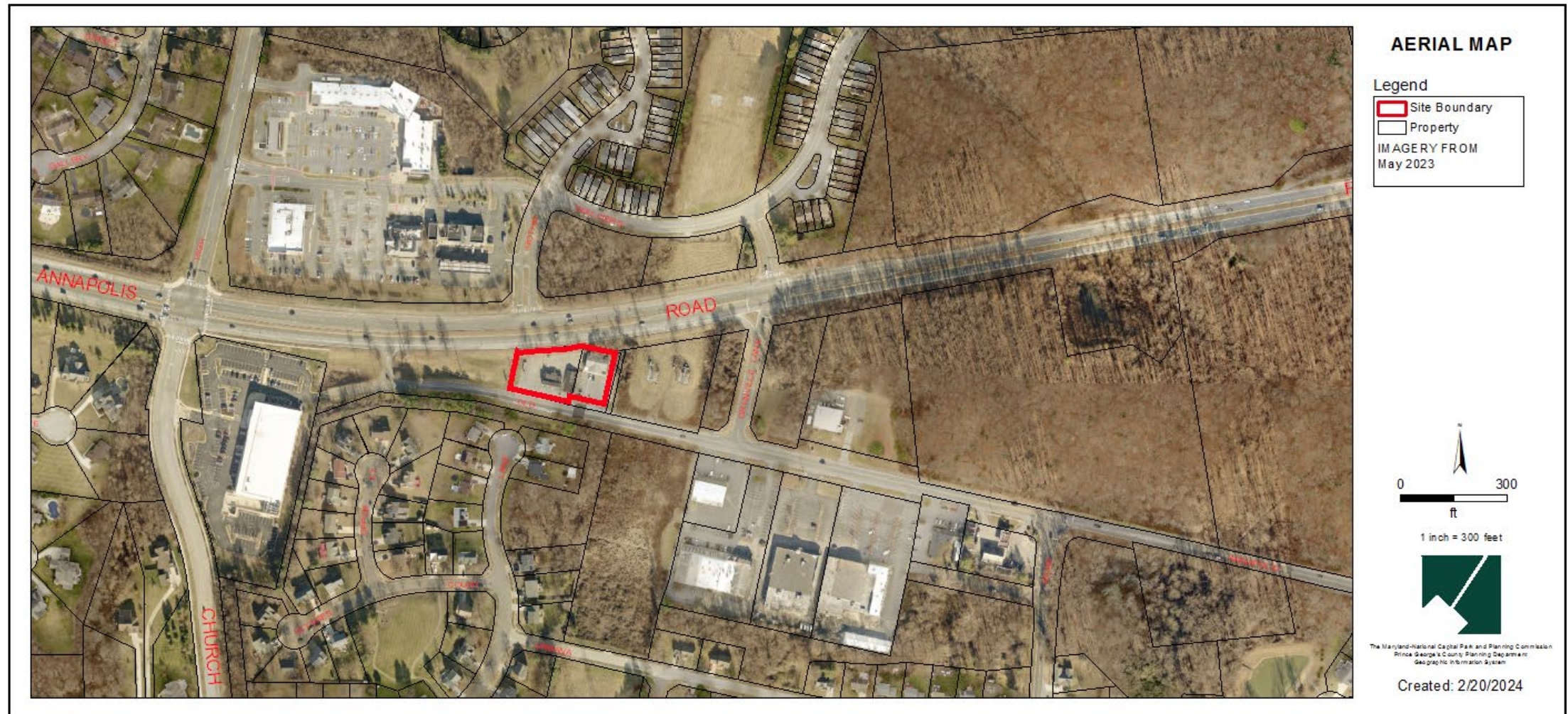


PREMIER BOWIE MD

Preliminary Plan of Subdivision

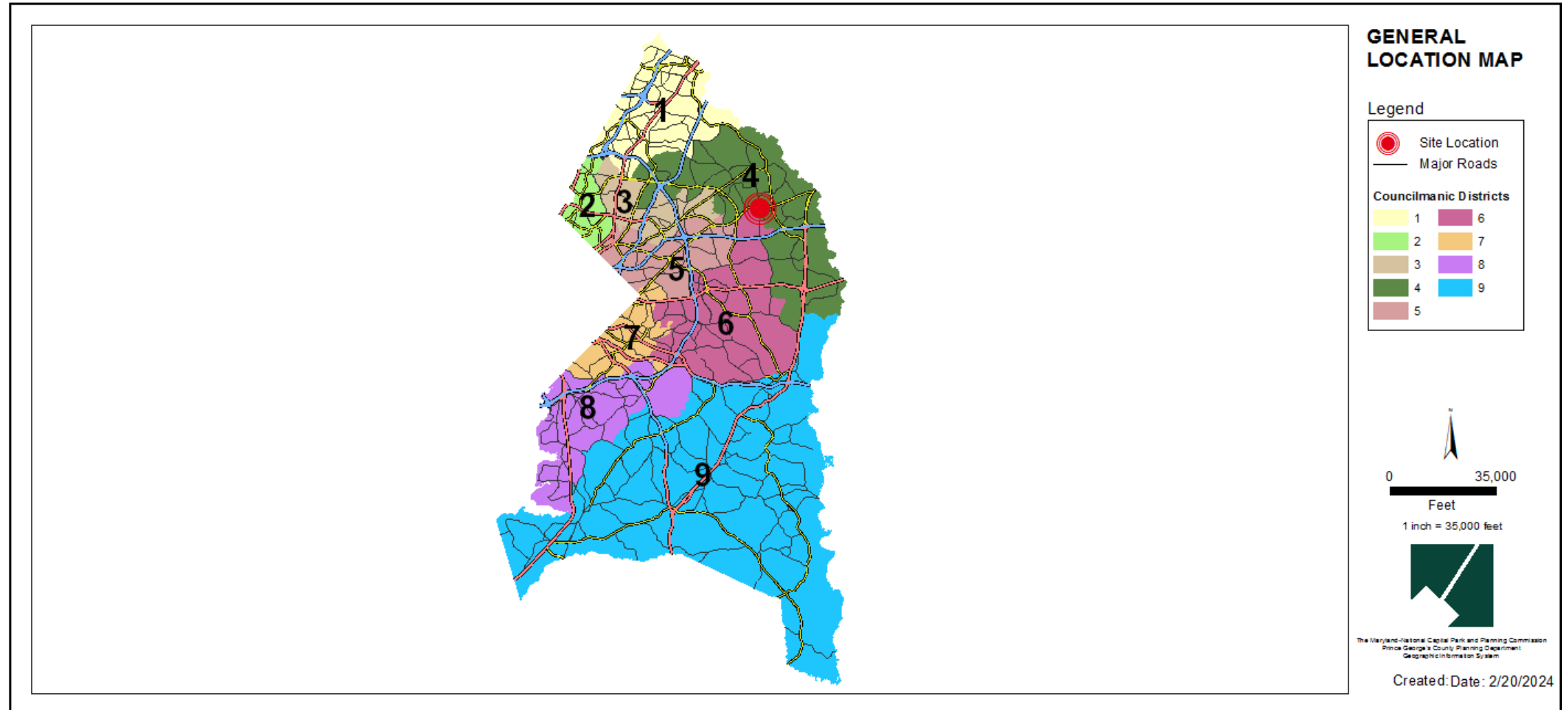
Staff Recommendation: APPROVAL with conditions



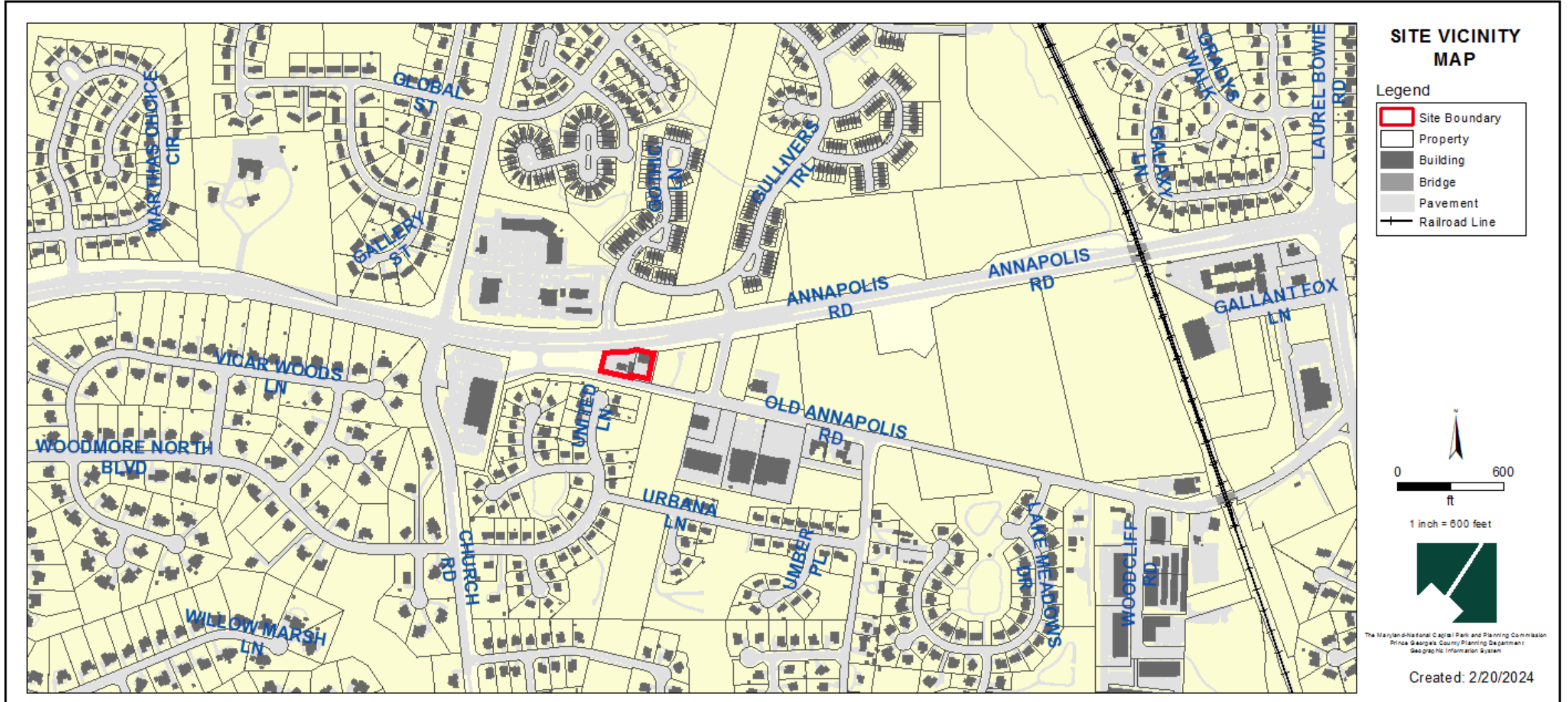
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B

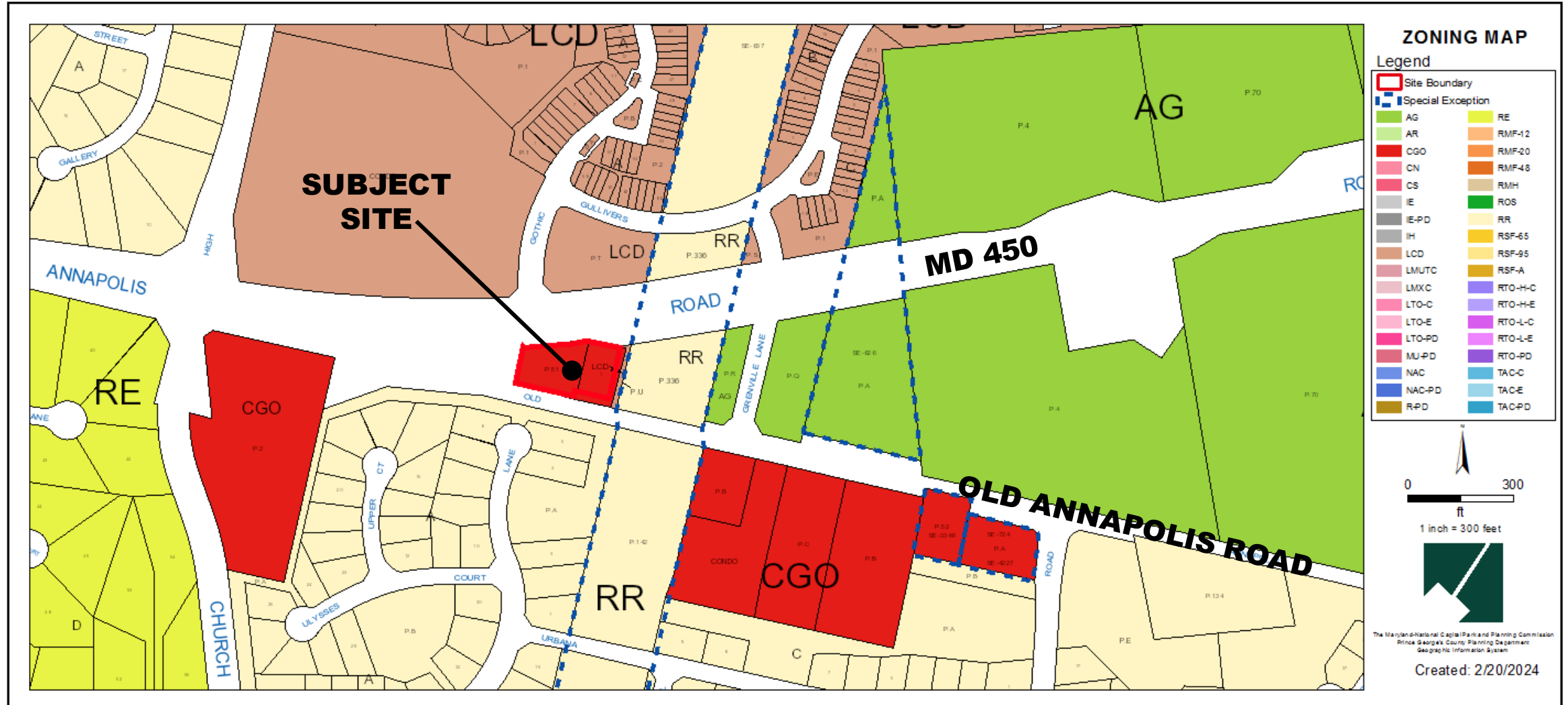


SITE VICINITY MAP

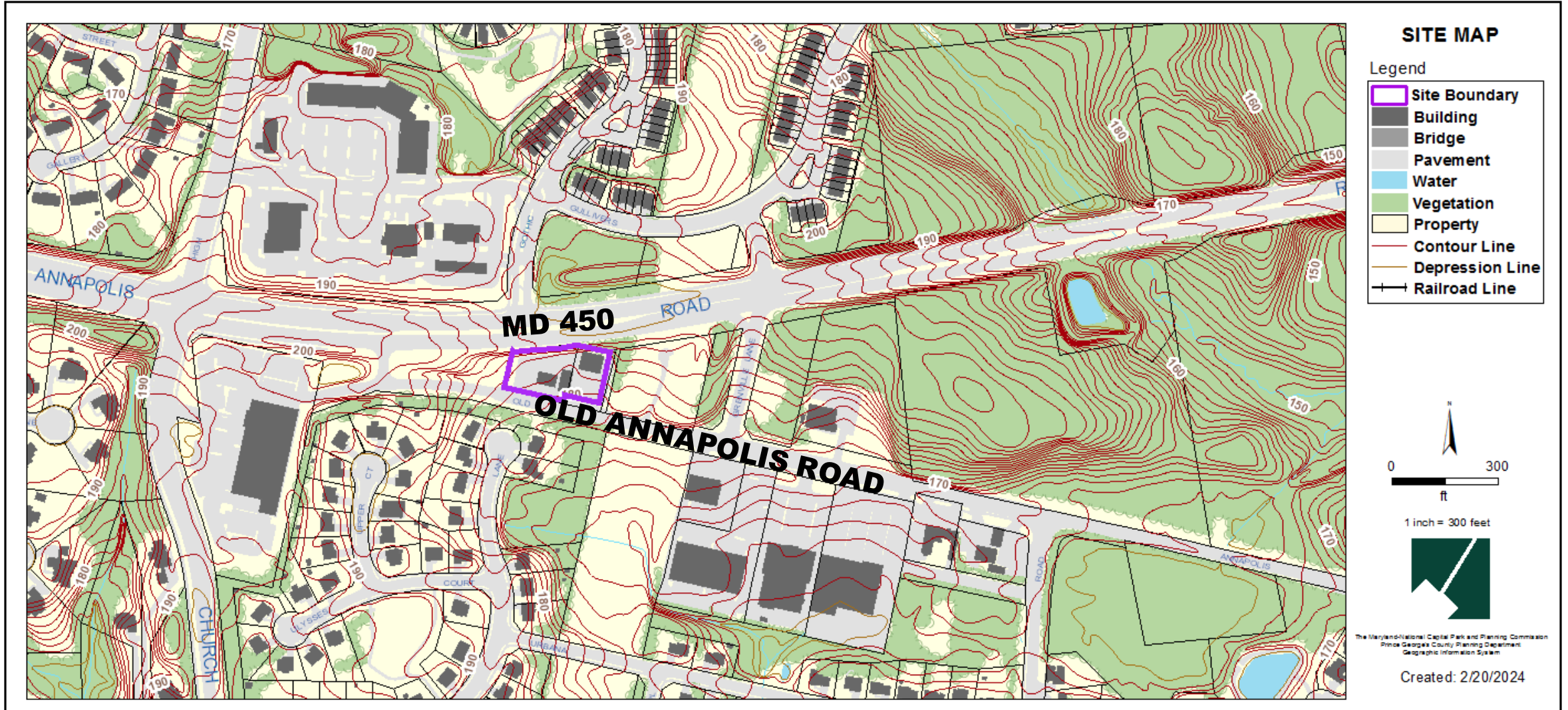


ZONING MAP

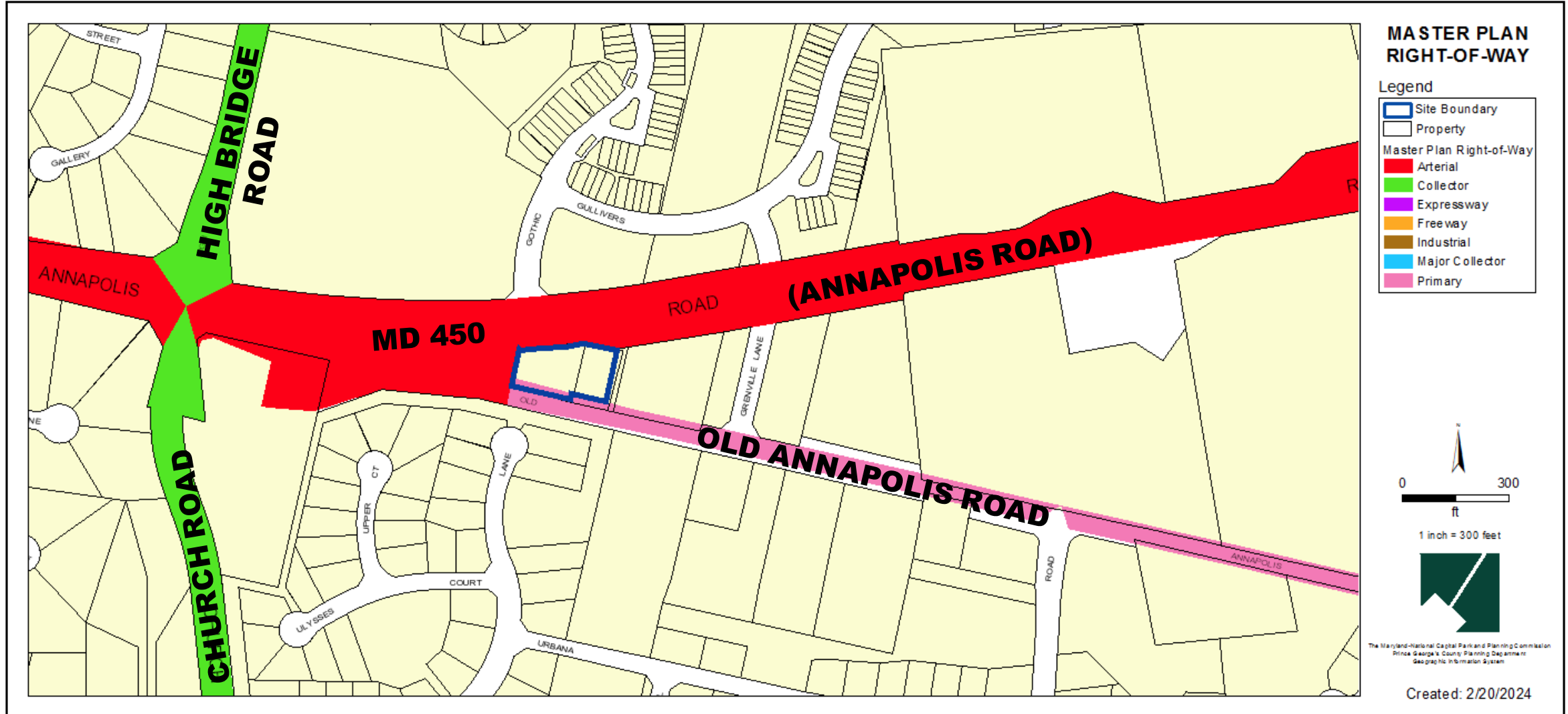
Property Zone: CGO



SITE MAP



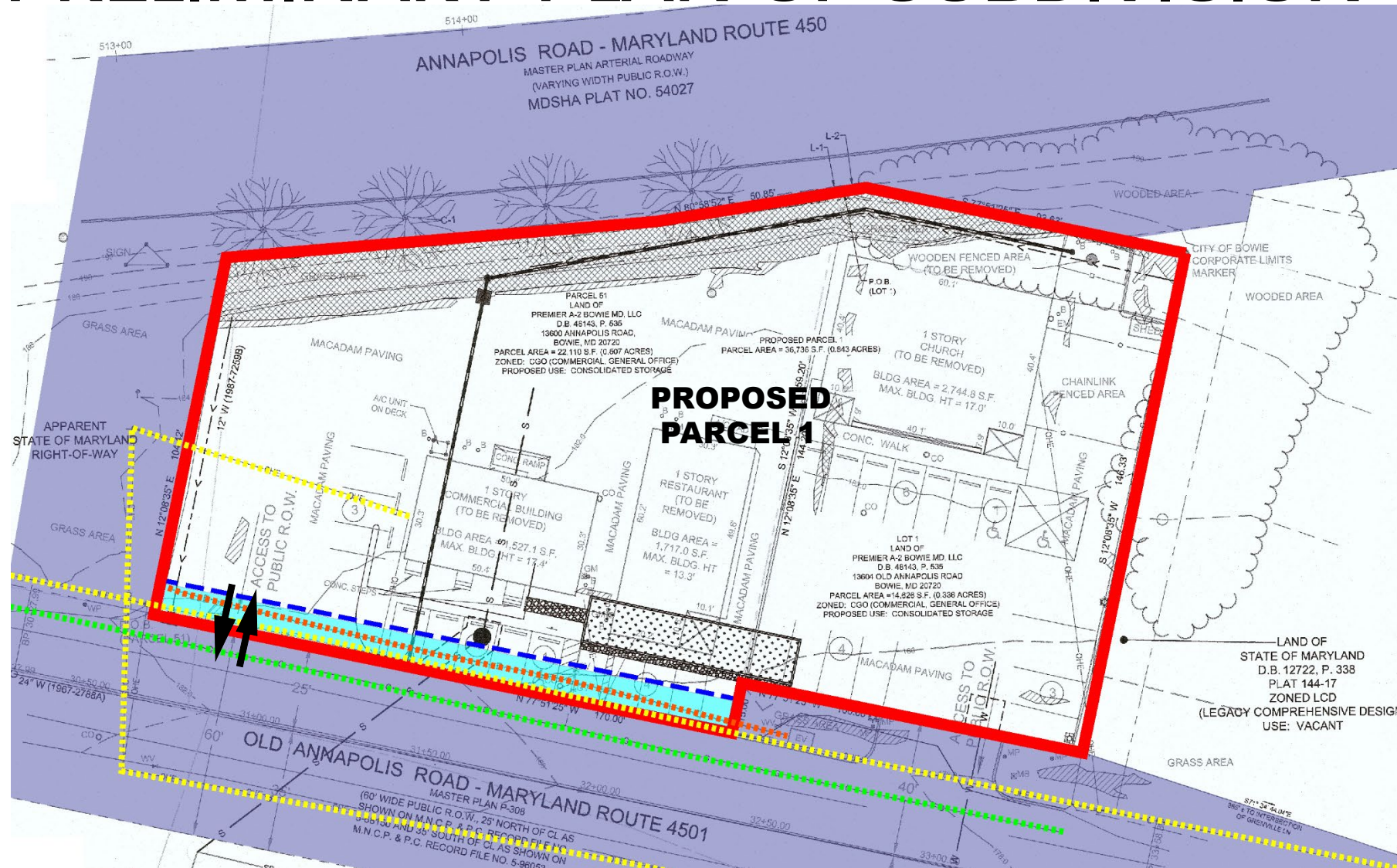
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



- Parcel Boundary
- Public Utility Easement
- Public Rights-of-Way
- Access Points

STAFF RECOMMENDATION

APPROVAL with conditions

- PPS-2022-014
- Variation from Section 24-4205
- Variation from Section 24-4401

Major Issues:

- None

Applicant Required Mailings:

- Pre-Application Neighborhood Meeting Mailing: 07/27/2022
- Informational Mailing: 07/27/2022
- Acceptance Mailing: 01/10/2024