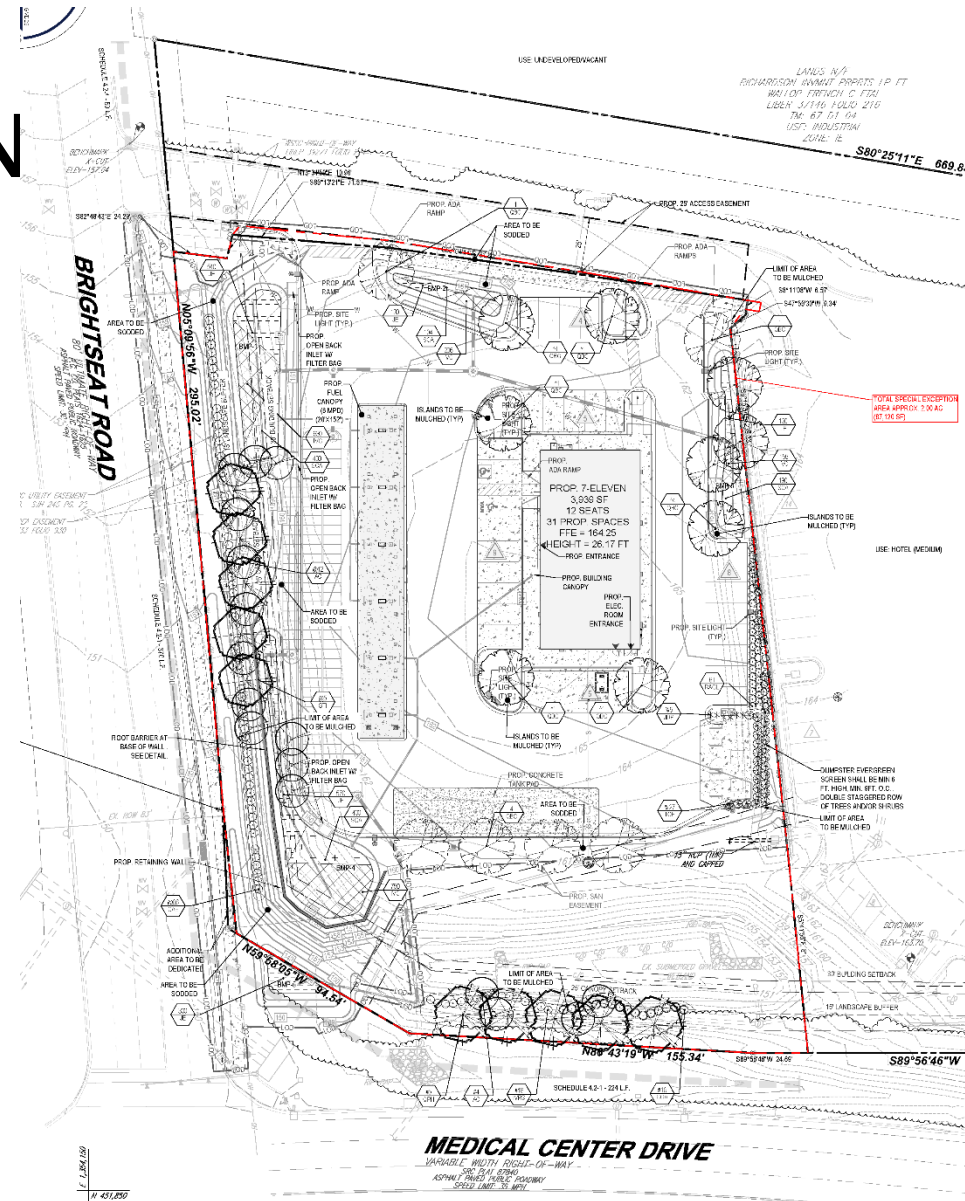
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



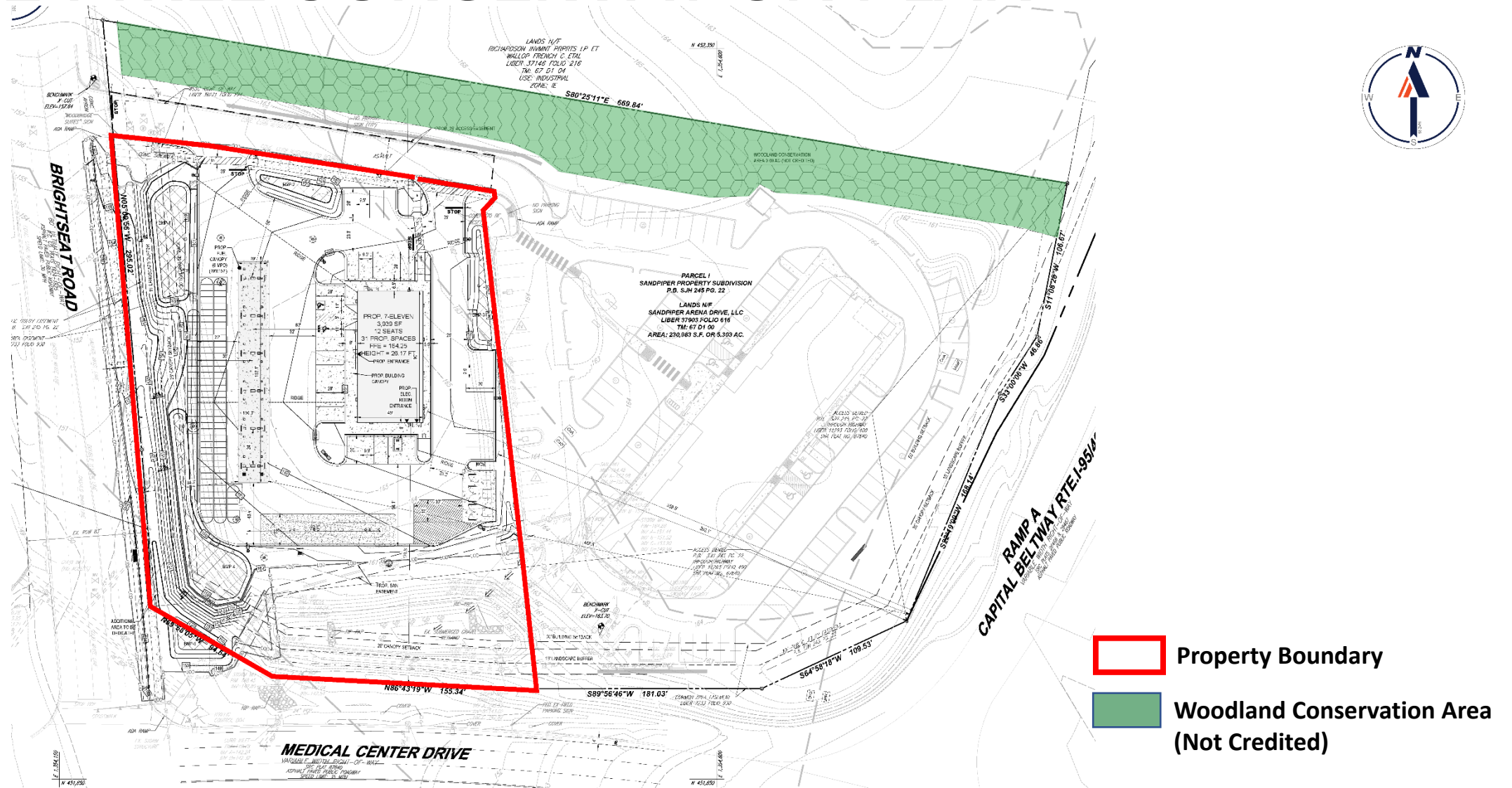
CONCEPTUAL SITE PLAN



CONCEPTUAL LANDSCAPE PLAN



TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-21006
- TCP1-003-2023

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/16/2022
- Acceptance Mailing: 12/05/2022 and 01/31/2023