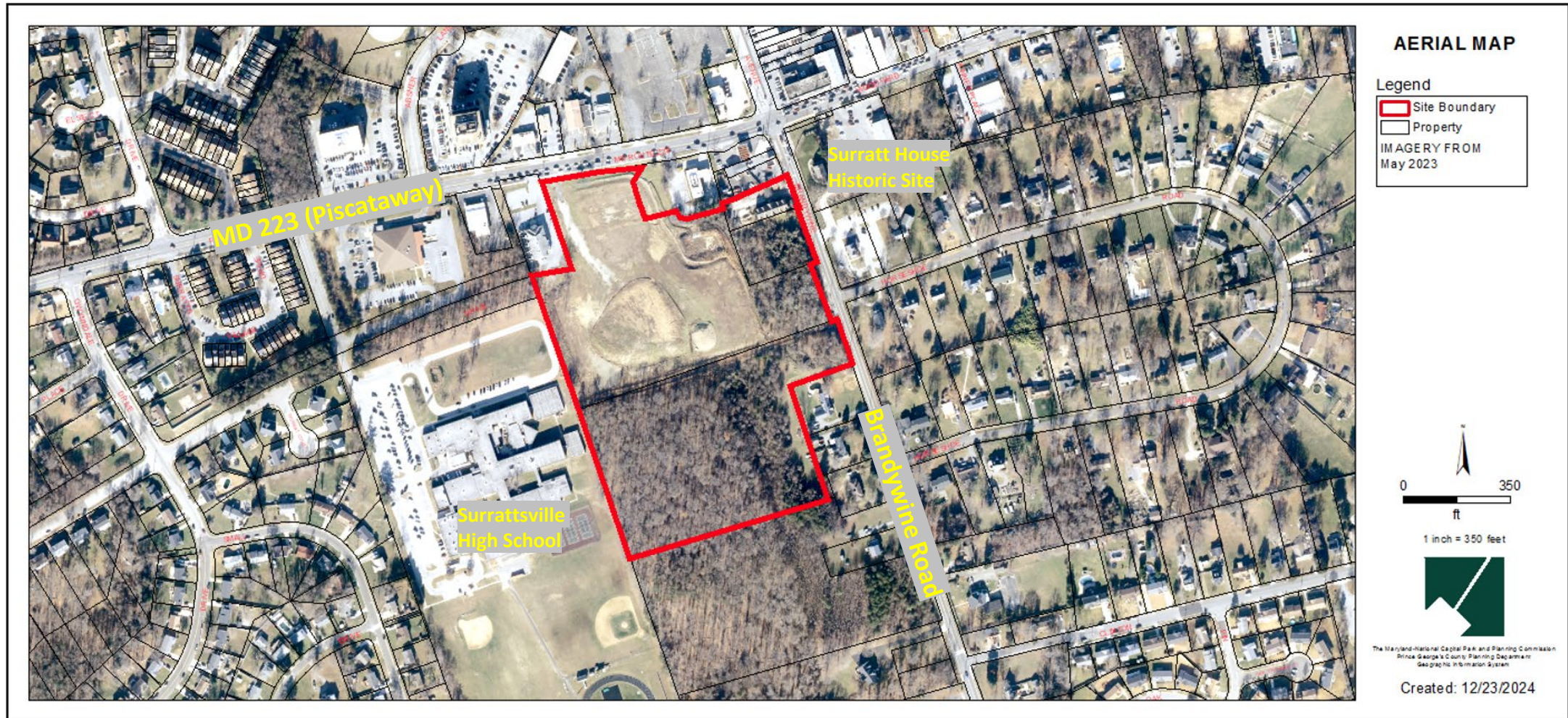


CLINTON MARKETPLACE NORTH

Detailed Site Plan
AC-23005/ TCP2-015-14-02

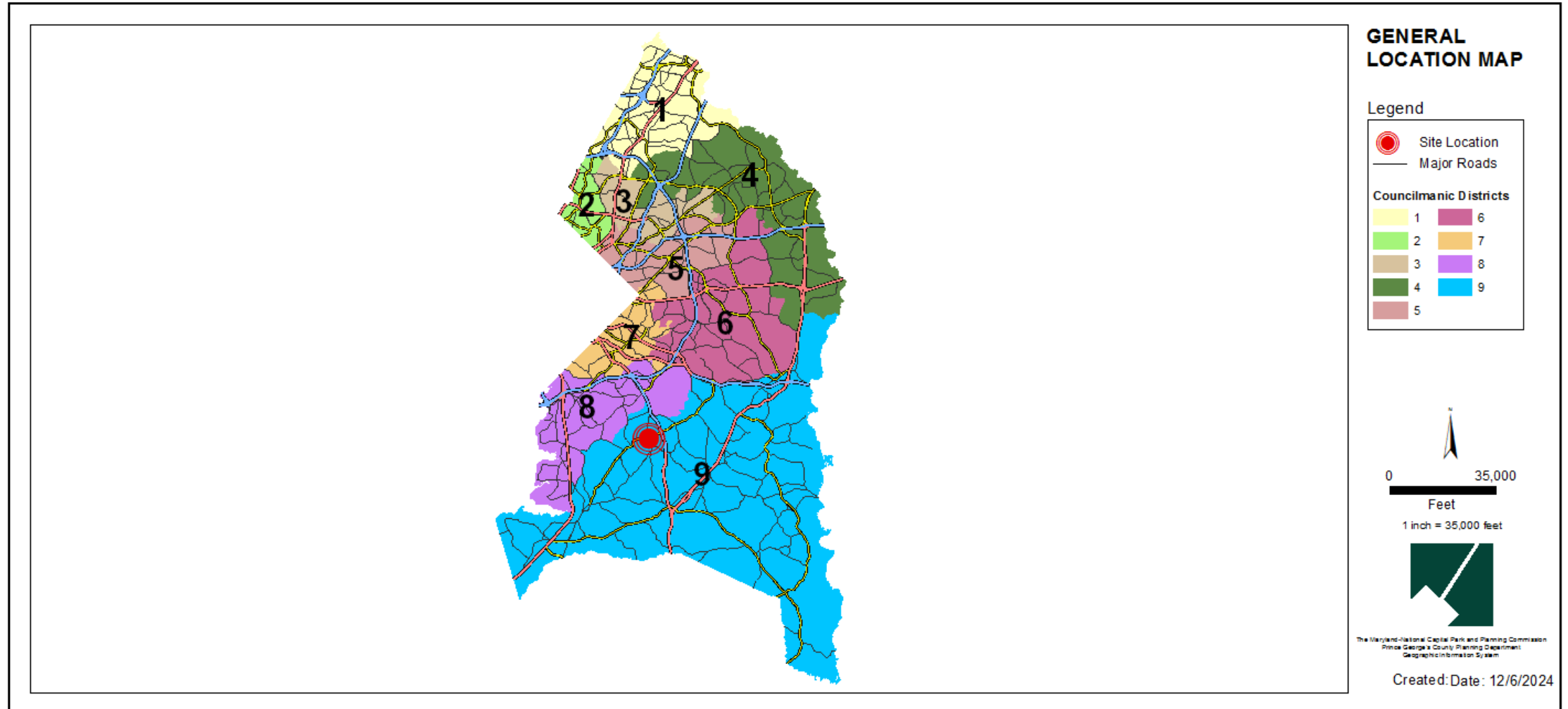
Staff Recommendation: APPROVAL with conditions



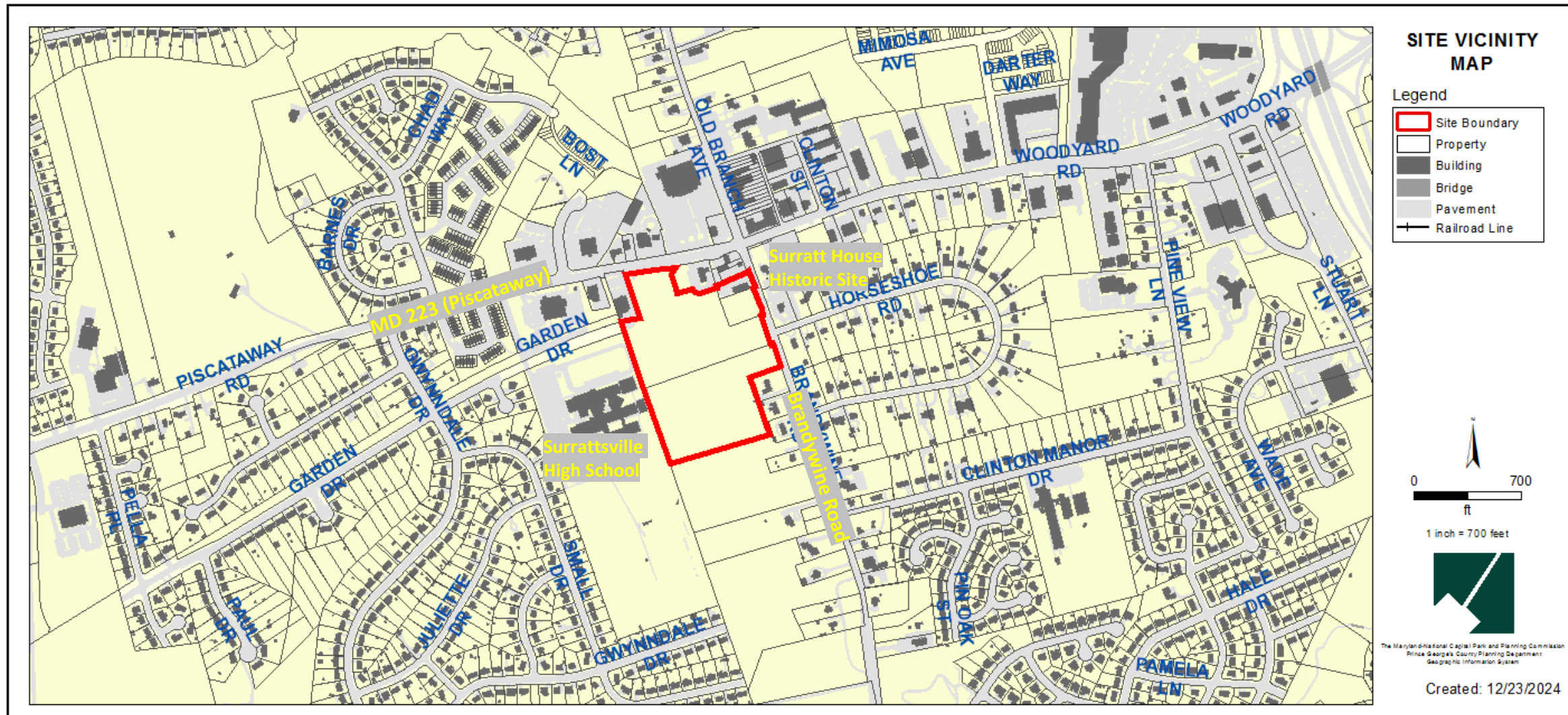
GENERAL LOCATION MAP

Council District: 09

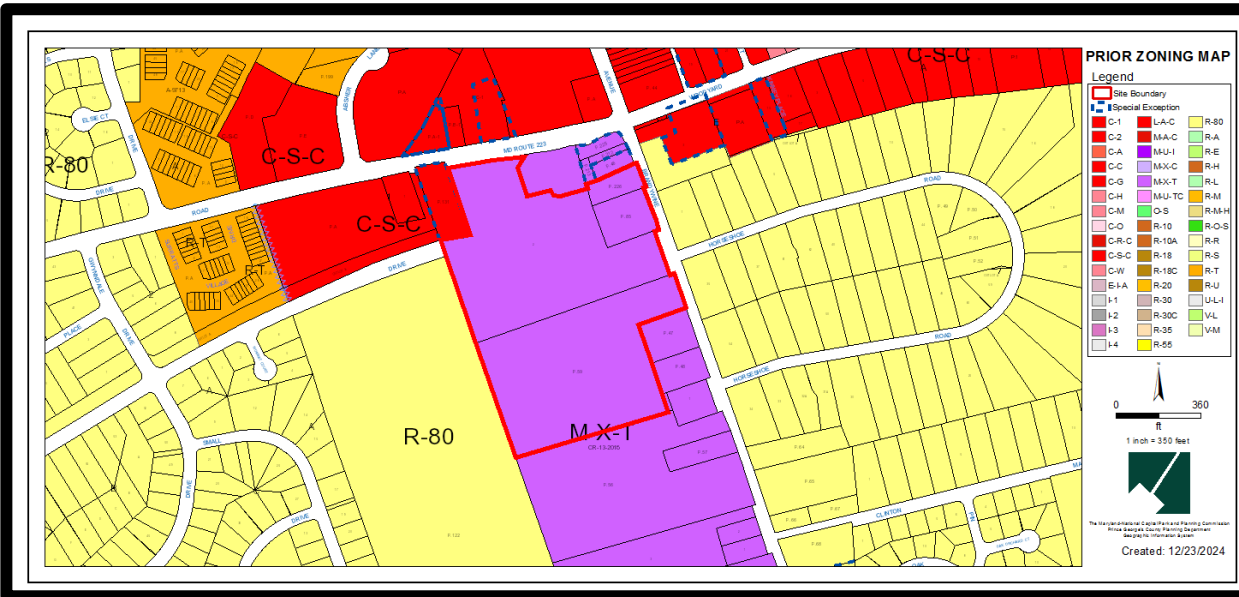
Planning Area: 81A



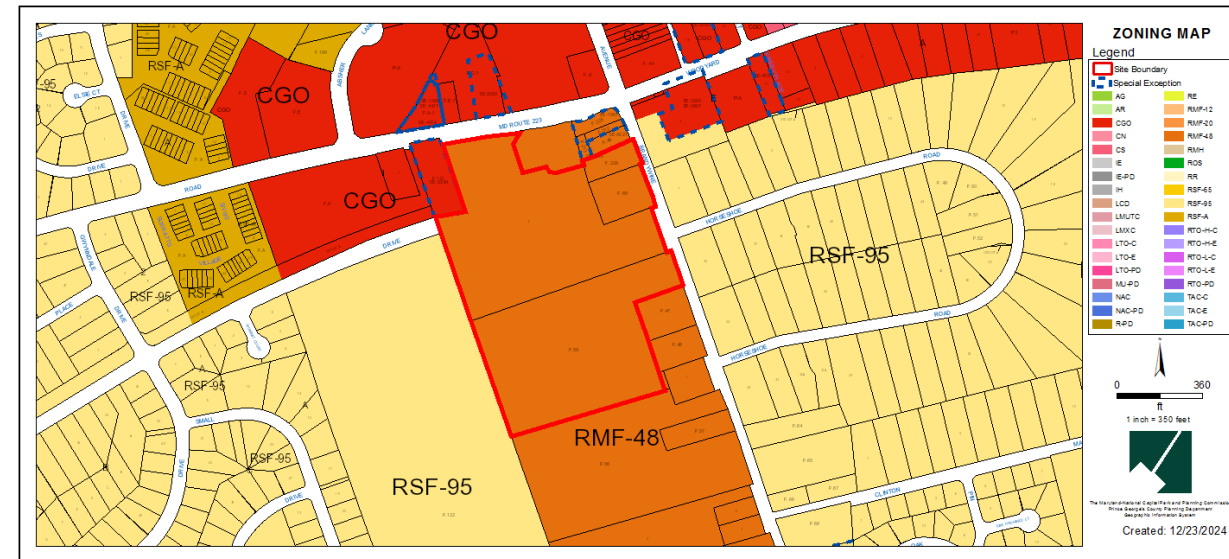
SITE VICINITY MAP



ZONING MAP

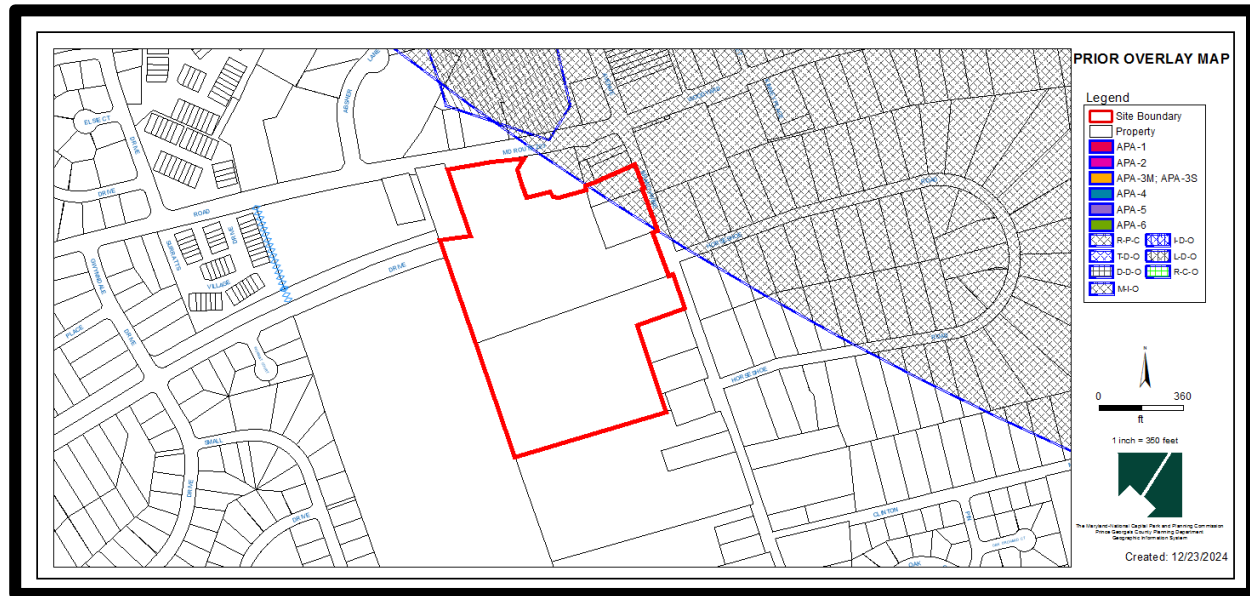


Prior Zoning: M-X-T

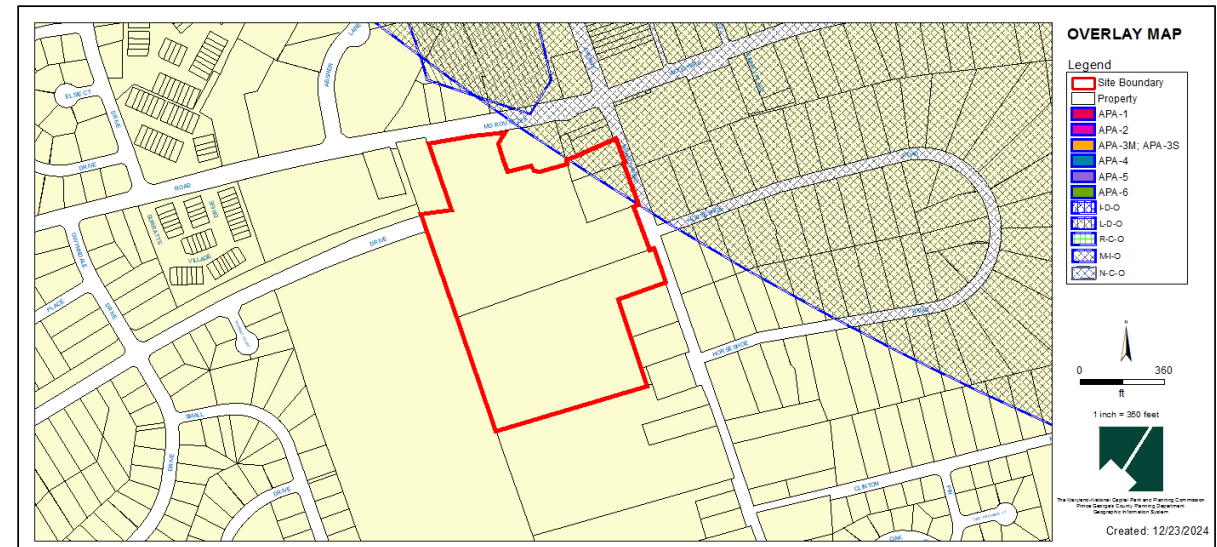


Current Zoning: RMF-48

OVERLAY MAP



Prior Zoning: M-I-O

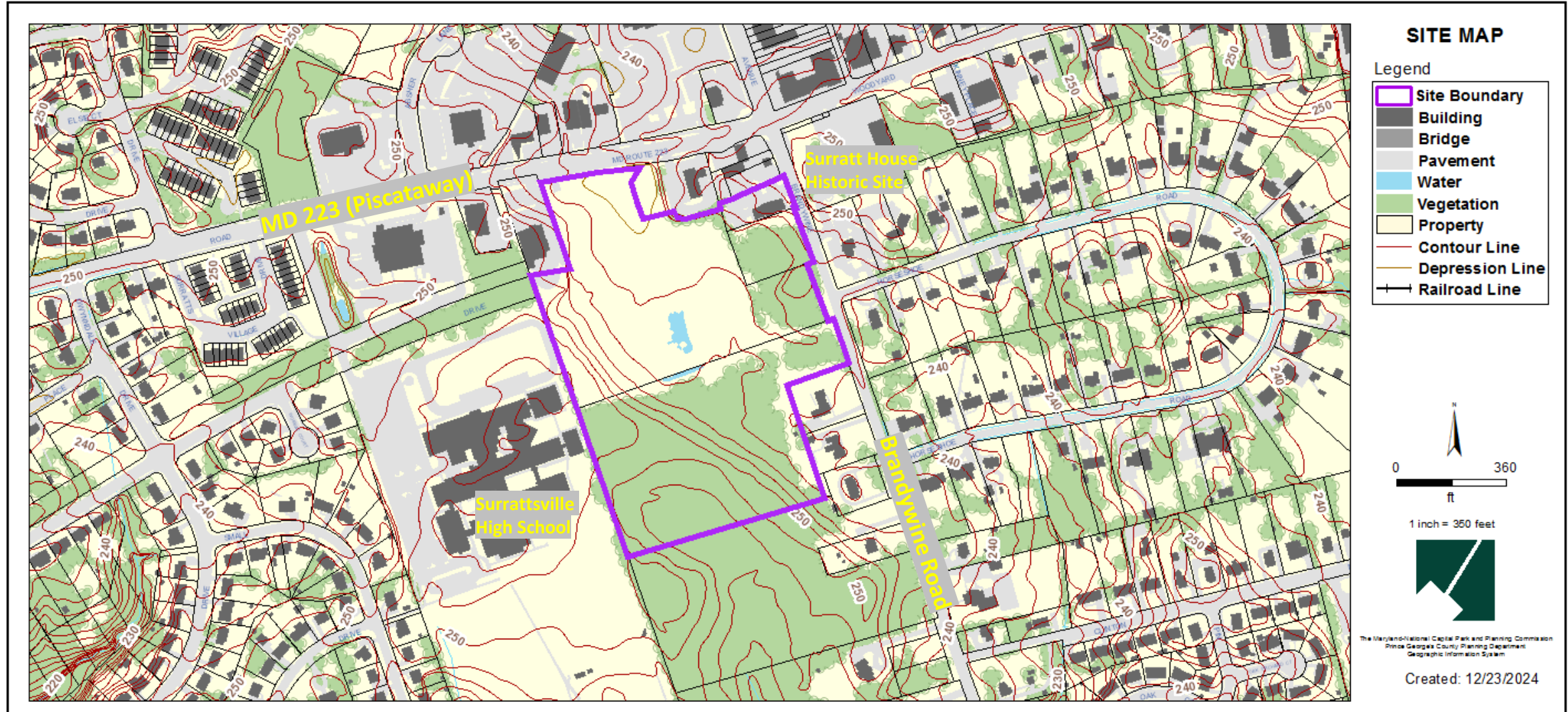


Current Zoning: MIO

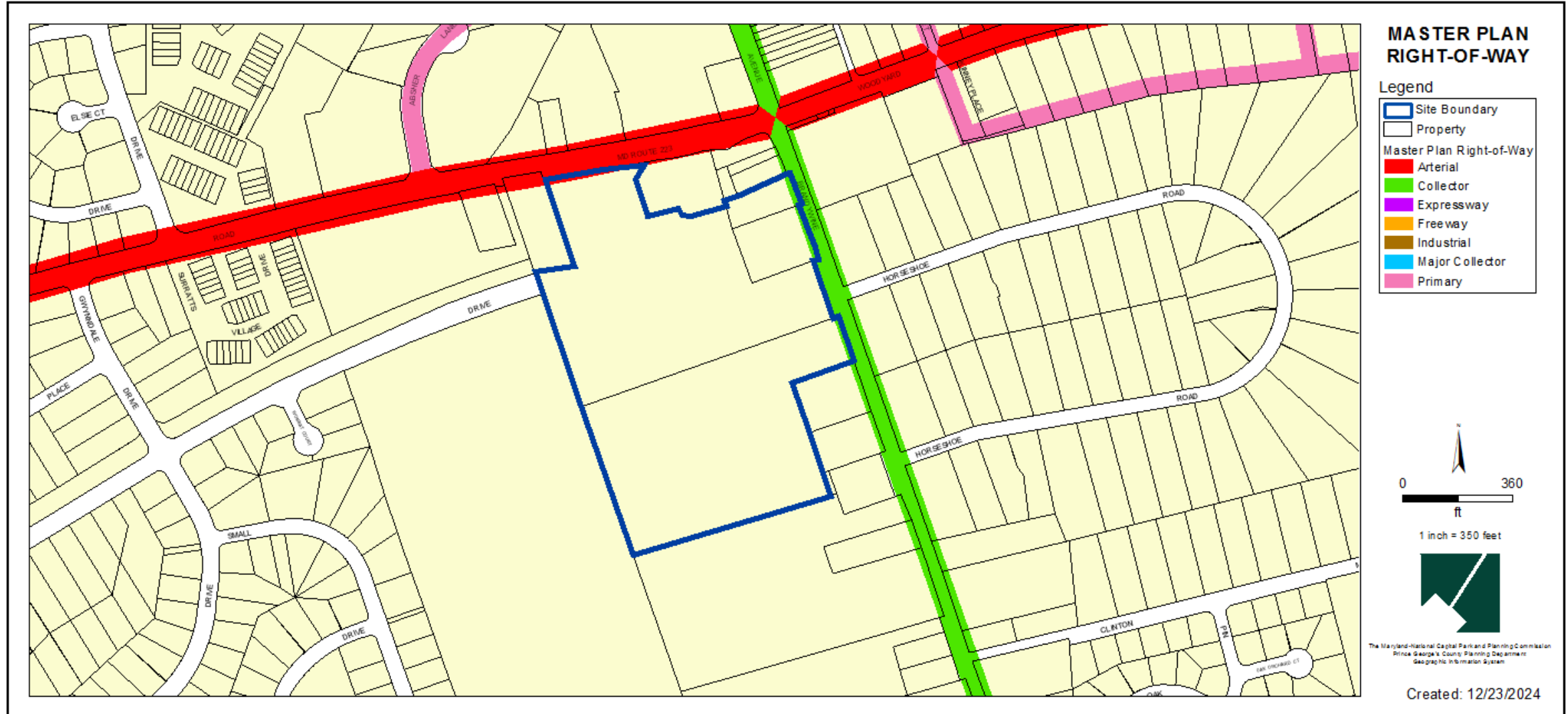
3D VICINITY MAP



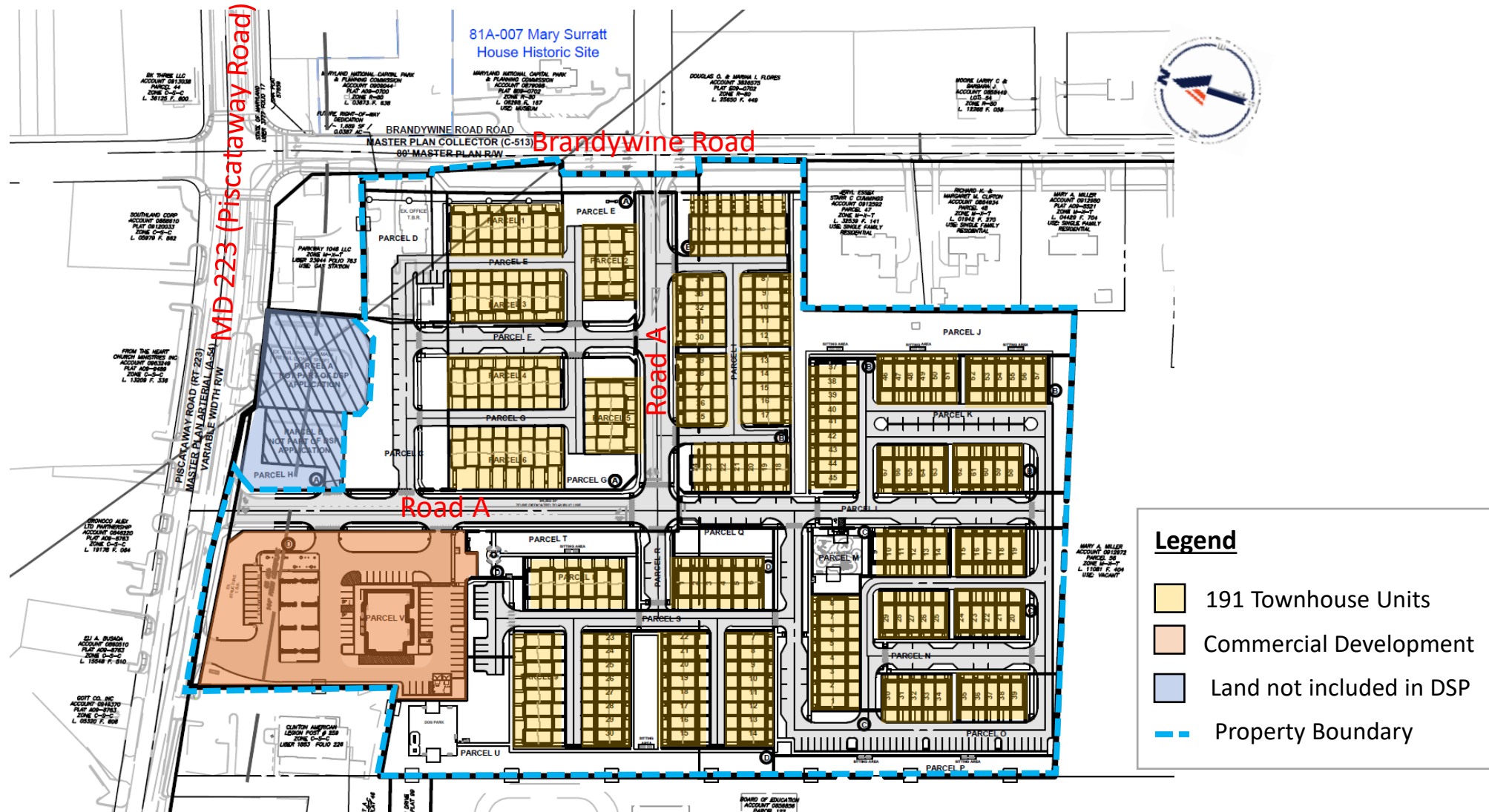
SITE MAP



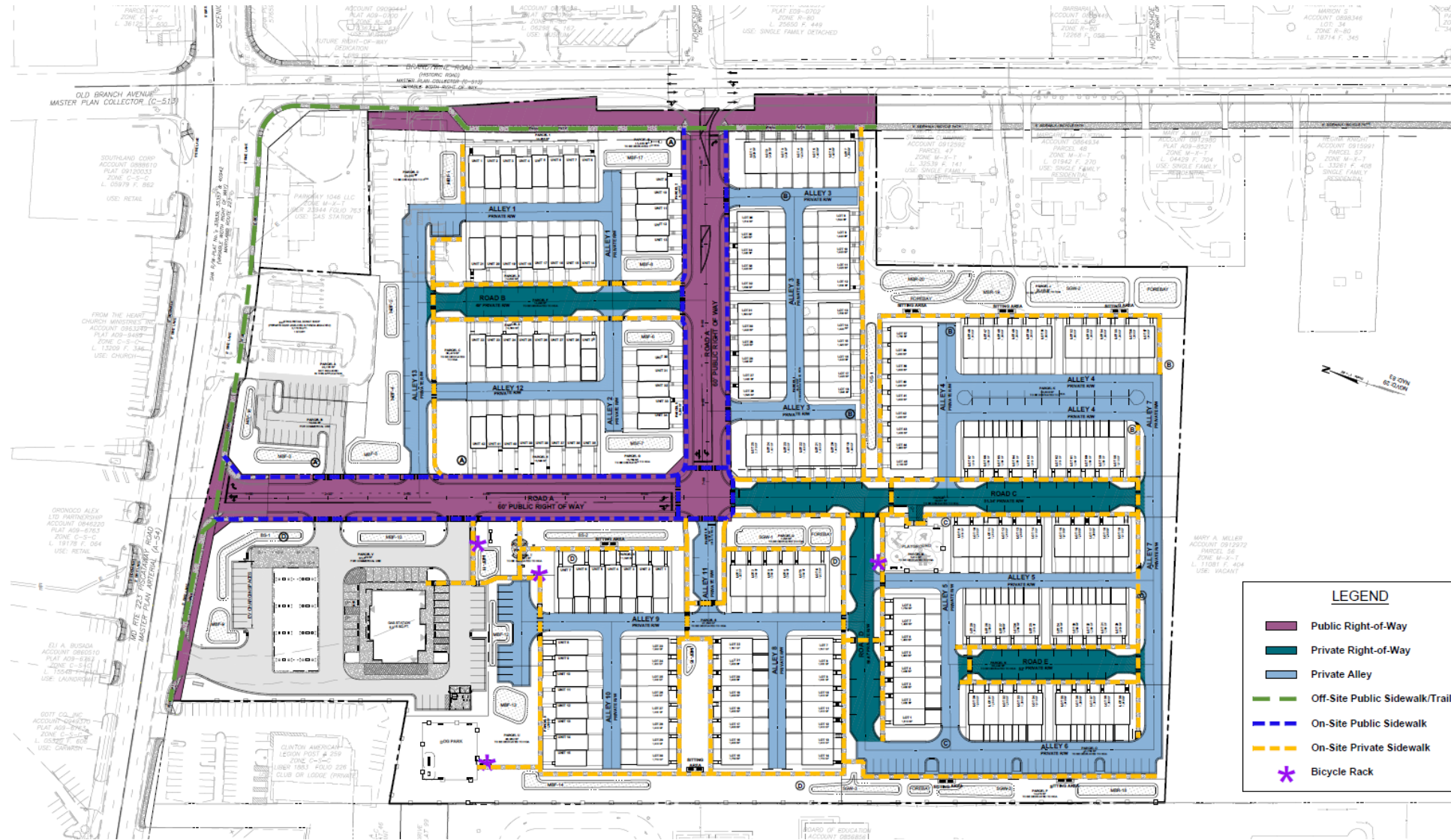
MASTER PLAN RIGHT-OF-WAY MAP



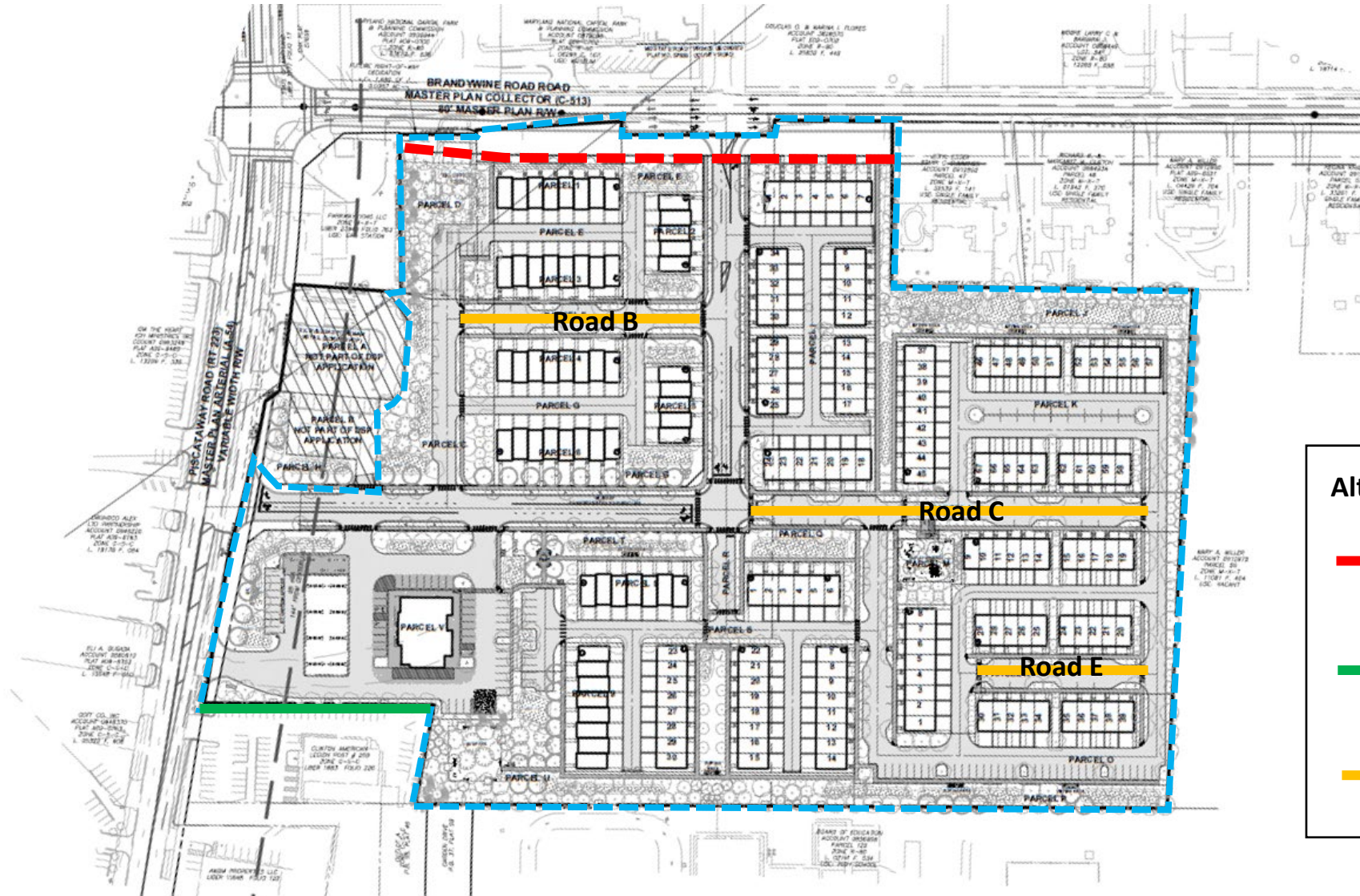
SITE PLAN






CIRCULATION EXHIBIT



LANDSCAPE PLAN



Alternative Compliance (AC) requests:

-  Section 4.6 Buffering Development from Streets
-  Section 4.7 Buffering Incompatible Uses
-  Section 4.10 Street Trees Along Private Road

PERSPECTIVE - JENKINS 20' TOWNHOME



Model Name	Jenkins
Rear-Loading Garage	Two cars
Unit Width	20 feet
Base Finished Area (sq. ft.)	1,943
Height	36'-5 7/8"
Variety in Front Elevation	13*

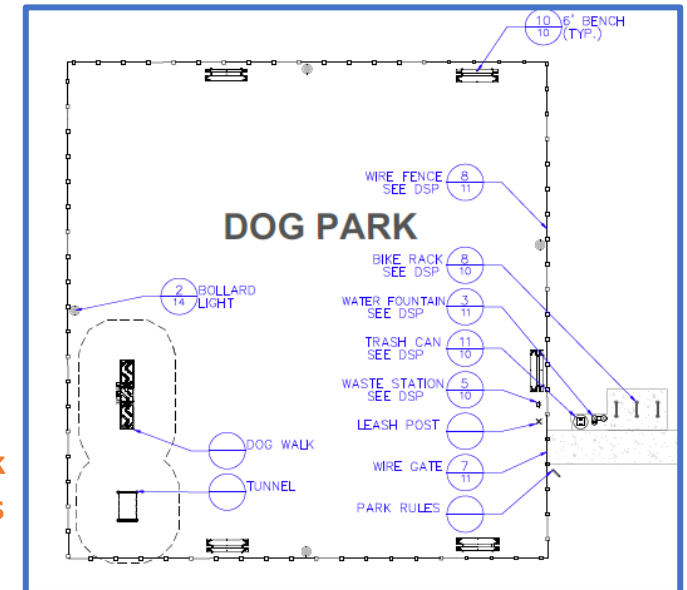
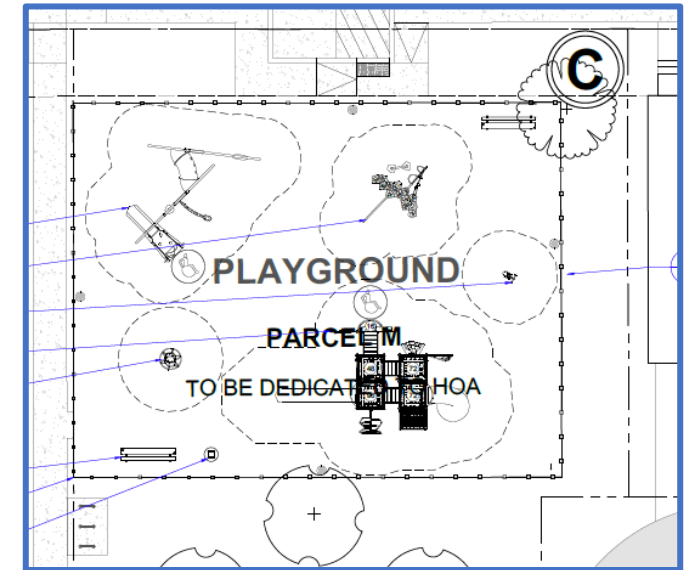
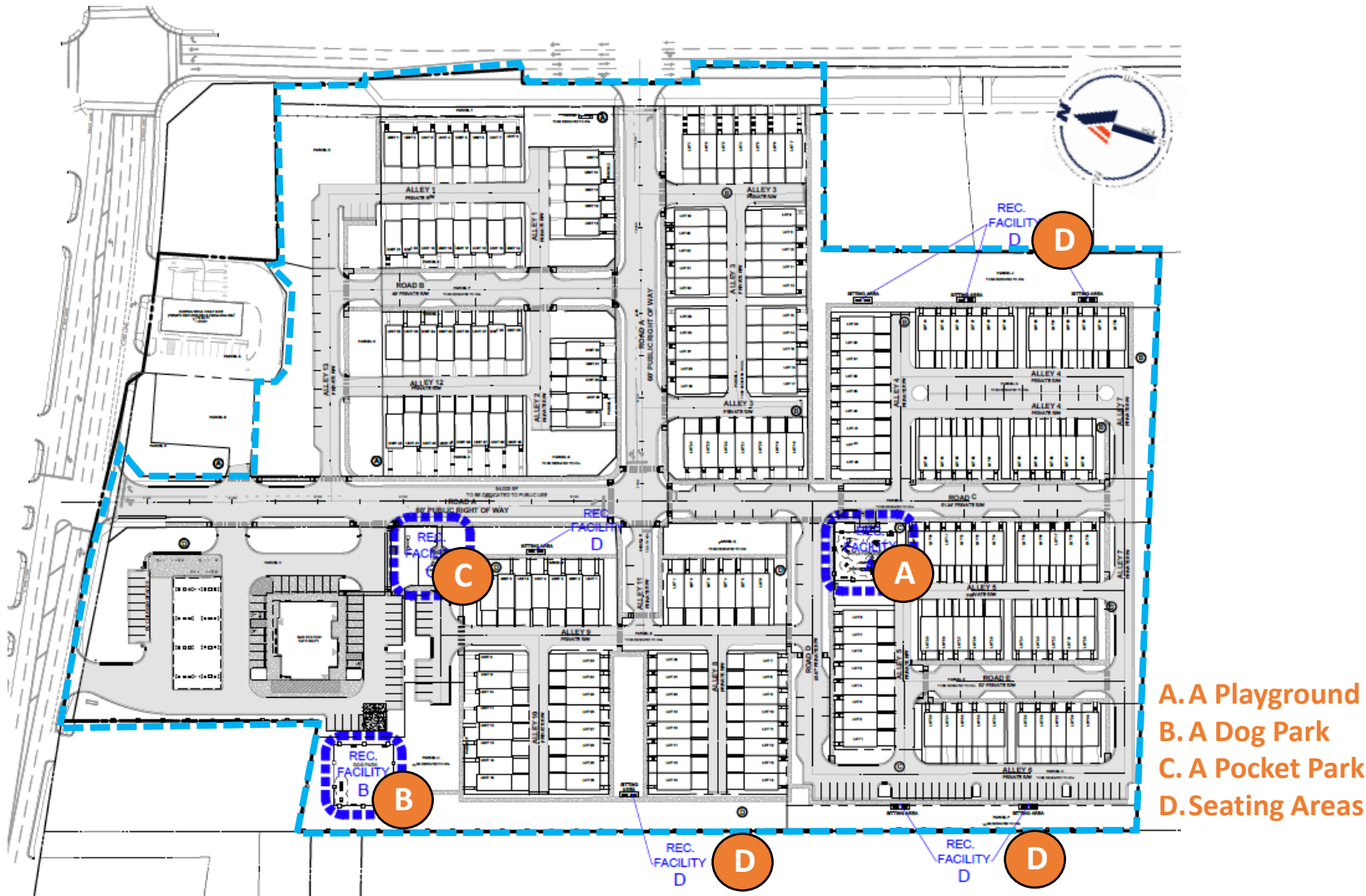
Note: *Eight (8) non-masonry elevations of the Jenkins model are only used for the lots fronting on Brandywine Road and facing the Surratt House.

PERSPECTIVE - PARKER 18' TOWNHOME



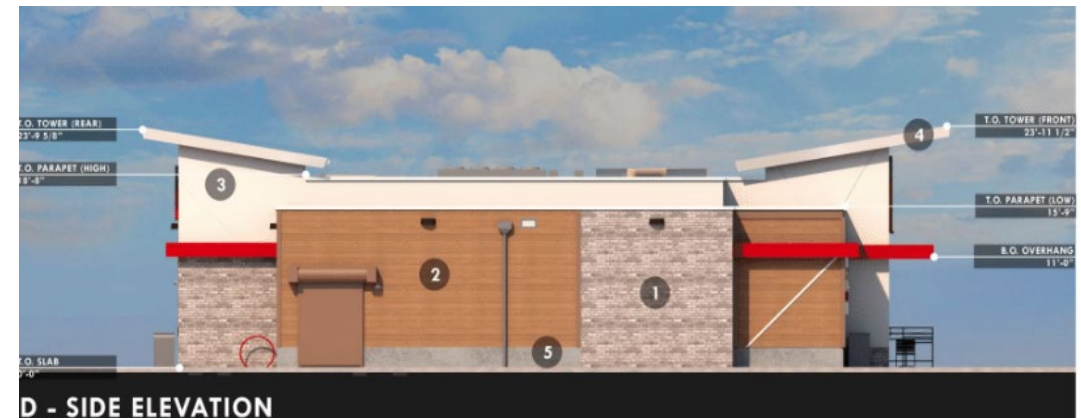
Model Name	Parker
Rear-Loading Garage	One car
Unit Width	18 feet
Base Finished Area (sq. ft.)	1,796
Height	33'-6 1/2"
Variety in Front Elevation	3

RECREATIONAL FACILITIES



A. A Playground
B. A Dog Park
C. A Pocket Park
D. Seating Areas

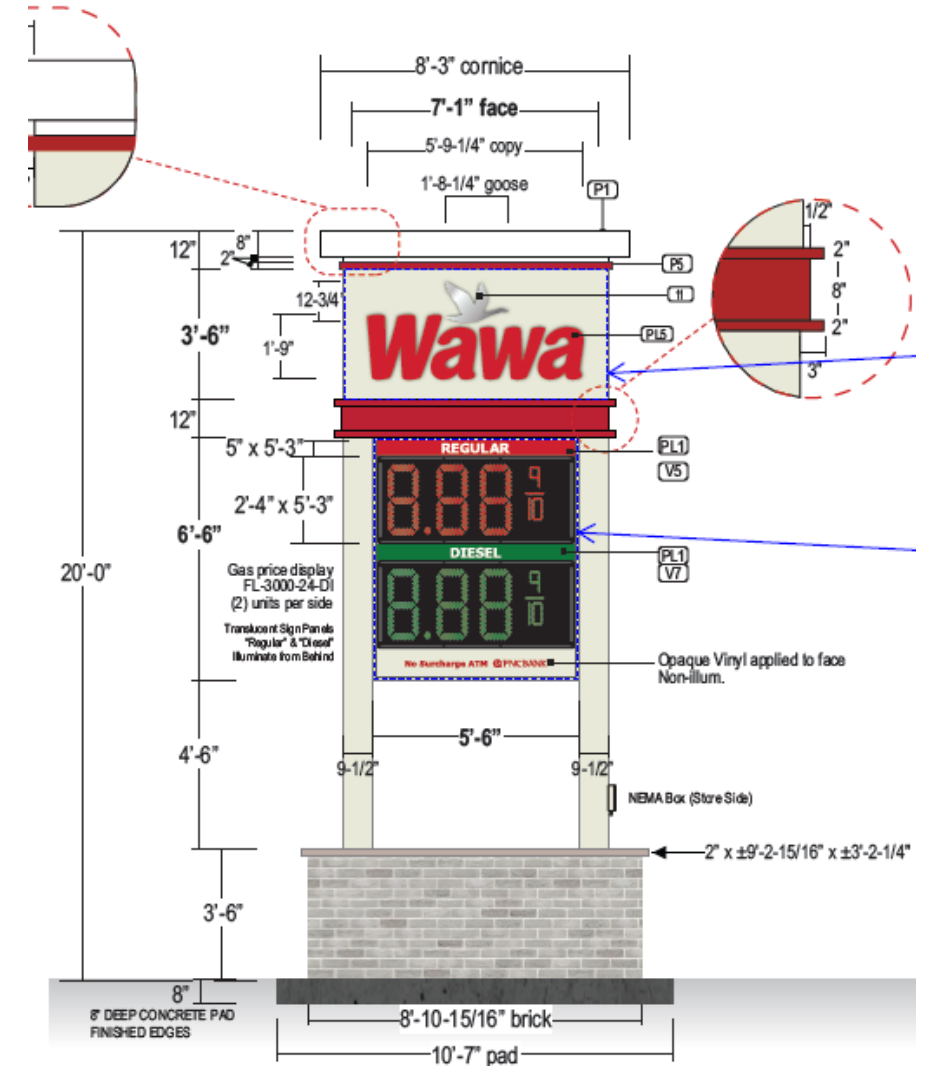
FOOD AND BEVERAGE ESTABLISHMENT - ELEVATIONS



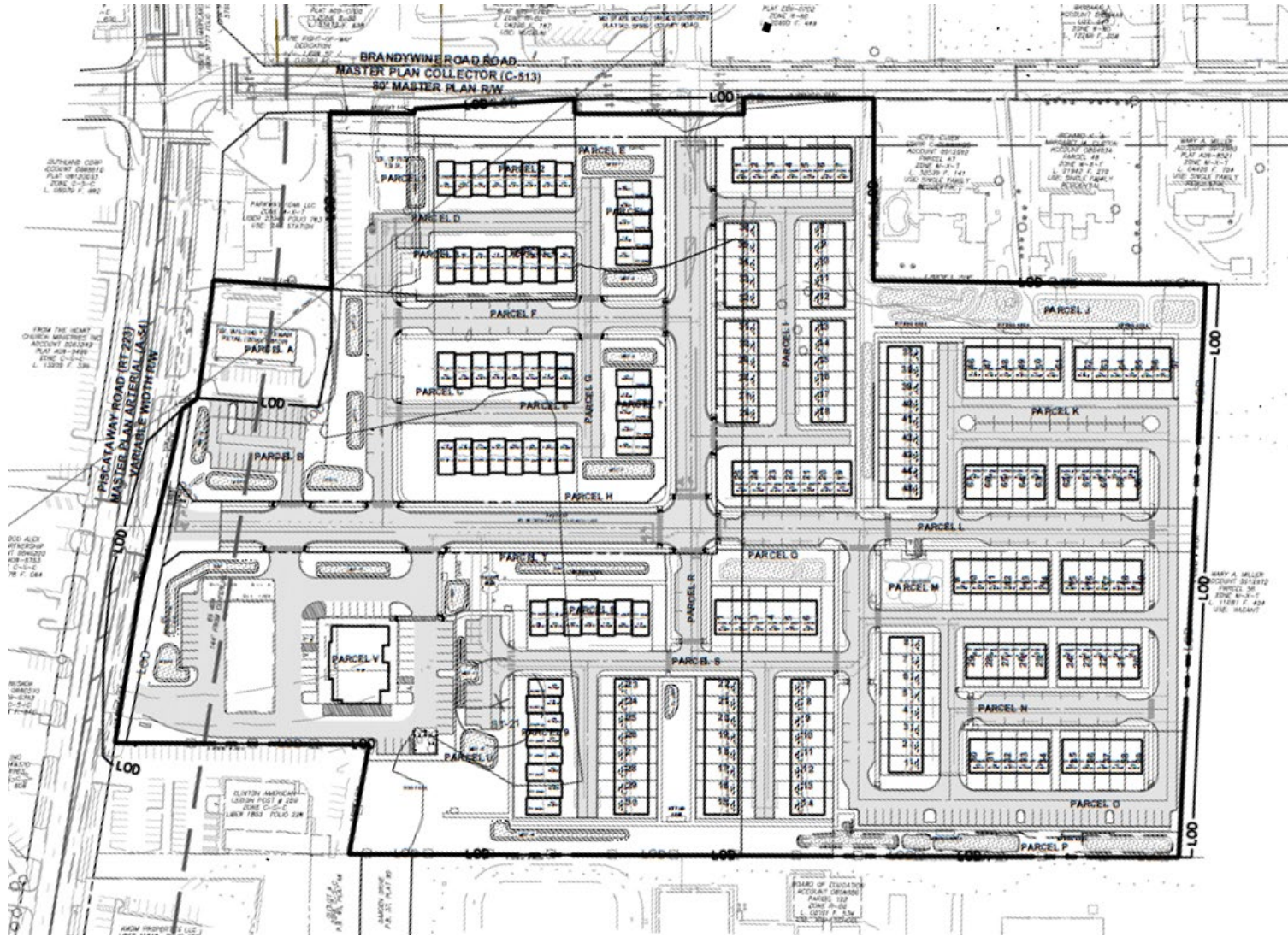
MATERIALS:



GAS STATION & SIGNAGE ELEVATIONS



TYPE II TREE CONSERVATION PLAN



Standard Woodland Conservation Worksheet for Prince George's County				
SECTION I-Establishing Site Information- (Enter acres for each zone)				
1 Zone:	M-X-T			
2 Gross Tract:	21.26			
3 Floodplain:	0.00			
4 Previously Dedicated Land:	0.00			
5 Net Tract (NTA):	21.26	0.00	0.00	
6 TCP Number	TCP2-015-2014	Revision #	2	
7 Property Description or Subdivision Name:	Clinton Market Place - Ncrth			
8 Is this site subject to the 1989 or 1991 Ordinance	N			
9 Is this site subject to the 1991 Ordinance	Y			
10 Subject to 2010 Ordinance and in PFA (Priority Funding Area)	N			
11 Is this one (1) single family lot? (Y or N)	N			
12 Are there prior TCP approvals which include a combination of this lot? (Y or N)	N			
13 Is any portion of the property in a WC Bank? (Y or N)	N			
15 Break-even Point (preservation) =	5.51	acres		
16 Clearing permitted w/o reforestation =	9.29	acres		
SECTION II-Determining Requirements (Enter acres for each corresponding column)				
	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland		14.80	0.00	
18 Woodland Conservation Threshold (WCT) =	15.00%	3.19		
19 Smaller of 17 or 18		3.19		
20 Woodland above WCT		11.61		
21 Woodland cleared		14.80	0.00	2.41
22 Woodland cleared above WCT (smaller of 16 or 17)		11.61		
23 Clearing above WCT (0.25 : 1) replacement requirement		2.90		
24 Woodland cleared below WCT		3.19		
25 Clearing below WCT (2:1 replacement requirement)		6.38		
26 Afforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		0.00		
28 Woodland Conservation Required		11.69	acres	
SECTION III-Meeting the Requirements (Enter acres for each corresponding column)				
29 Woodland Preservation		0.00		
30 Afforestation / Reforestation		0.00		
31 Natural Regeneration		0.00		
32 Landscape Credits		0.00		
33 Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00		
34 Forest Enhancement Credit (Area * 25)	0.00	0.00		
35 Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
36 Area approved for fee-in-lieu		0.00		
37 Off-site Woodland Conservation Credits Required		11.69		
38 Off-site WCA (preservation) being provided on this property		0.00		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		11.69	acres	
41 Area of woodland not cleared		0.00	acres	
42 Net tract woodland retained not part of requirements:		0.00	acres	
43 100-floodplain woodland retained		0.00	acres	
44 On-site woodland conservation provided		0.00	acres	
45 On-site woodland conservation alternatives provided		0.00	acres	
46 On-site woodland retained not credited		0.00	acres	
47 Prepared by: Rob Swam		Signed	11/1/2024	Date

Note:
As part of TCP2-015-2014-01, the applicant graded the commercial portion of the site and purchased 4.16 Ac of off-site afforestation credits. The applicant proposes additional 7.53 Ac off-site preservation credits to meet the remaining woodland conservation requirements with the total clearing proposed with this TCP2. Offsite credits for TCP2-015-2014-01 were obtained from TCP2-098-05-02.

STAFF RECOMMENDATION

APPROVAL with conditions

- DSP-23006
- AC-23005
- TCP2-015-14-02
- Waiver from Section 25-128(b)

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/01/2023
- Acceptance Mailing: 08/02/2024