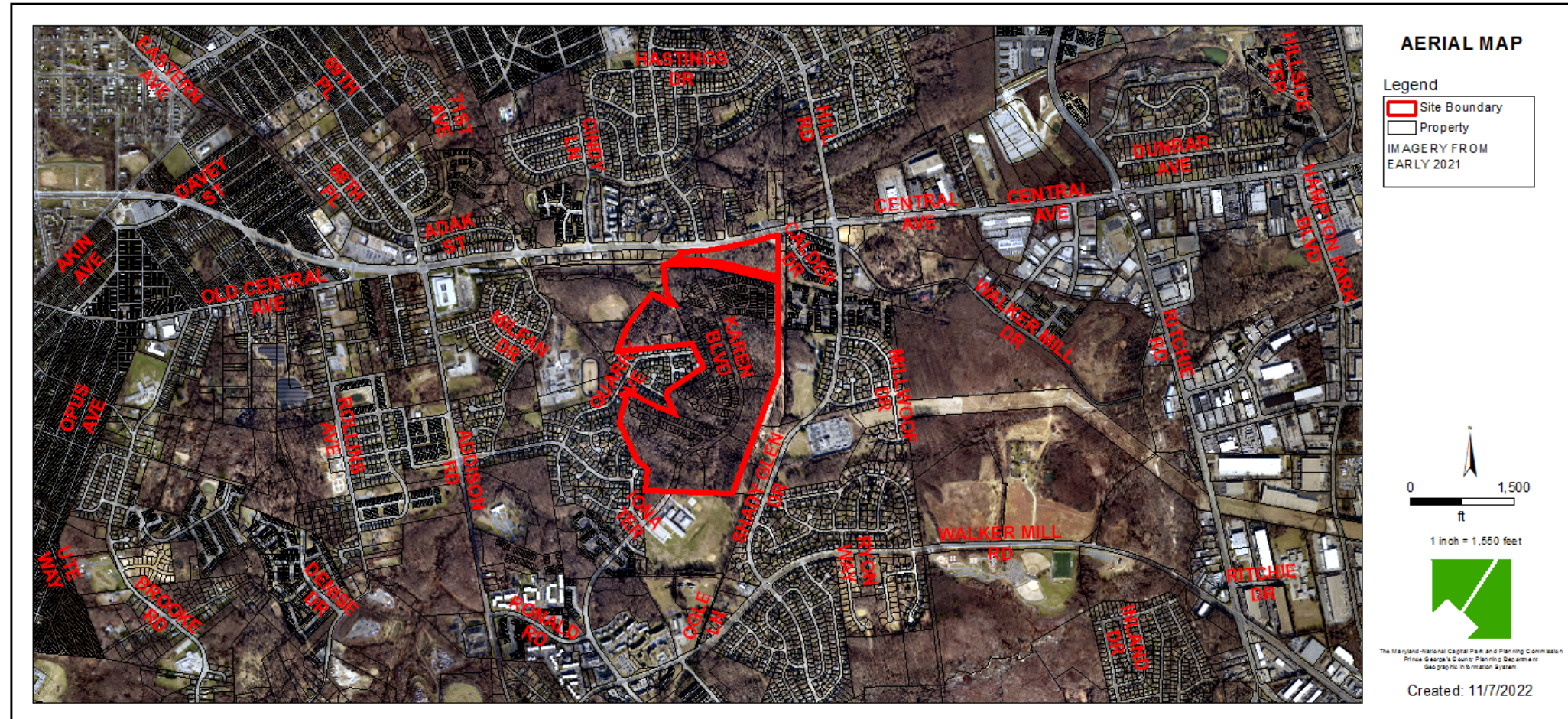


GLENWOOD HILLS

CONCEPTUAL SITE PLAN

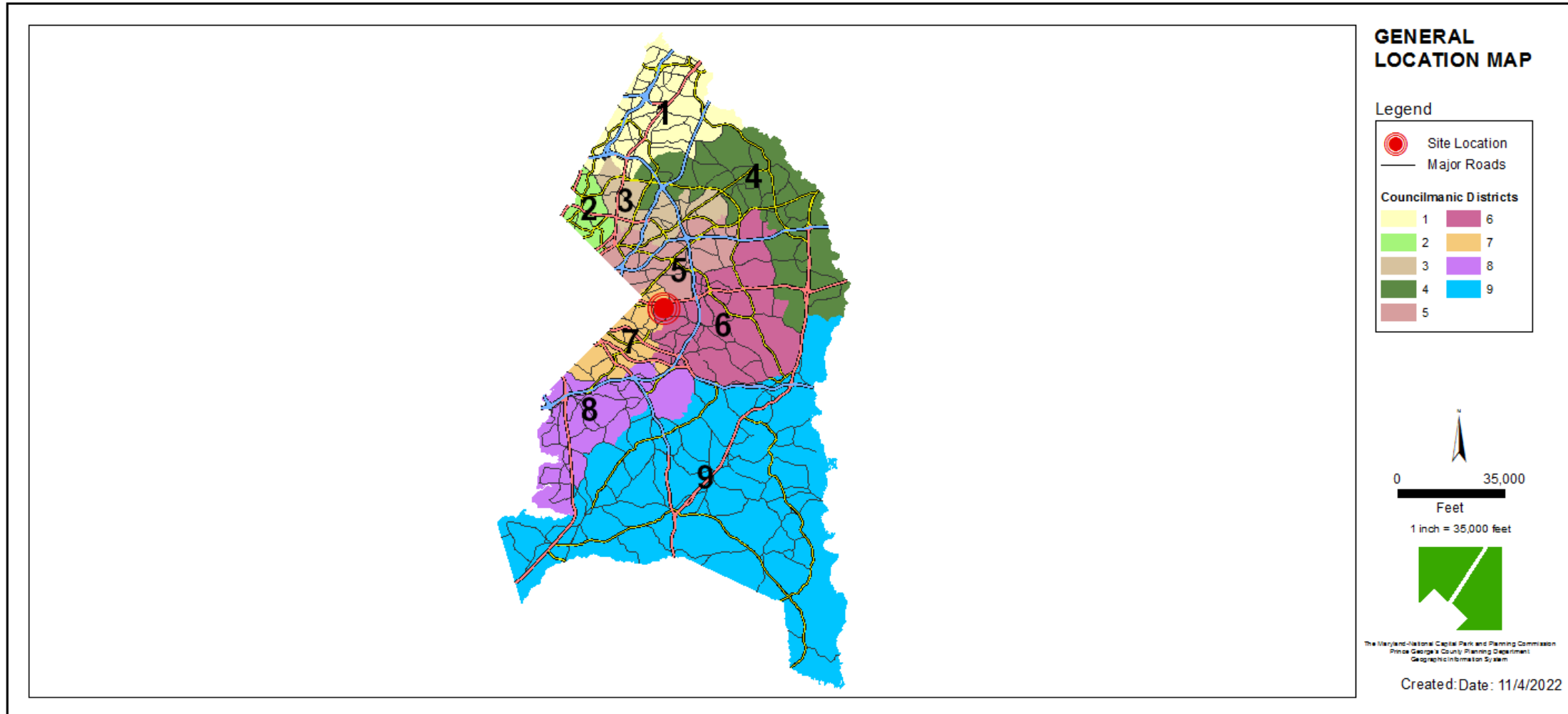
Staff Recommendation: APPROVAL with conditions



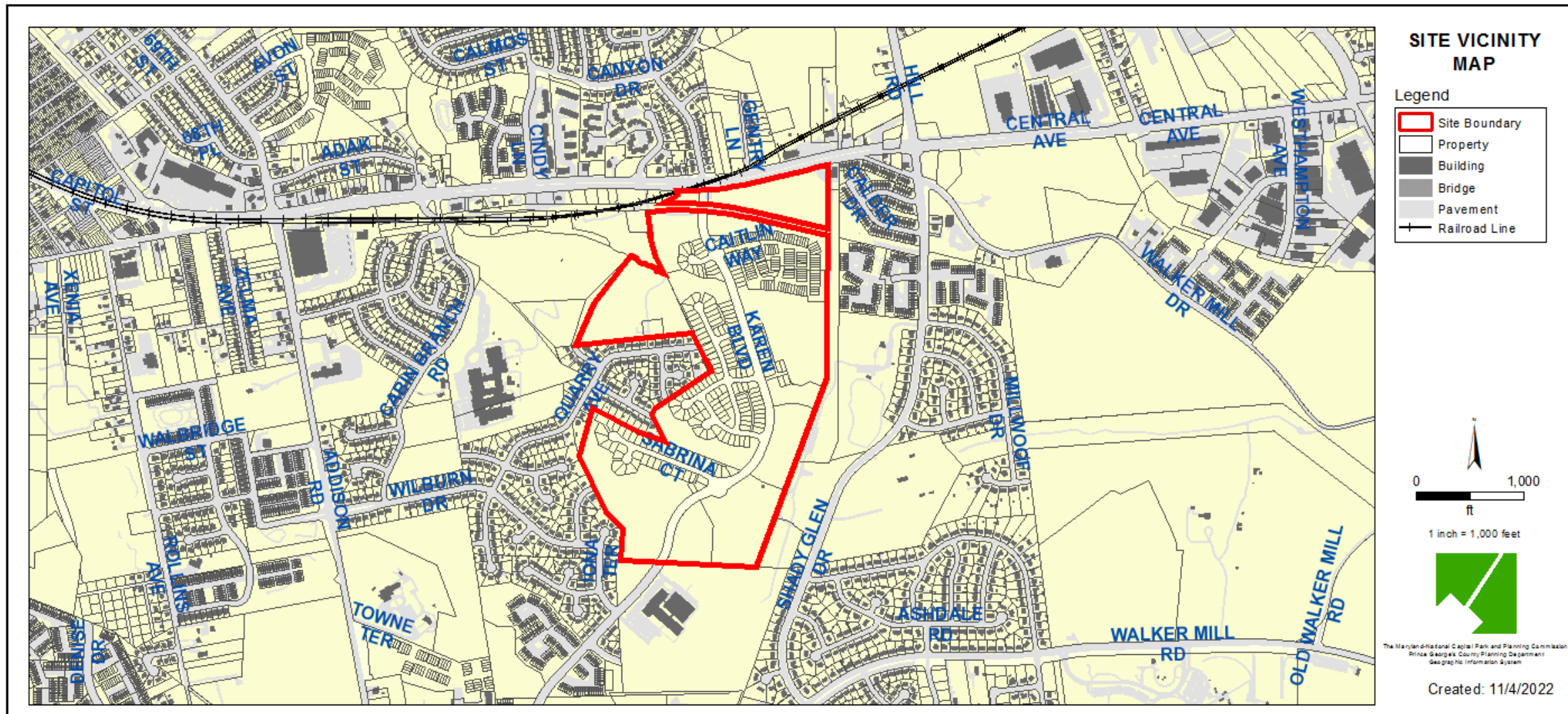
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



SITE VICINITY MAP



ZONING MAP (CURRENT & PRIOR)

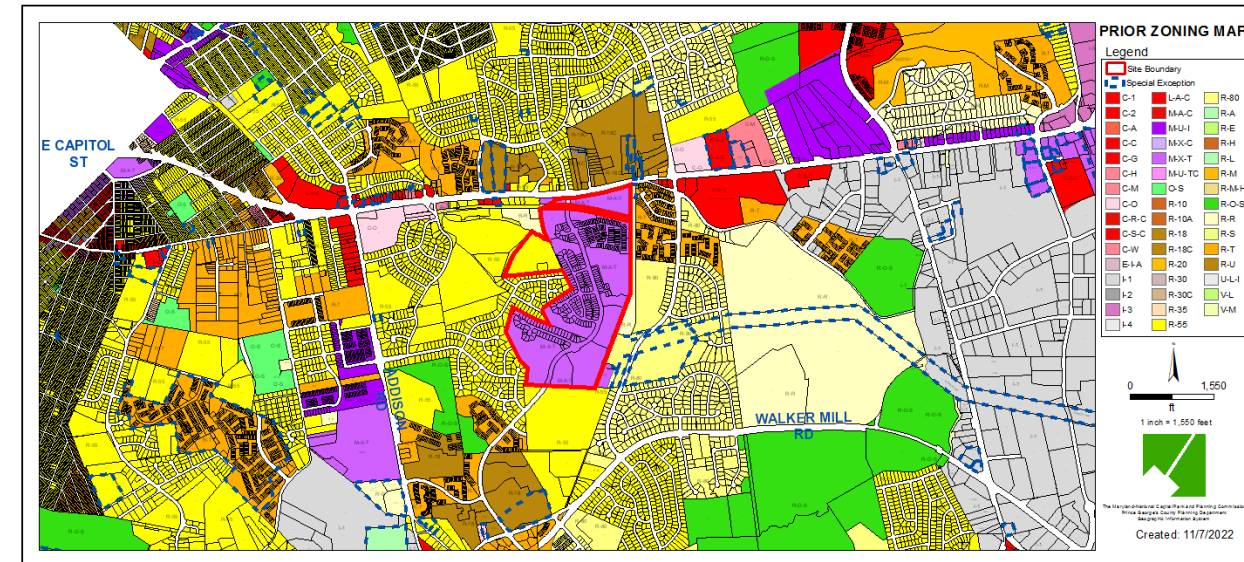
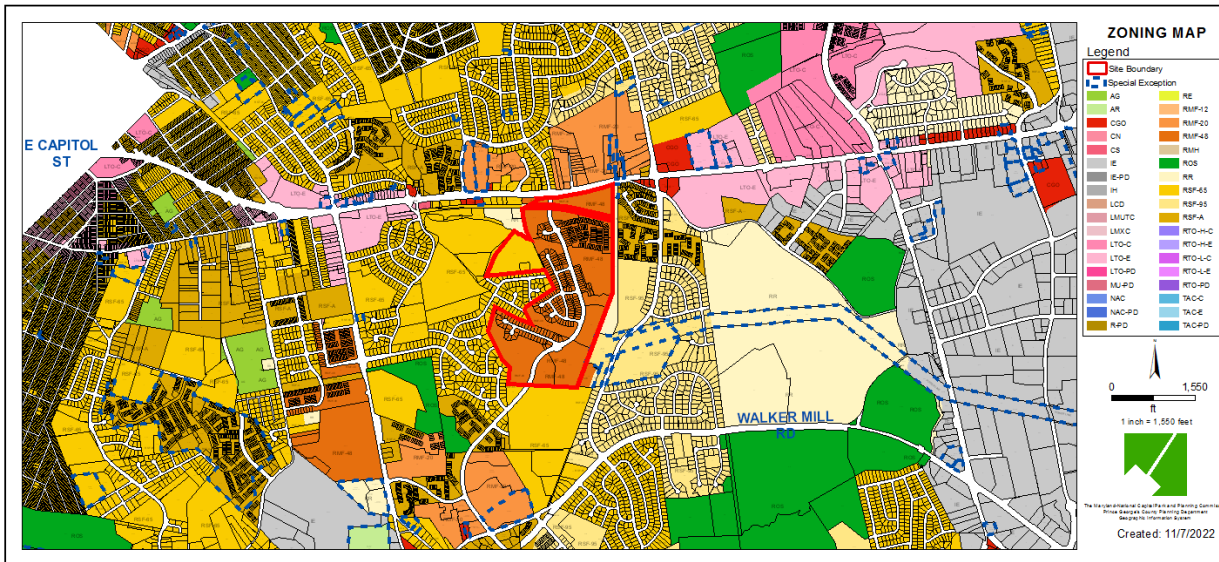
Current Property Zone: RMF-48/RSF-

65

Prior Property Zone: M-X-T/R-55

CURRENT ZONING MAP

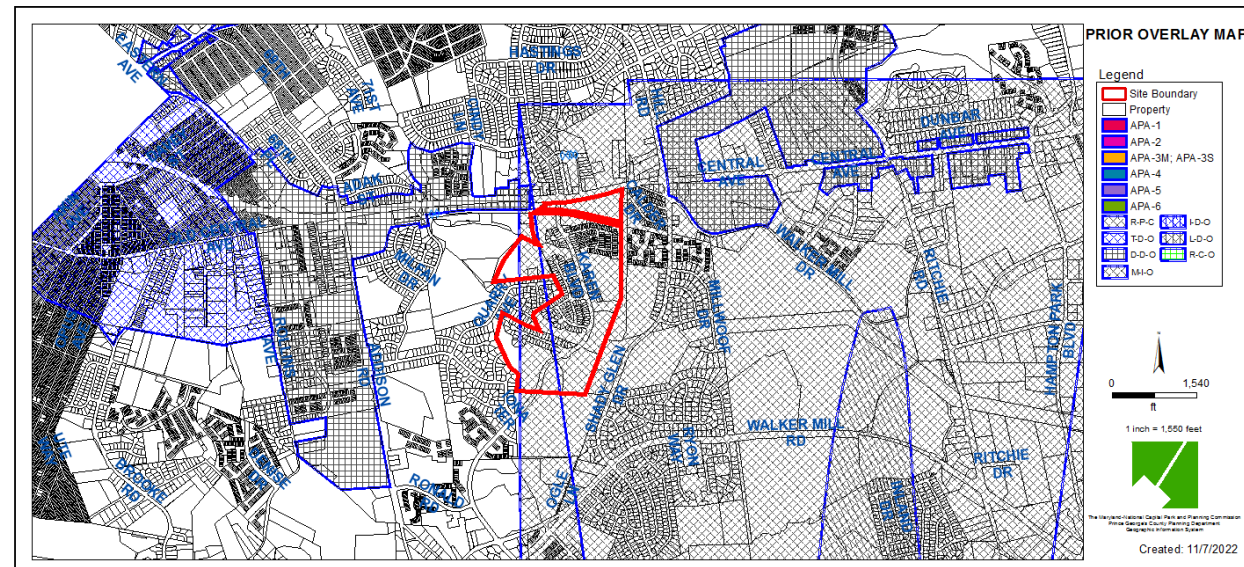
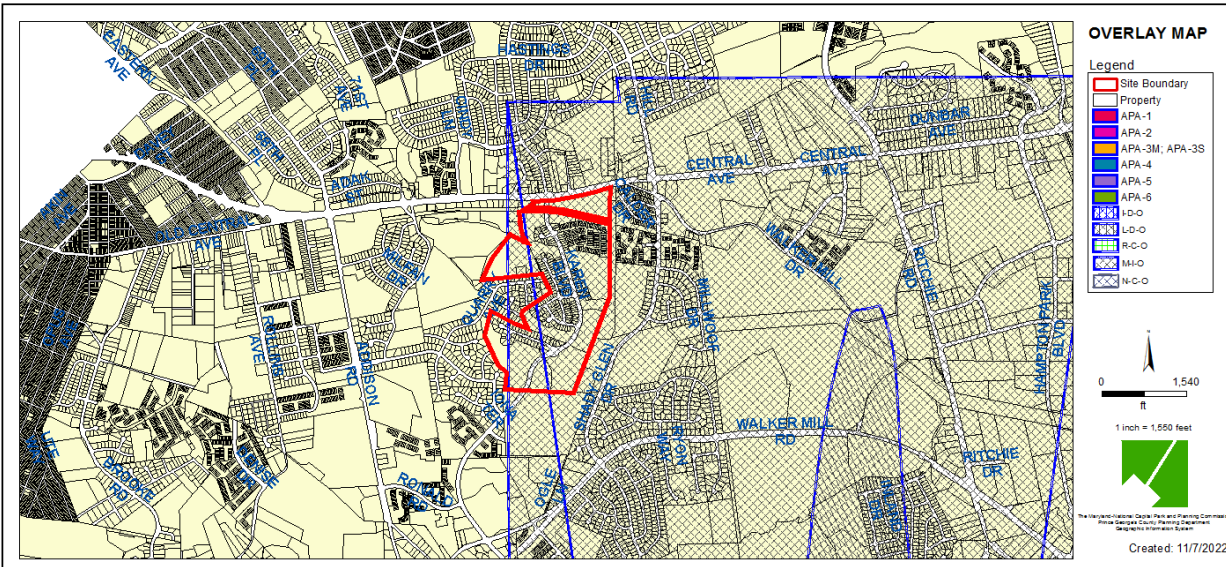
PRIOR ZONING MAP



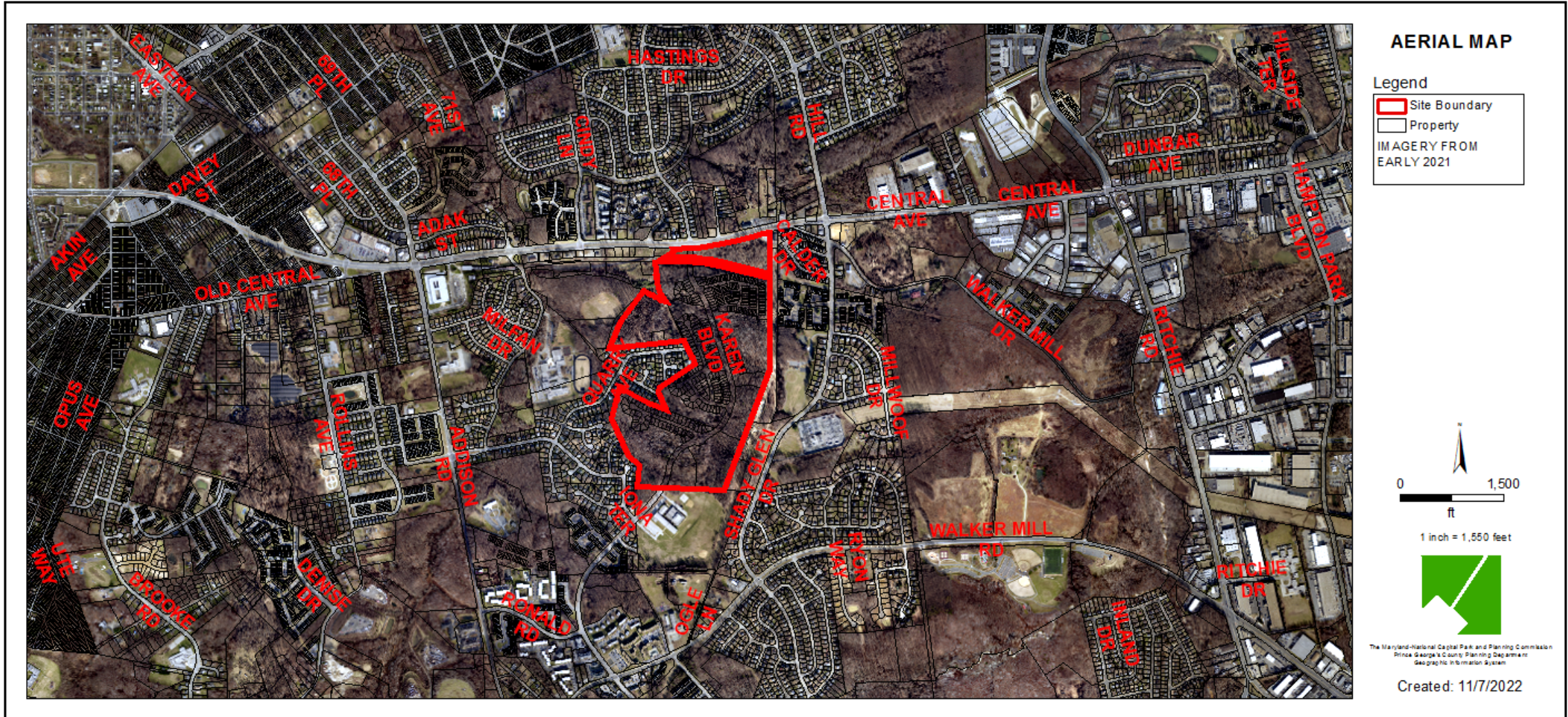
OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY ZONE: MIO

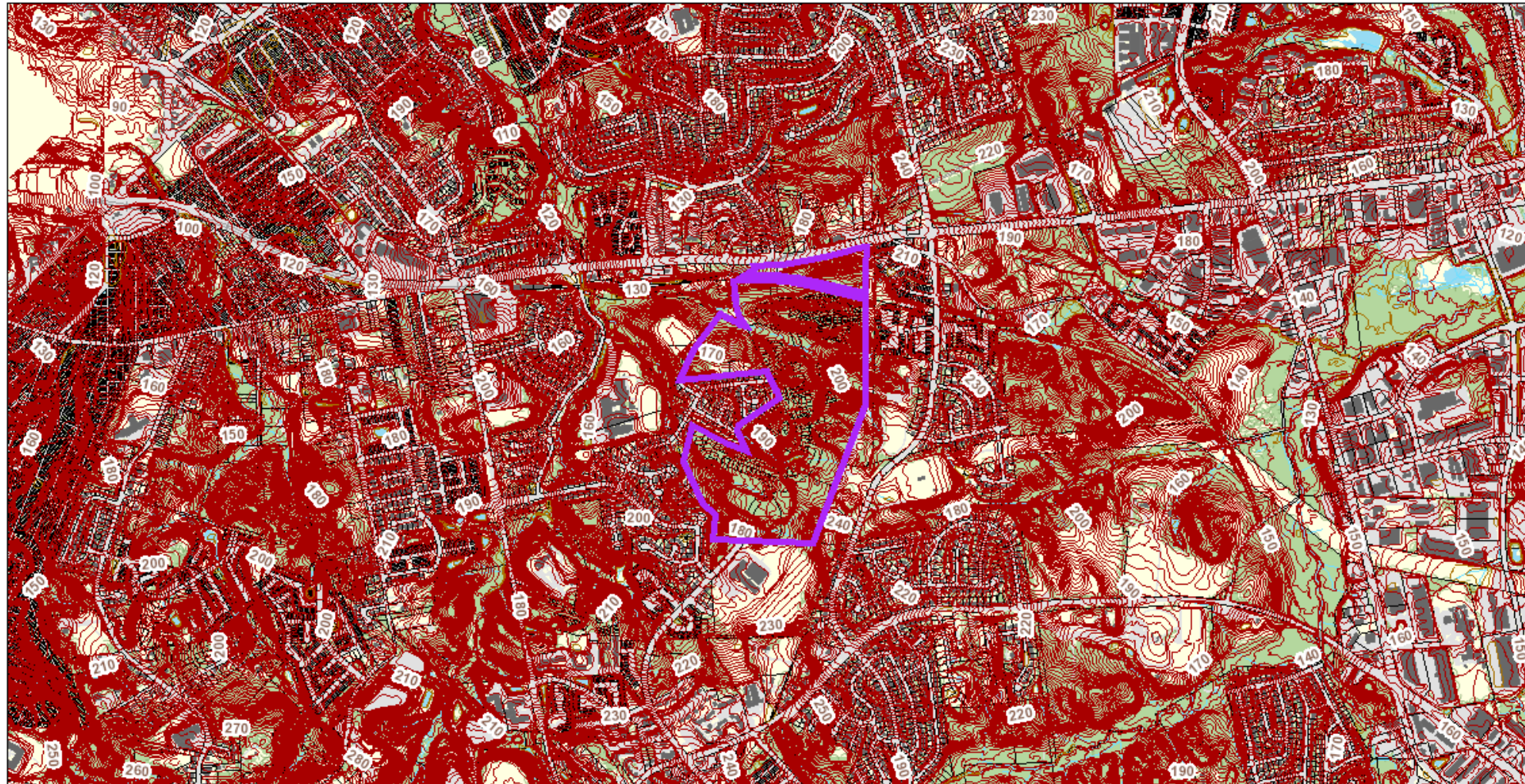
PRIOR OVERLAY MAP : M-I-O



AERIAL MAP



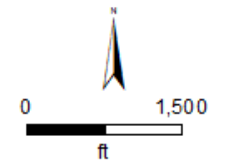
SITE MAP



SITE MAP

Legend

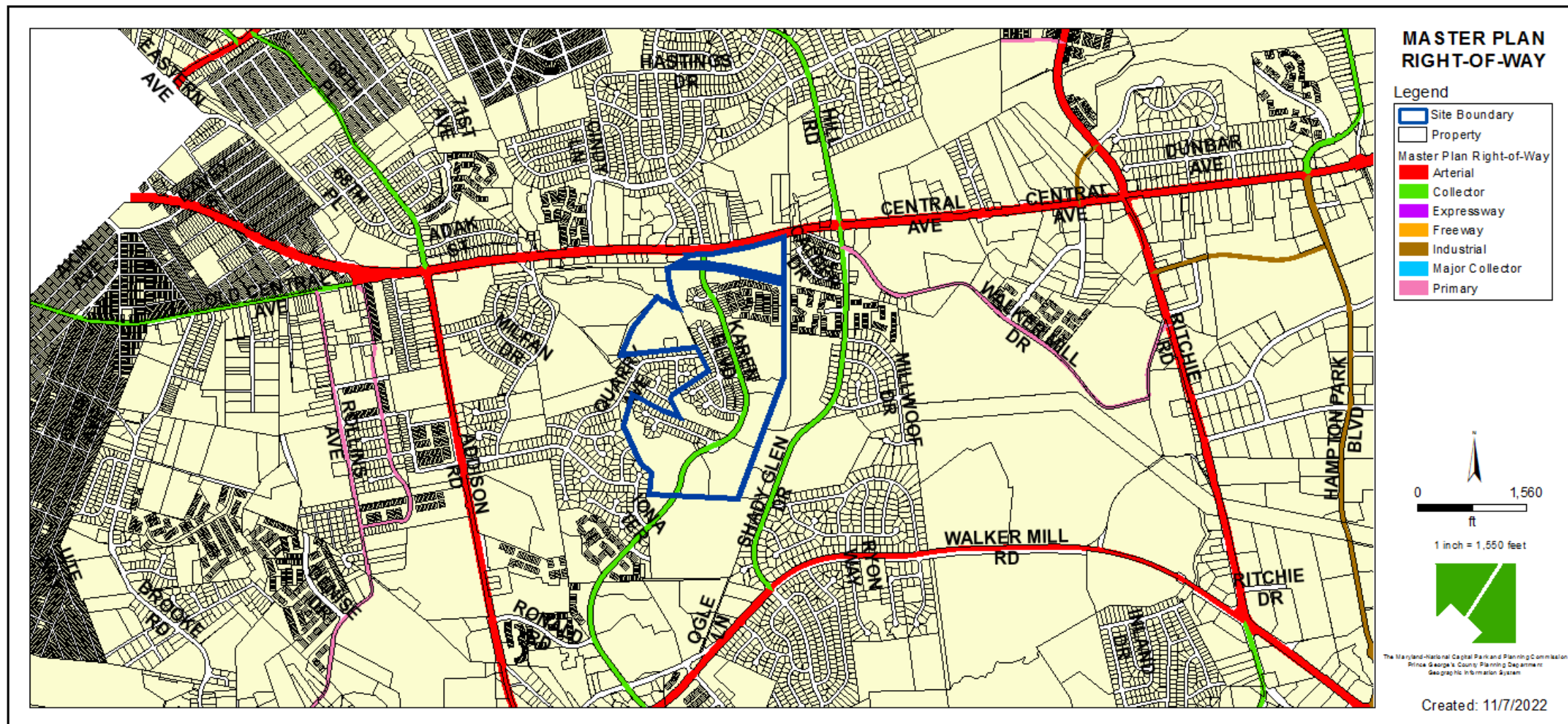
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



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

Created: 11/7/2022

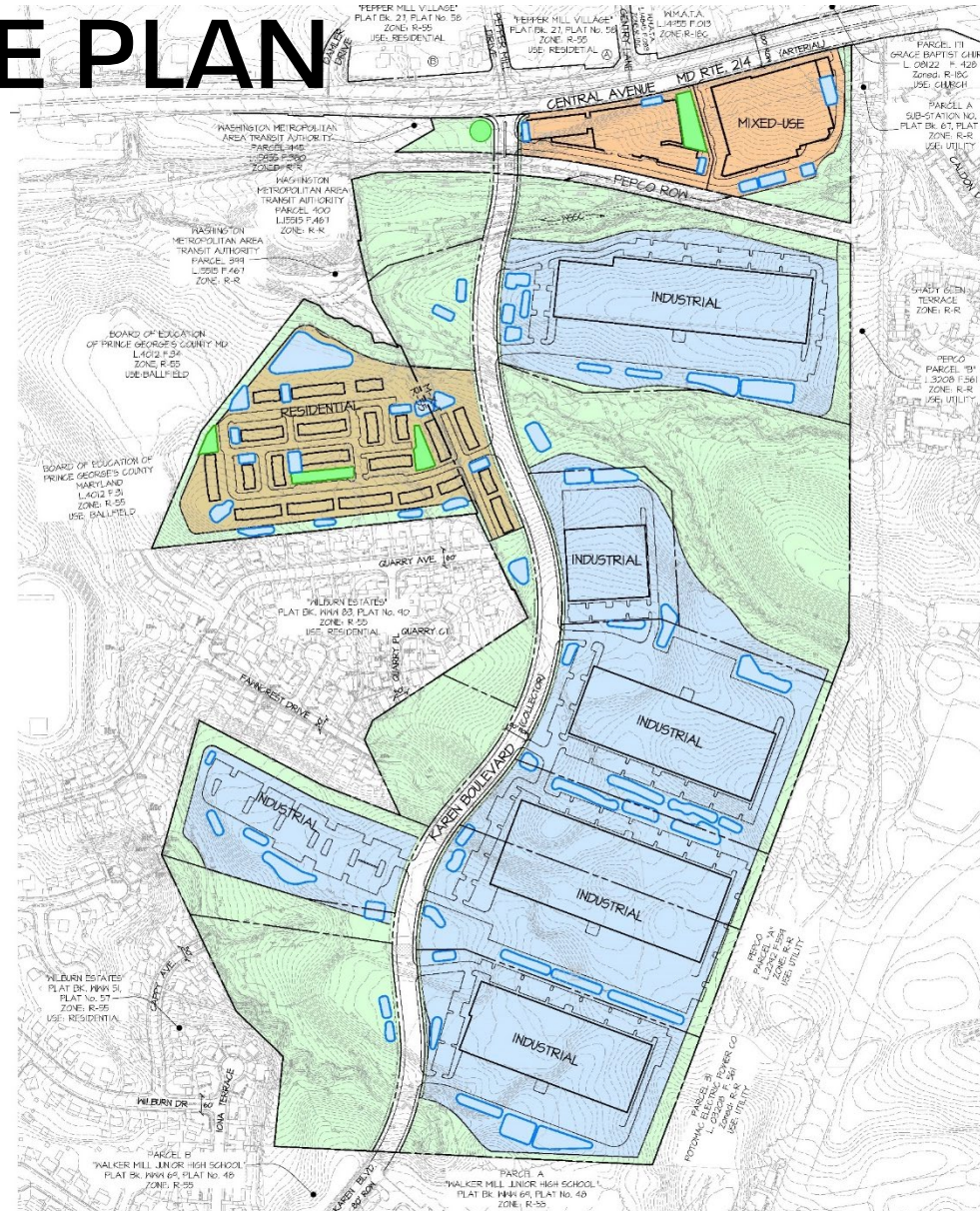
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CONCEPTUAL SITE PLAN



CIRCULATION PLAN

	MIXED USE (MULTI-FAMILY RESIDENTIAL, RETAIL, COMMERCIAL)
	INDUSTRIAL - (WAREHOUSE-DISTRIBUTION)
	RESIDENTIAL - SINGLE-FAMILY ATTACHED
	OPEN SPACE/GREEN AREA

MAIN VEHICULAR CIRCULATION
(KAREN BLVD.)

VEHICULAR ACCESS

INTERIOR VEHICULAR CIRCULATION

8 FT WIDE SHARED USE PATH

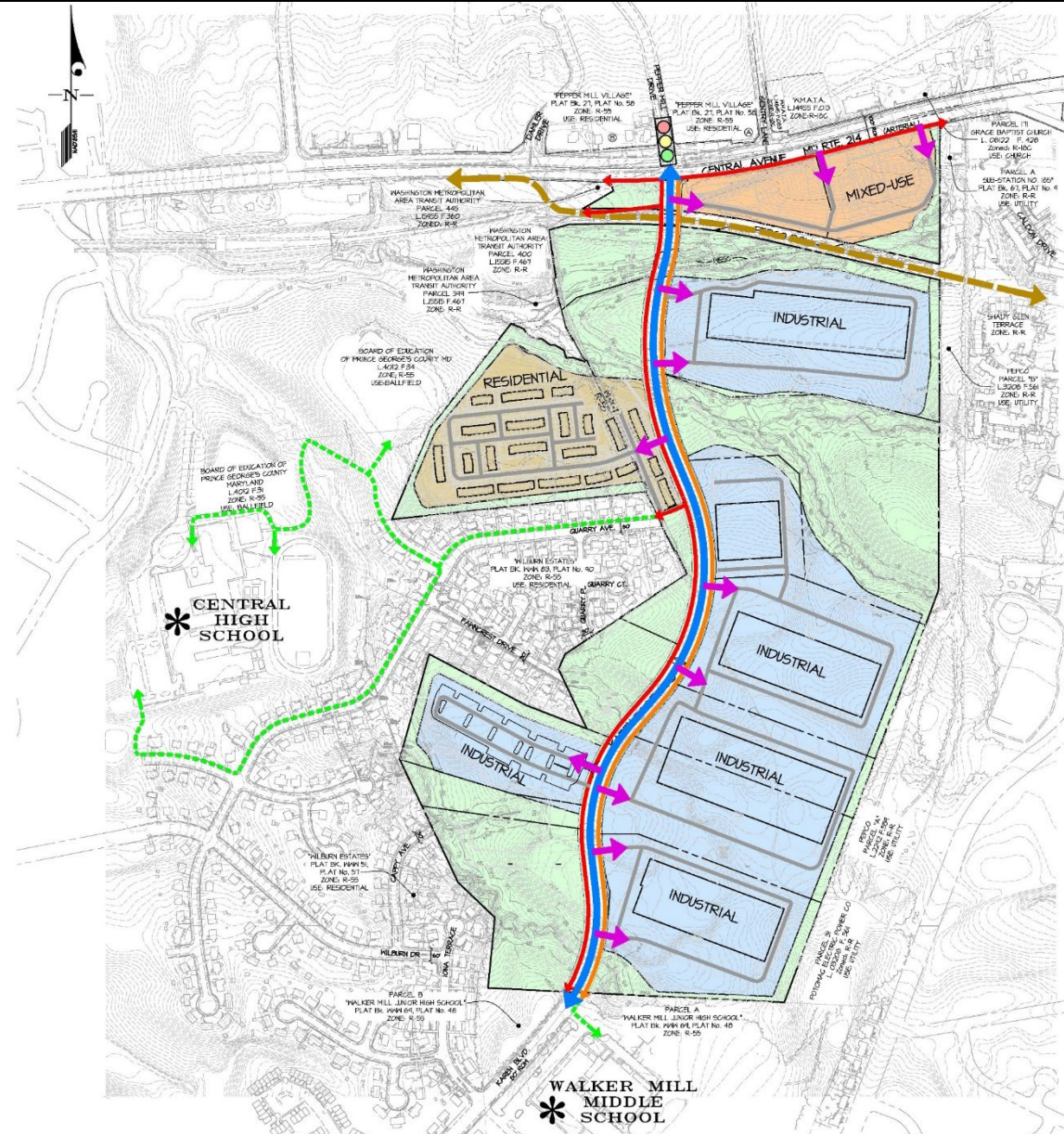
5 FT WIDE SIDEWALK

SIGNALIZED INTERSECTION

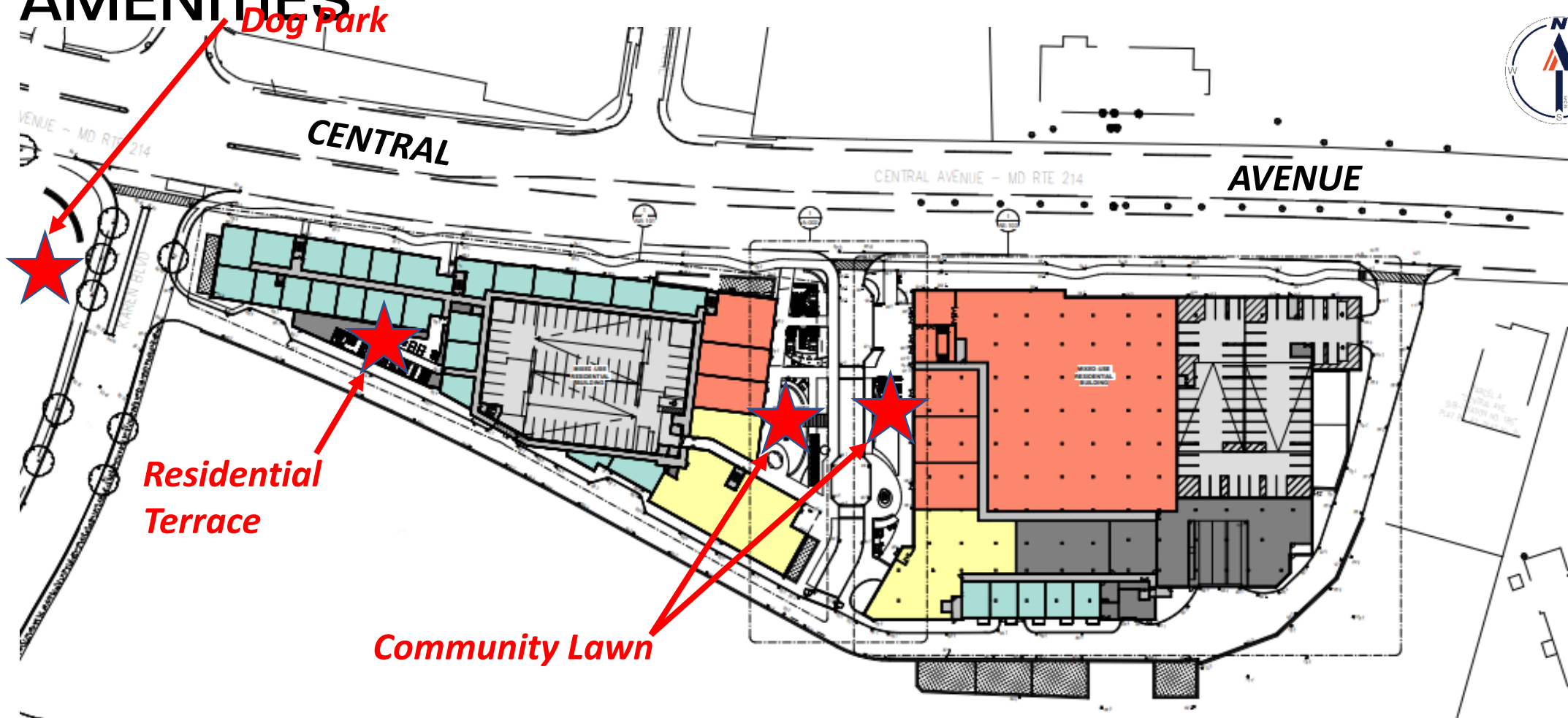
CENTRAL AVENUE CONNECTOR TRAIL
(FUTURE BY OTHERS)

 NEIGHBORHOOD SCHOOL

 CONNECTION TO NEIGHBORHOODS,
SCHOOLS & FIELDS



CONCEPTUAL PLAN – MIXED-USE BUILDINGS & AMENITIES



AMENITY SPACES – COMMUNITY LAWN

(CO



AMENITY SPACE (CONCEPTUAL)



AMENITY SPACES (CONCEPTUAL)



AMENITY SPACES (CONCEPTUAL)



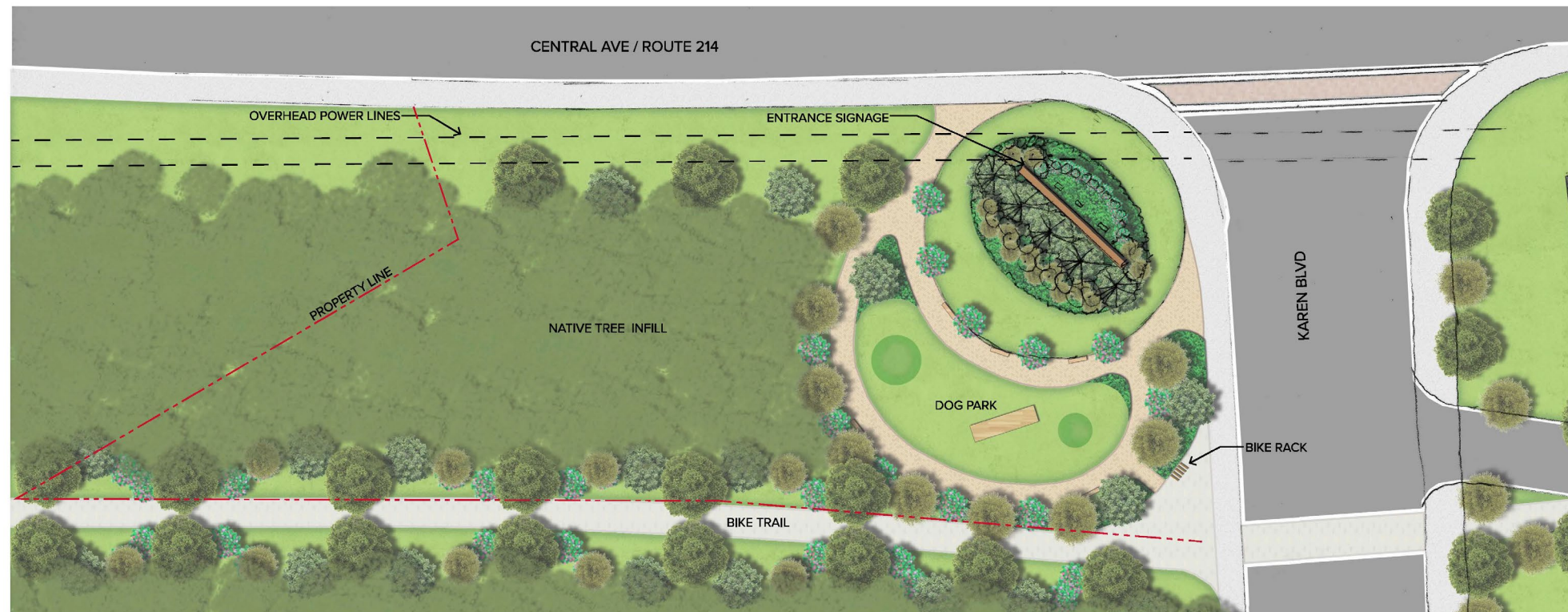
ENTRANCE SIGNAGE



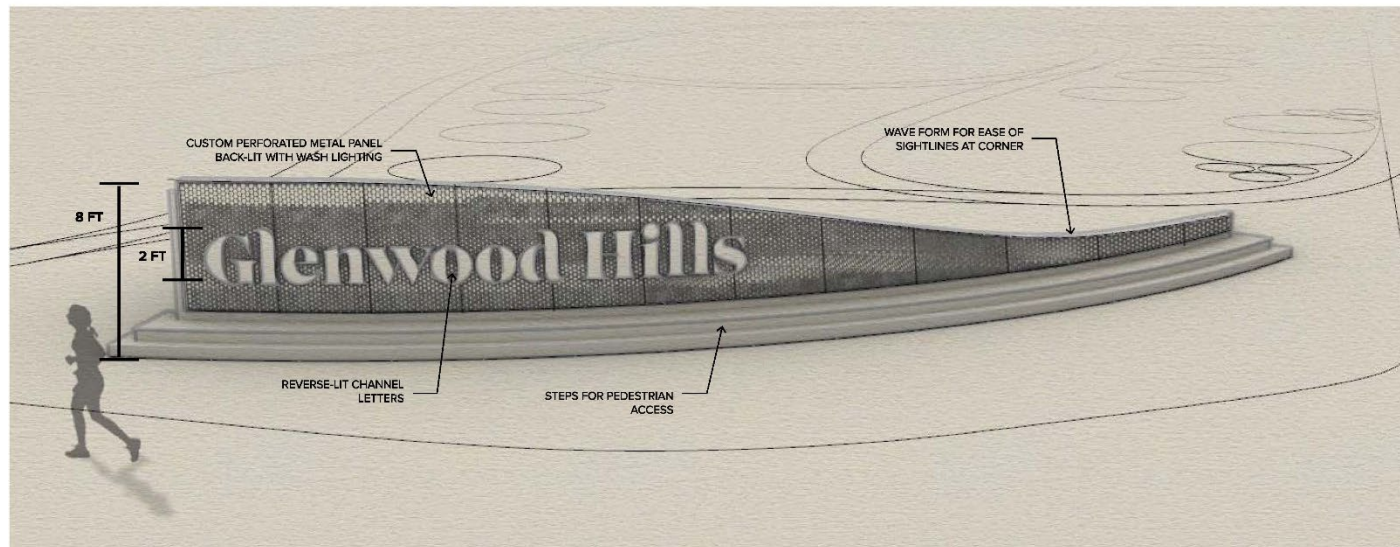
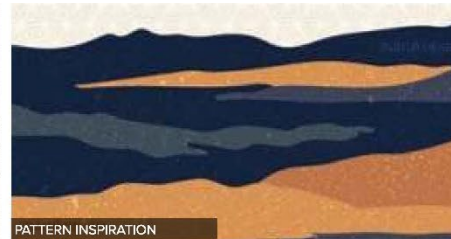
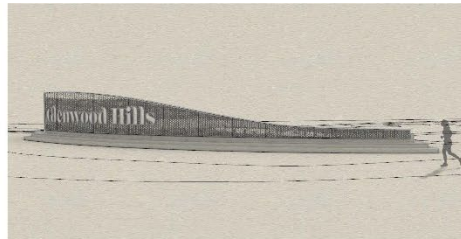
BIKE TRAIL



DOG PARK



PROPOSED SIGNAGE (CONCEPTUAL)



MIXED-USE SIGNAGE



CONCEPTUAL EXAMPLE

RESIDENTIAL SIGNAGE



CONCEPTUAL EXAMPLE

INDUSTRIAL SIGNAGE



CONCEPTUAL EXAMPLE

TYPE I TREE CONSERVATION PLAN (NOI)



WOODLAND CONSERVATION SUMMARY TABLE											
SHEET	PROPOSED TRACT AREA (AC)	100-YEAR FLOODPLAIN (F1)	NET TRACT AREA (NA)	EXISTING WOODLAND (E1)	EXISTING WOODLAND (E2)	WOODLAND CLEARED NET TRACT (E-NA)	WOODLAND CLEARED FLOODPLAIN (E-F1)	WOODLAND CLEARED OFF-SITE (E-O5)	WOODLAND PRESERVATION AREA (PMA)	WOODLAND REFORESTATION AREA (RMA)	WOODLAND RETAINED/ASSURED CLEARED (RMA-C)
2	12.41	3.68	43.36	41.58	3.2	34.18	0.87	0.00	5.36	1.90	0.00
TOTAL	135.45	4.83	124.80	120.86	1.28	11.81	0.71	0.00	28.04	3.83	0.00

- Woodland Preservation/Regeneration Areas
- Proposed PMA Impacts
- Specimen Trees proposed for removal

[illegible]

SHEET	GRASS WOODLAND (GWA)	100-YEAR WOODLAND (100W)	NET TRACT WOODLAND (NTW)	EXISTING WOODLAND (EW)	EXISTING WOODLAND (EW)	WOODLAND CLEARED NET TRACT (C-NTW)	WOODLAND CLEARED FLOODPLAIN (C-FP)	WOODLAND CLEARED AREA (C-CA)	WOODLAND PRESERVATION AREA (PWA)	WOODLAND REPRESENTATION AREA (RWA)	WOODLAND RETAINED NOT REPRESENTED (NR-NG)	WOODLAND REMOVED REPRESENTED (R-NG)	NATURAL REPRESENTATION AREA (NRA)
1	10.1	3.66	45.36	4.36	3.2	34.16	0.0	0.0	1.16	1.56	0.0	0.00	
2	60.48	17	74.44	74.28	16	58.04	0.0	0.0	22.28	2.05	0.0	0.00	
TOTAL	180.45	4.88	244.80	200.64	4.26	4.64	0.0	0.0	28.04	3.63	0.0	0.00	



-  **Woodland Preservation/
Regeneration Areas**
-  **Proposed PMA Impacts**
-  **Specimen Trees proposed
for removal**

STAFF RECOMMENDATION

APPROVAL with conditions

- CSP-88020-03
- TCP1-066-94-03
- Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 11/17/2021
- Acceptance Mailing: 09/27/2022