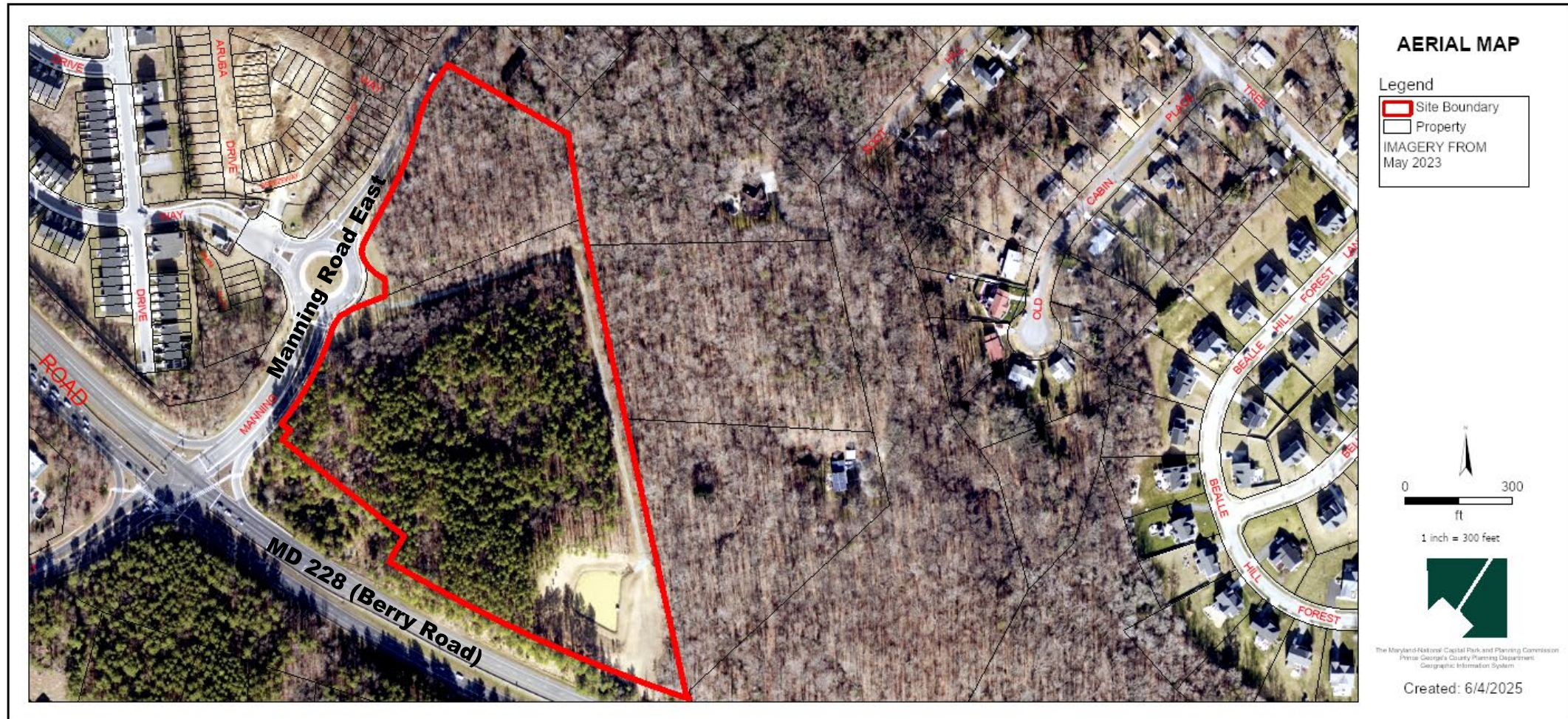


SIGNATURE CLUB EAST

Conceptual Site Plan

TCP1-052-97-03

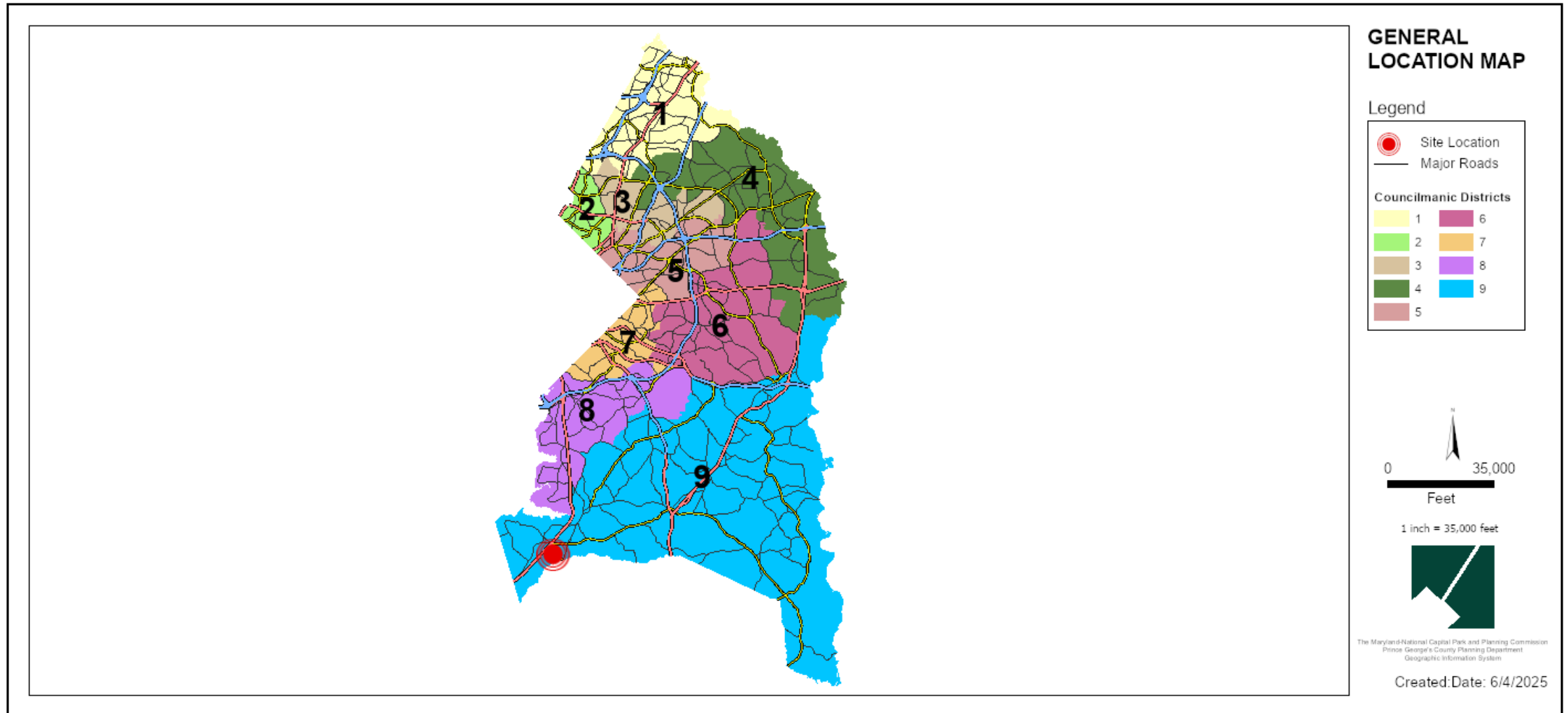
Staff Recommendation: APPROVAL with conditions



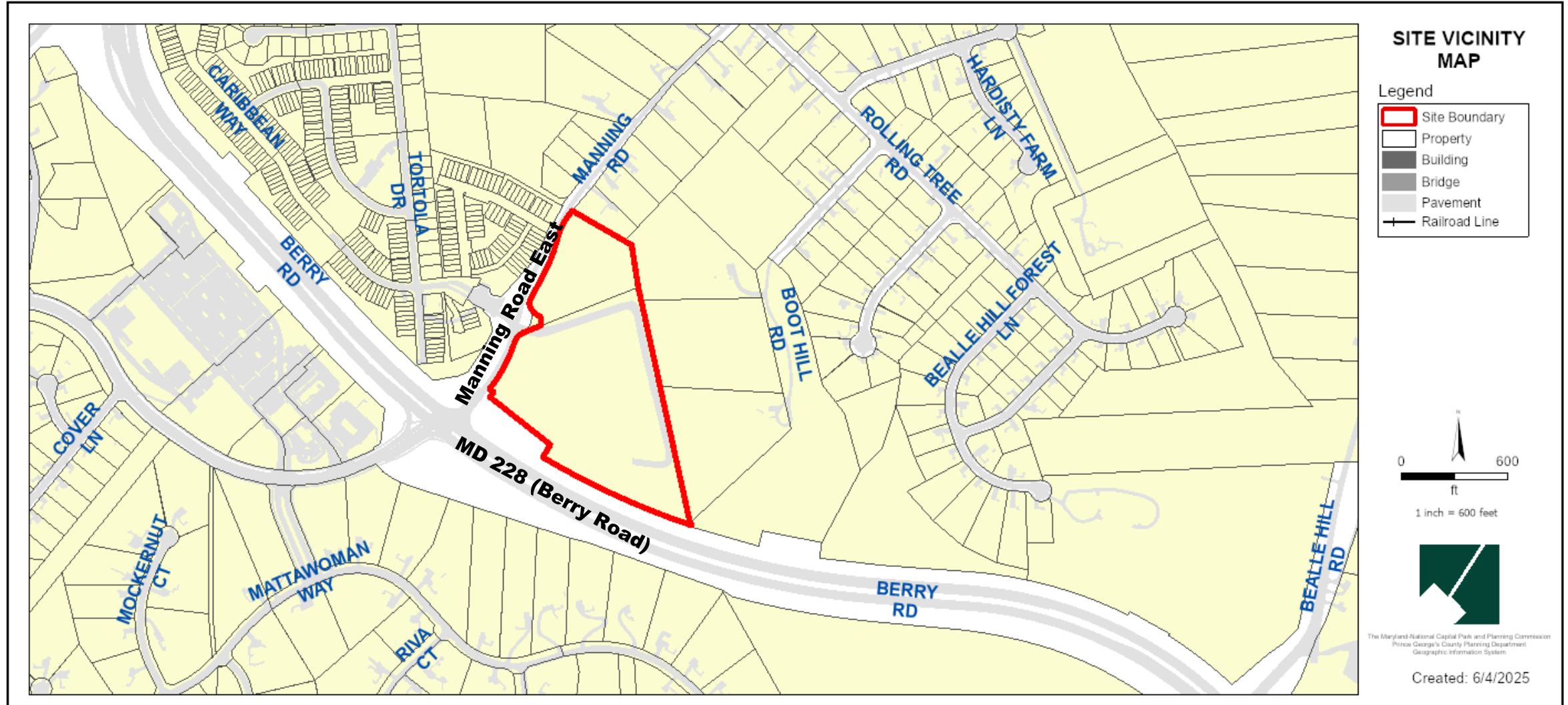
GENERAL LOCATION MAP

Council District: 09

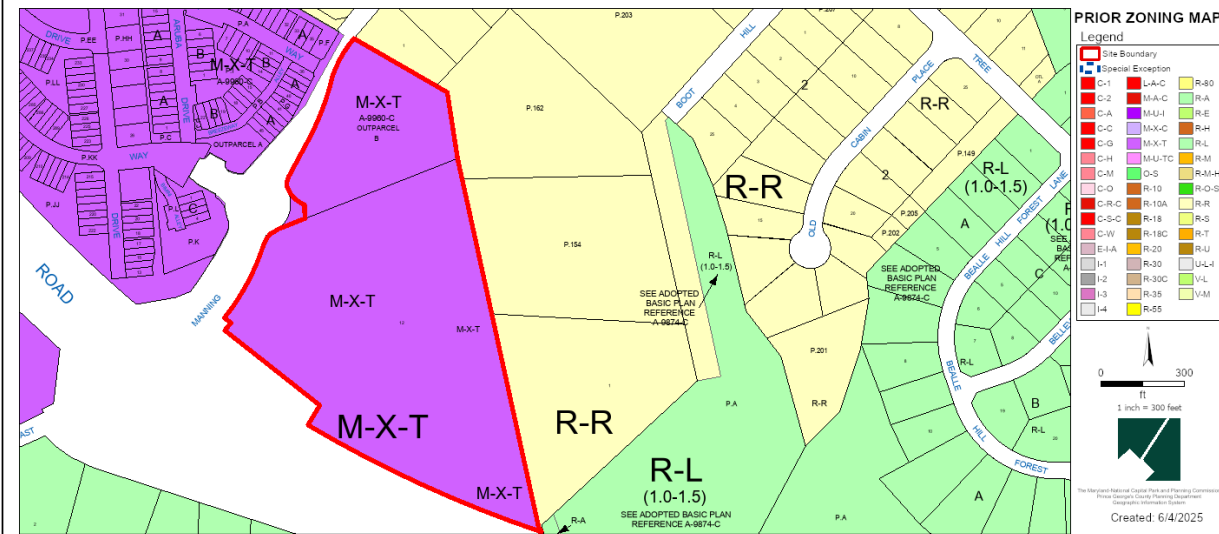
Planning Area: 084



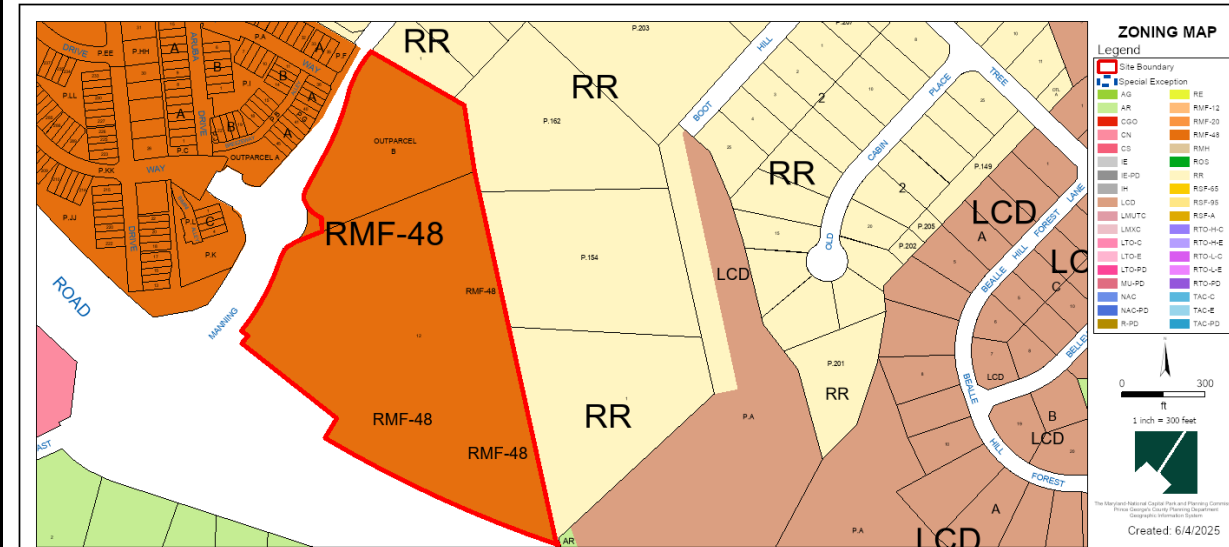
SITE VICINITY MAP



ZONING MAP

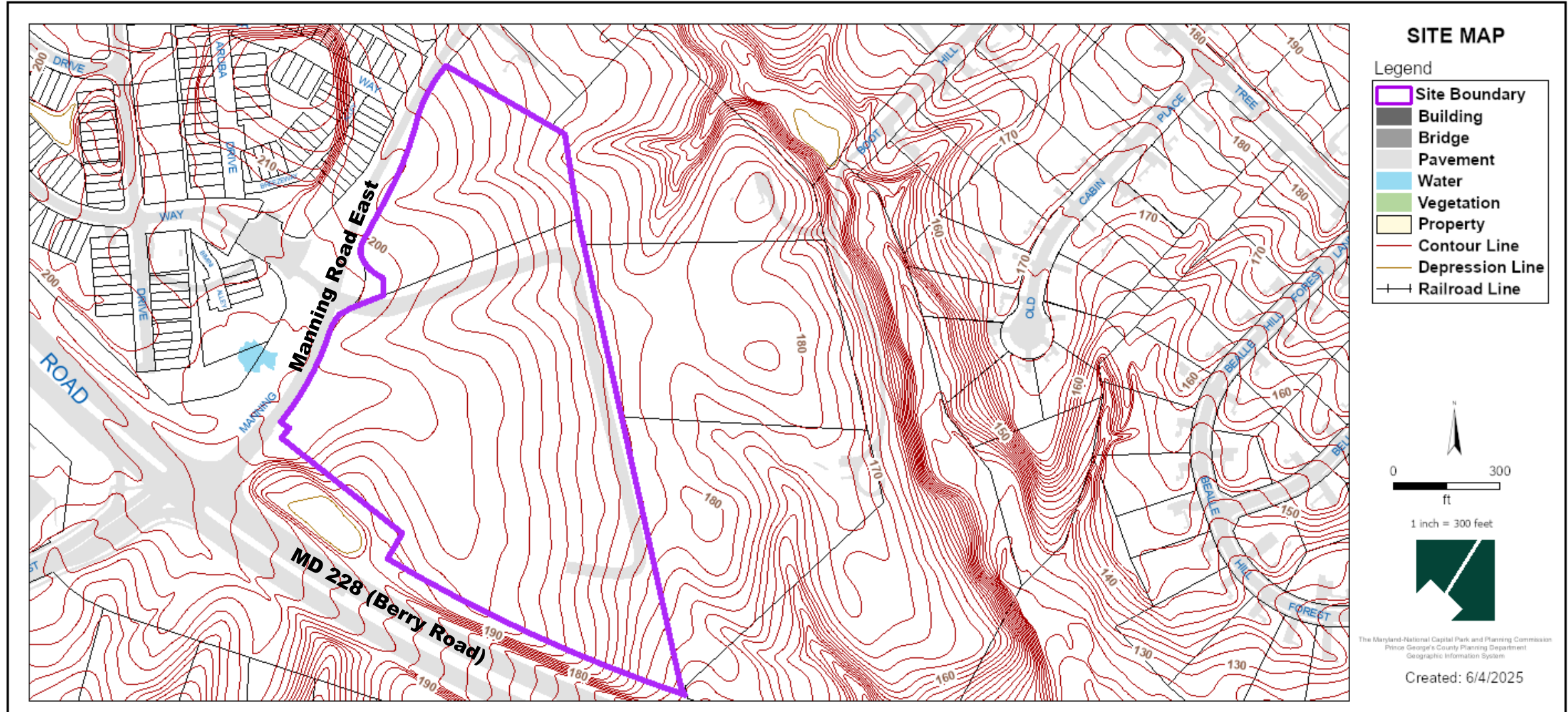


Prior Zoning Map: M-X-T

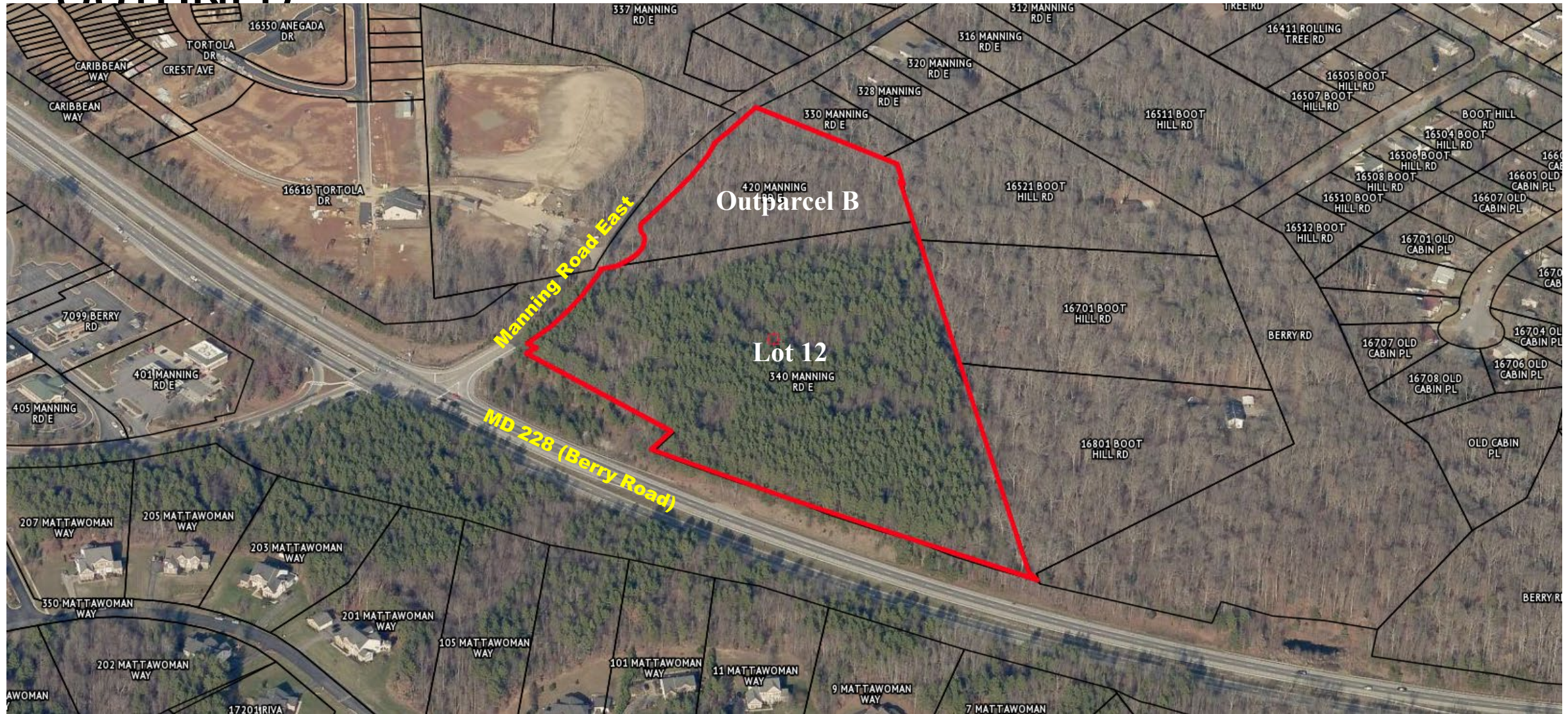


Current Zoning Map: RMF-48

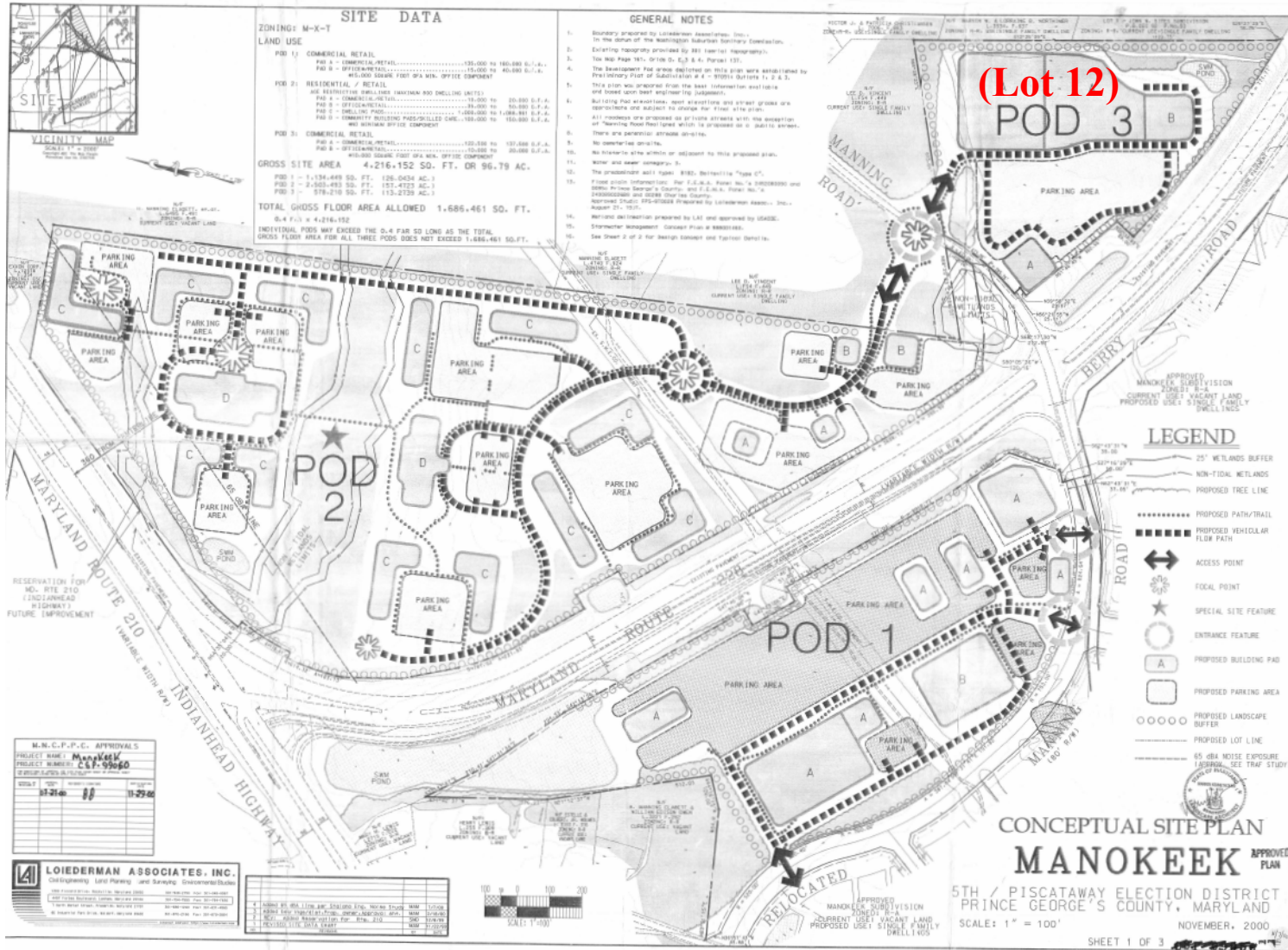
SITE MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRIOR APPROVAL: CSP-99050

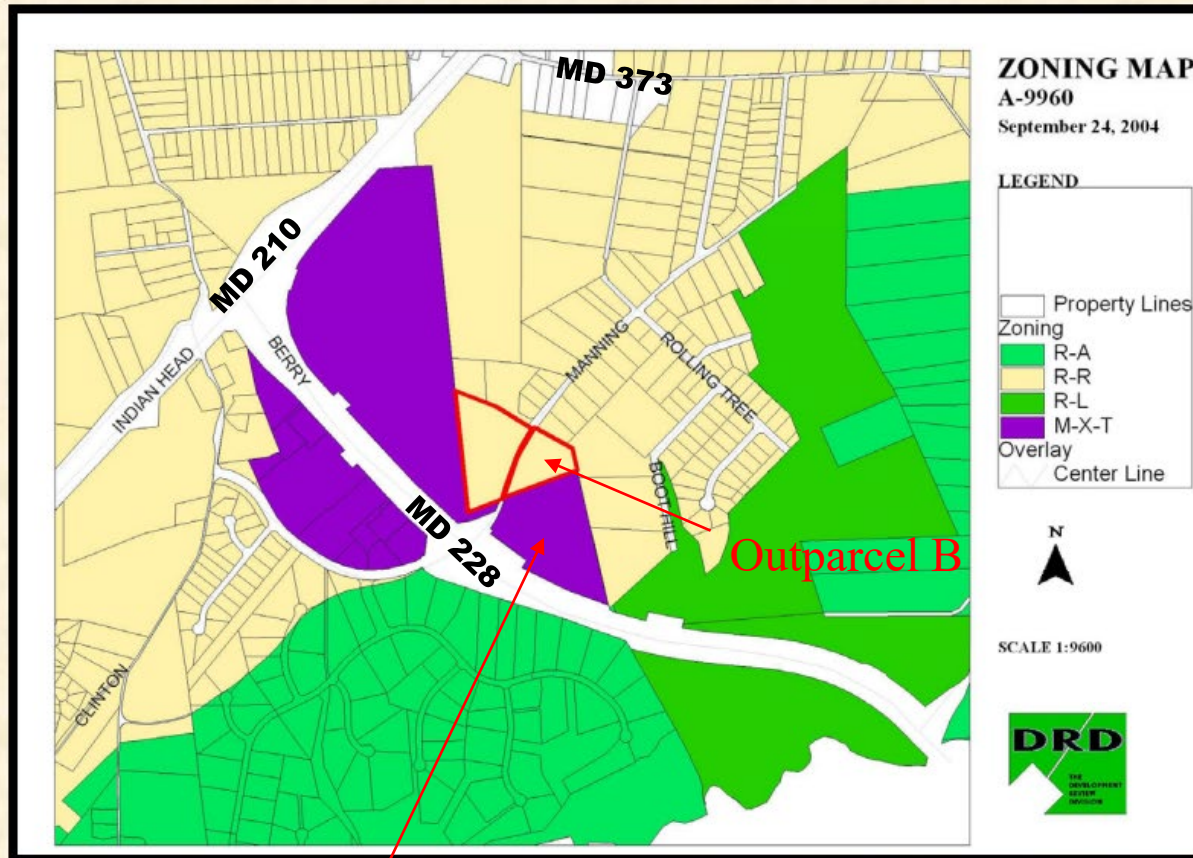


CSP-99050 was approved by the Prince George's County Planning Board on July 27, 2000 (PGCPB Resolution No. 00-142), consisting of three development areas (Pods 1, 2 and 3).

Pod 3 consists of what is now Lot 12 and was approved for a total of 157,500 square feet of commercial space, including 10,000 square feet of office space.

PRIOR APPROVAL: A-9960-C

ZONING MAP



Lot 12

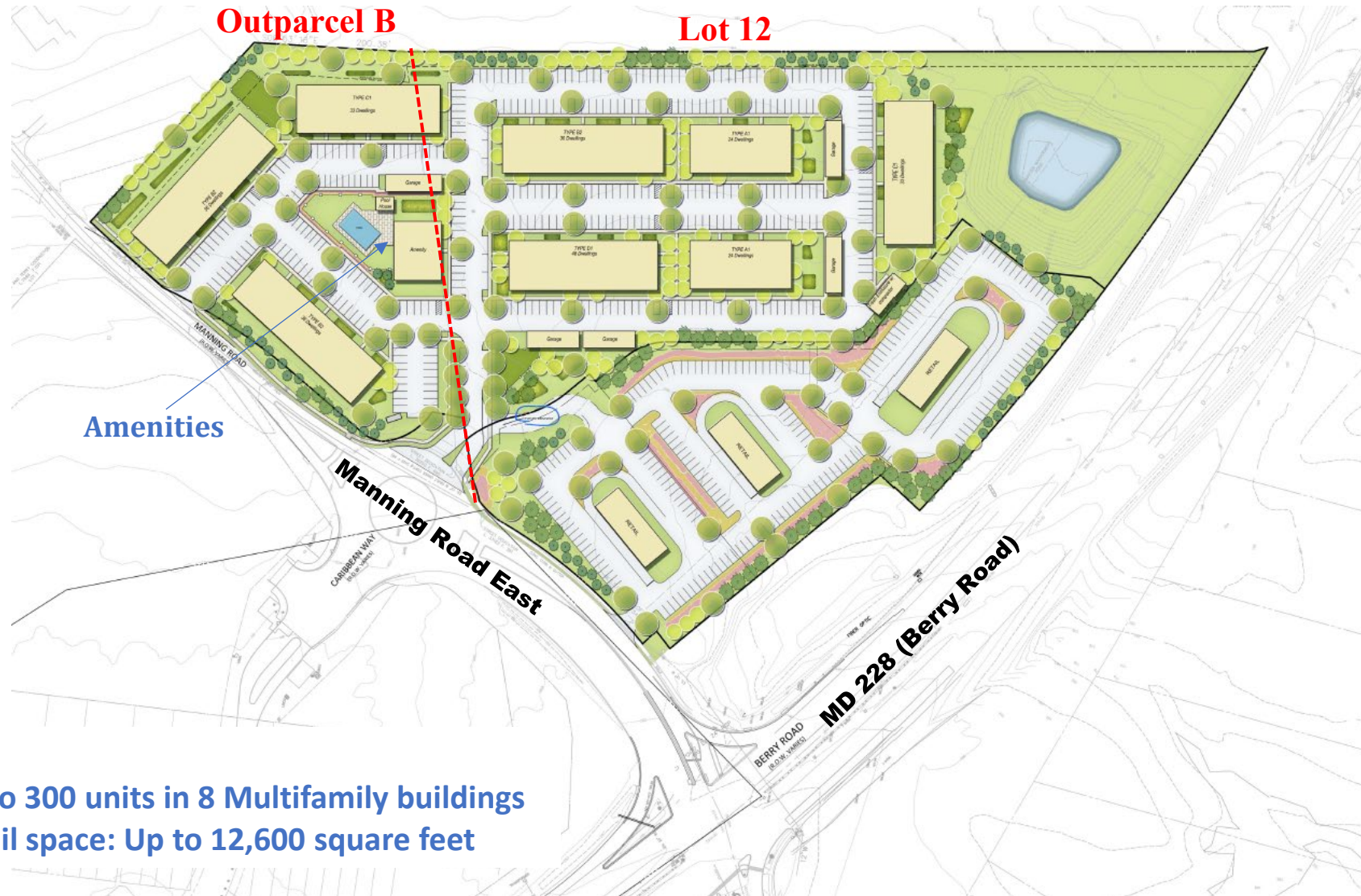
ITEM
7

A-9960

Zoning Map **Amendment A-9960-C** was approved by the Prince George's County District Council on January 9, 2006 (Zoning Ordinance No. 2-2006), to rezone the property of approximately 12.54 acres located on both sides of Manning Road East, which includes Outparcel B, from the R-R Zone to the M-X-T Zone.



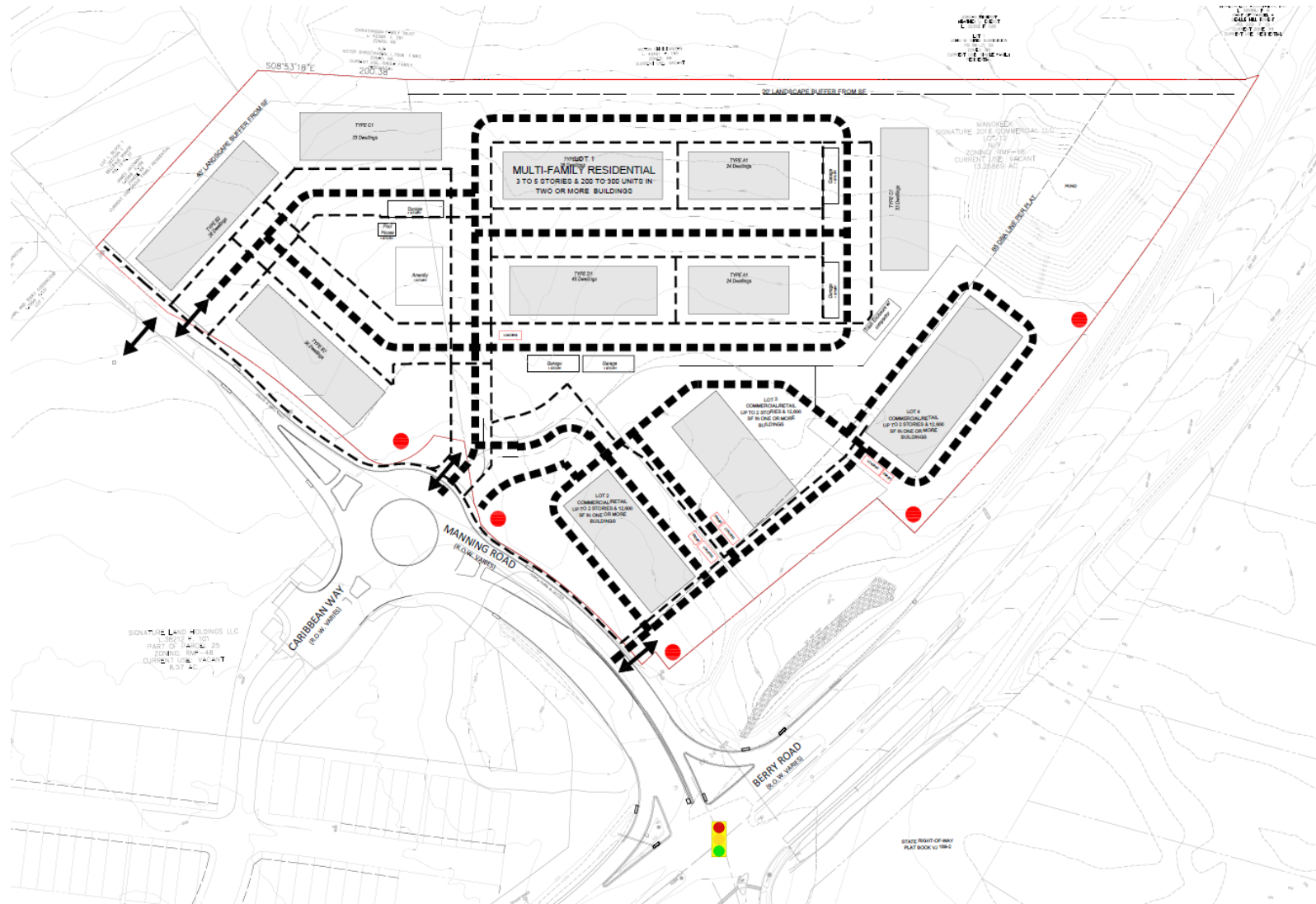
CONCEPTUAL SITE PLAN



Development:

Residential: Up to 300 units in 8 Multifamily buildings
commercial/retail space: Up to 12,600 square feet

CIRCULATION PLAN



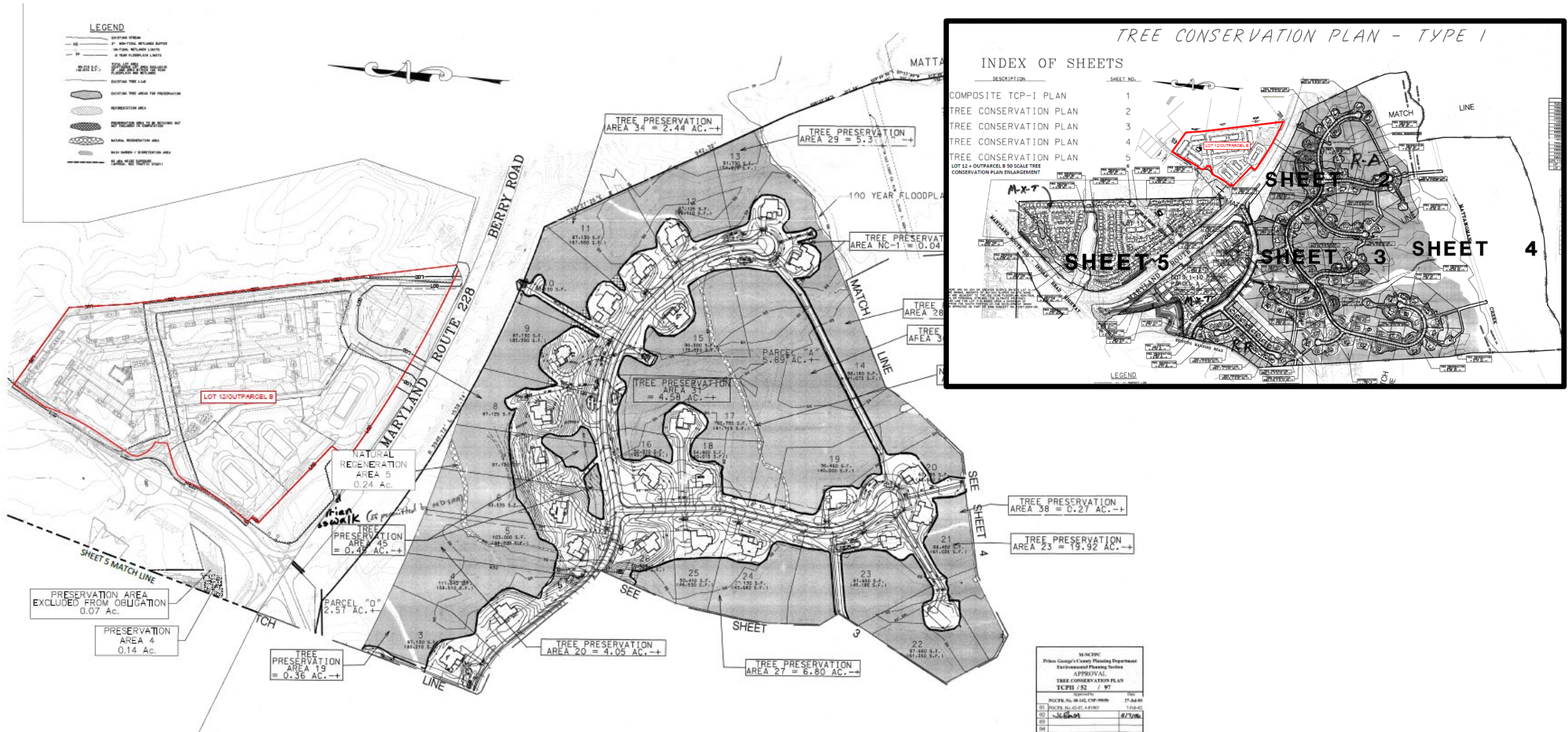
LEGEND

- Proposed Building Envelopes
- Subject Property Limits
- Pedestrian Movement (Sidewalks)
- Vehicular Movement
- Vehicular Access
- Existing Traffic Signal
- Potential Monument Sign Location
- Potential loading zone/space
- Potential commercial trash location

NOTES:

1. FINAL INTERIOR PARCEL BOUNDARIES AND AREAS TO BE DETERMINED BY SUBSEQUENT APPLICATIONS.
2. RETAIL LOTS MAY BE FURTHER SUBDIVIDED OR CONSOLIDATED.
3. BUILDING ENVELOPES ARE CONCEPTUAL AND FINAL FOOTPRINTS, NUMBER OF BUILDINGS, AND LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
4. PARKING WILL BE PROVIDED ON SURFACE LOTS IN LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
5. INTERNAL DRIVES WILL BE PRIVATE UNDER SECTION 24-128.(b)(13) & (15); SIDEWALKS, RAMPS, AND STREETSCAPE TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
6. PATHS AND TRAILS, IF INCLUDED IN THE FUTURE DEVELOPMENT, SHALL BE A MINIMUM OF 6' WIDE.

TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-23002
- TCP1-052-97-03
- Variance to Section 25-122(b)(1)(G)

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/14/2023
- Acceptance Mailing: 01/05/2024