

MCKENDREE ROAD

Preliminary Plan of Subdivision

TCP1-019-2023

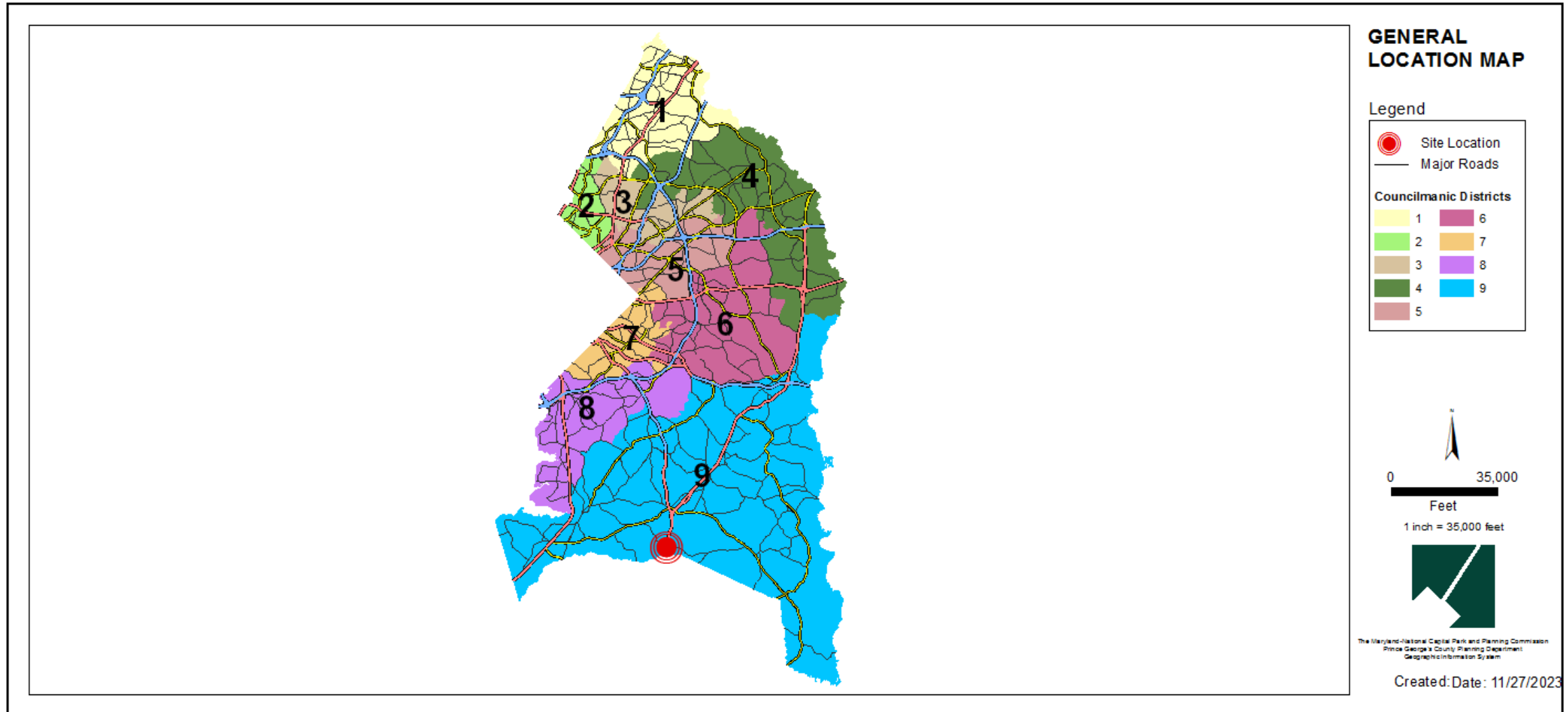
Staff Recommendation: APPROVAL with conditions



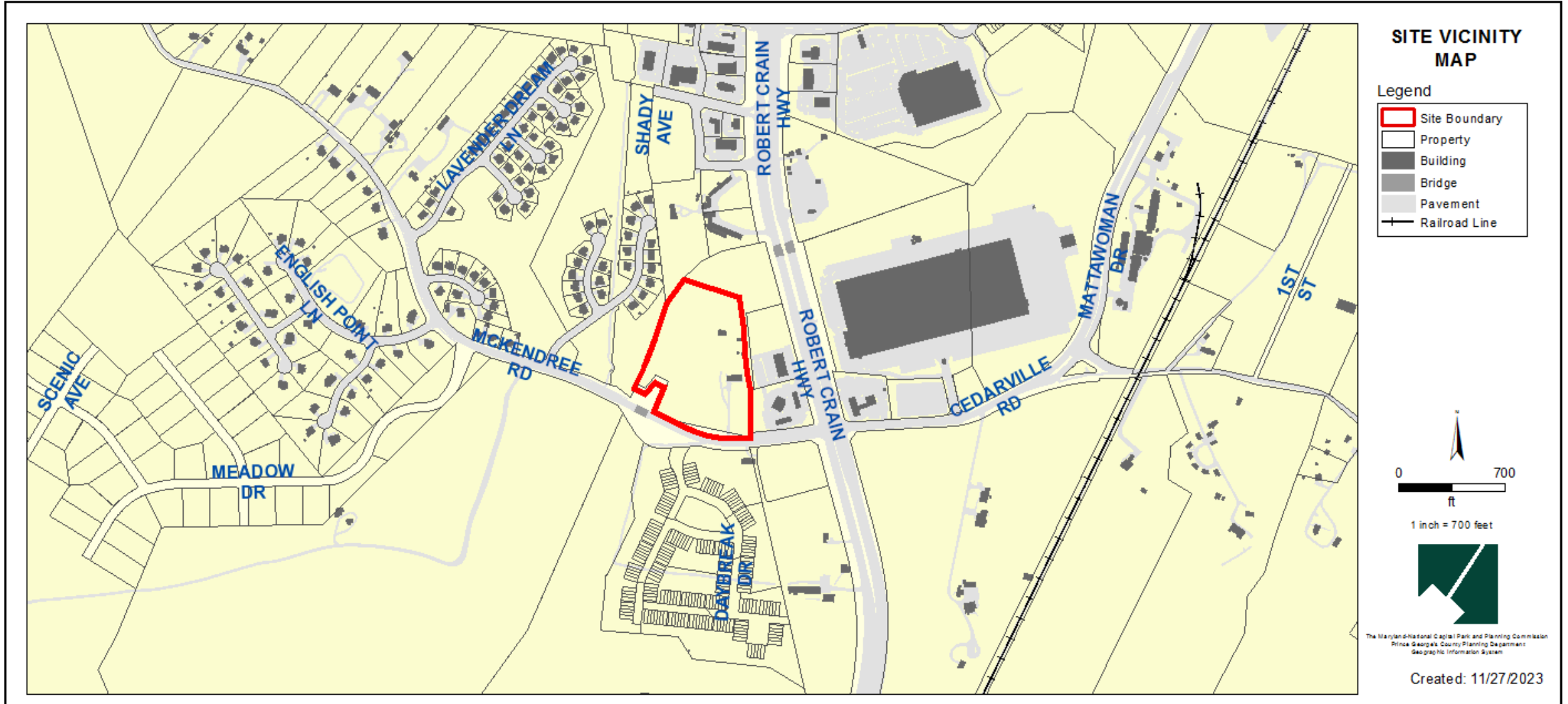
GENERAL LOCATION MAP

Council District: 09

Planning Area: 85A

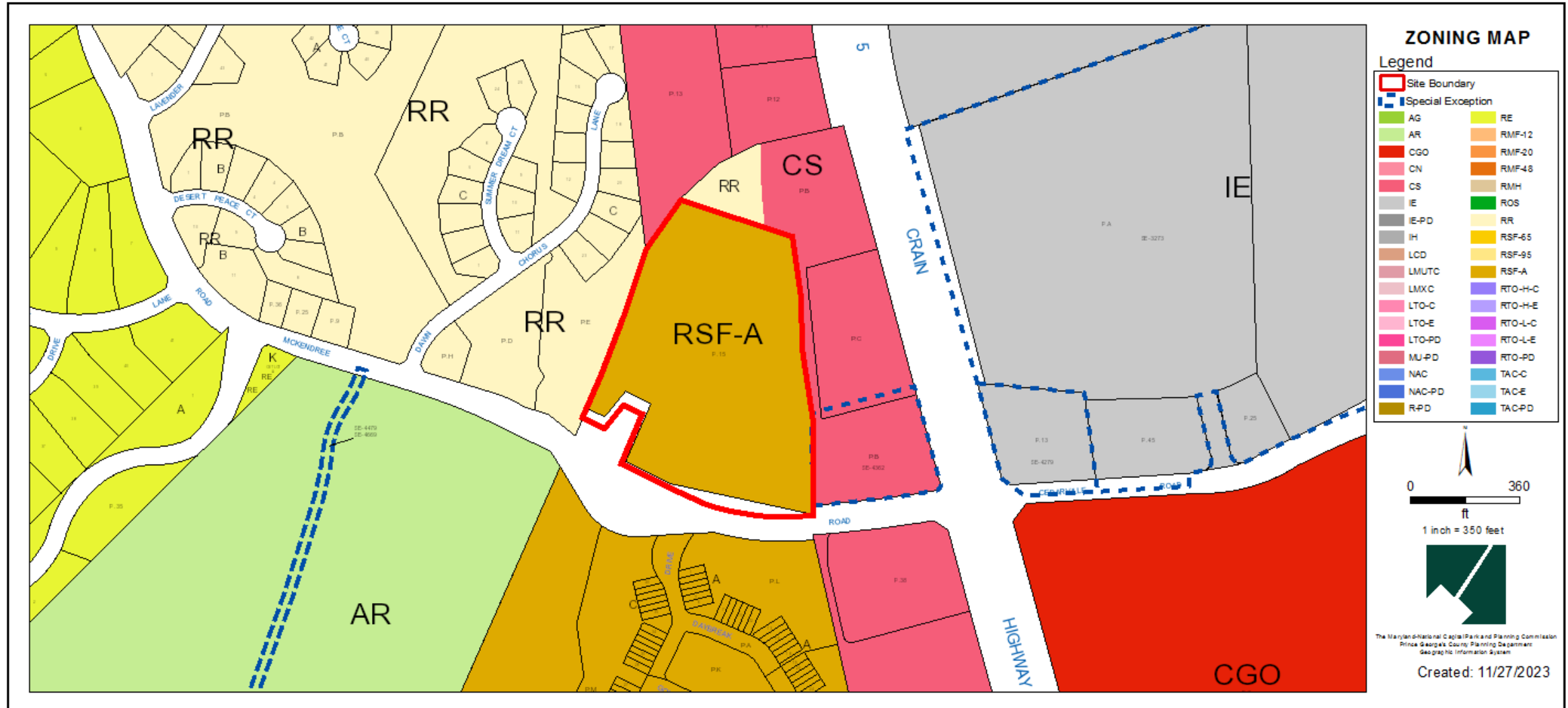


SITE VICINITY MAP



ZONING MAP

Property Zone: RSF-A



AERIAL MAP



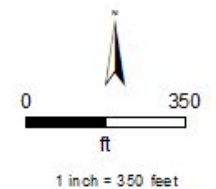
AERIAL MAP

Legend

Site Boundary

Property

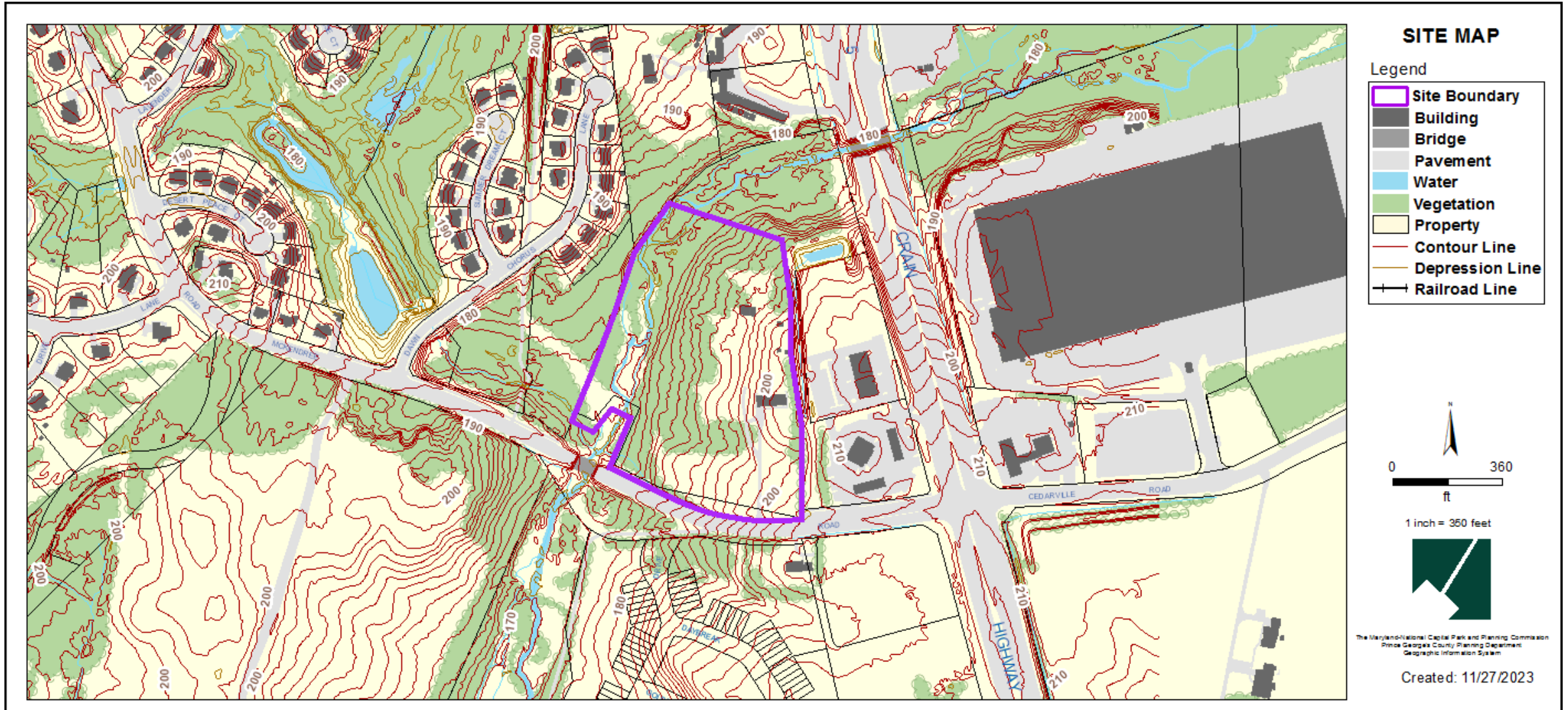
IMAGERY FROM
May 2023



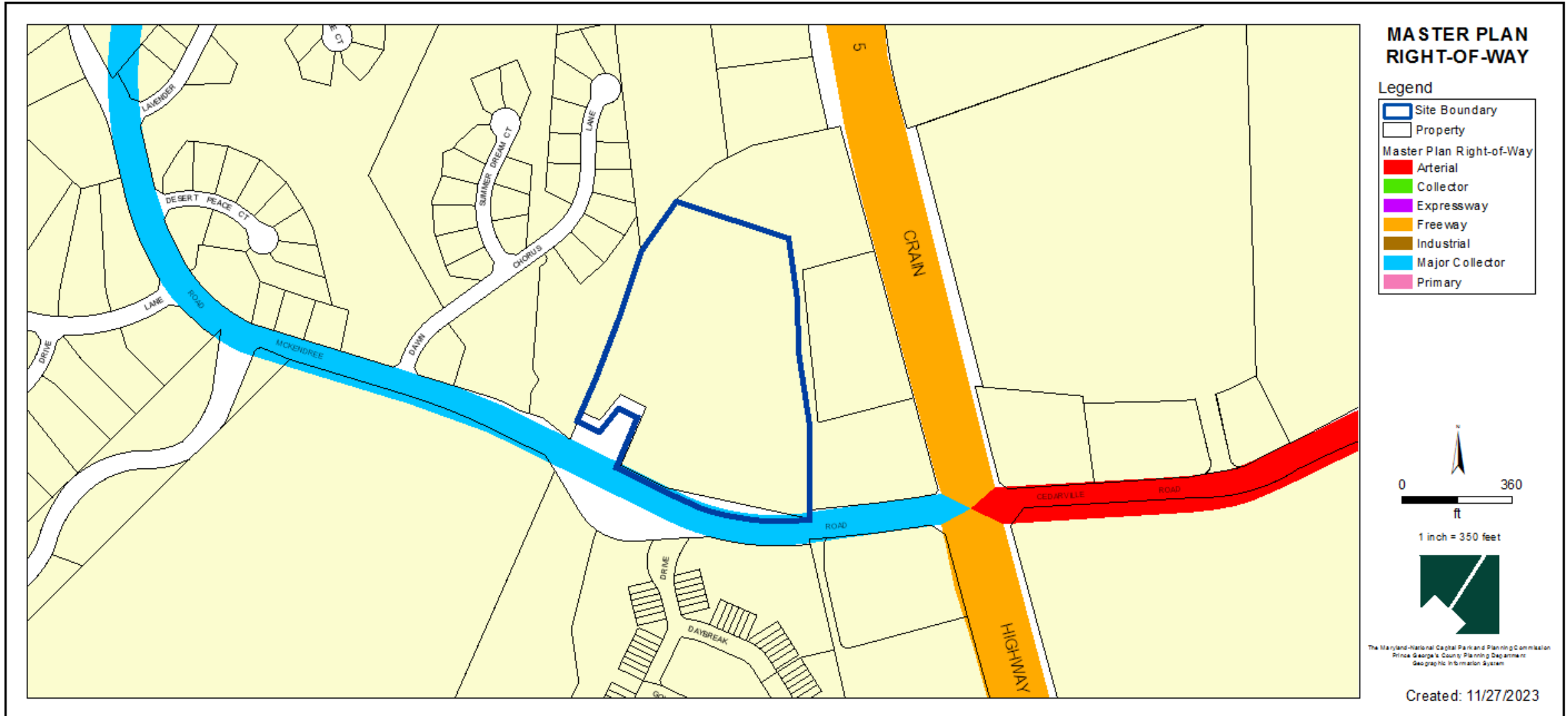
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 11/27/2023

SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

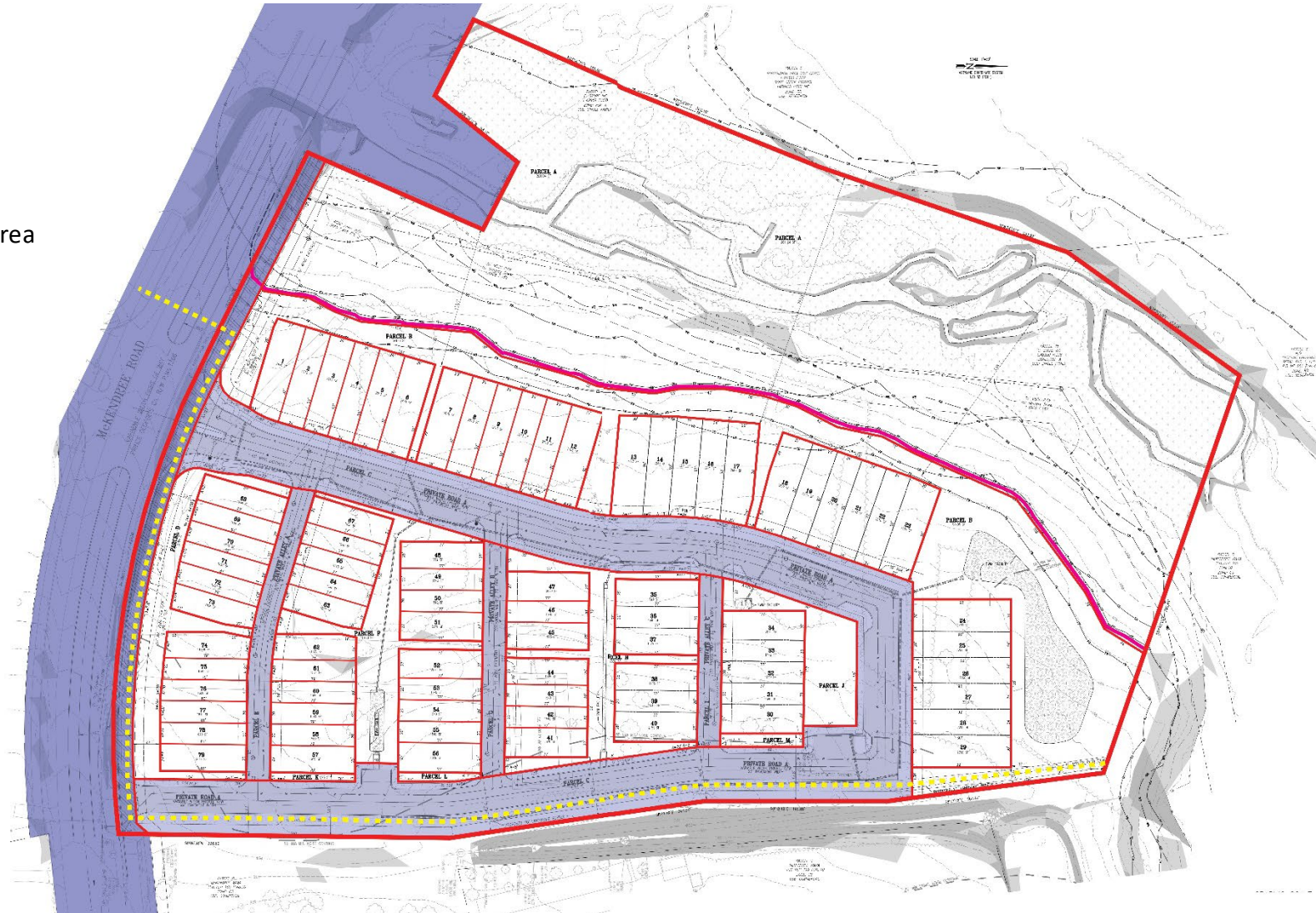
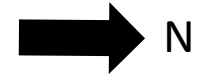


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED (VIEW FROM EAST)



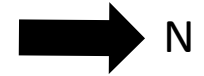
PRELIMINARY PLAN OF SUBDIVISION

-  Parcel Boundaries
-  Public ROW
-  Private ROW
-  Primary Management Area
-  Timothy Branch Trail



TYPE 1 TREE CONSERVATION PLAN

-  Parcel Boundaries
-  Public ROW
-  Private ROW
-  Primary Management Area
-  Timothy Branch Trail
-  Woodland Preservation
-  Woodland Reforestation
-  Specimen tree to be removed



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of TCP1-019-2023
- Approval of a Variance to Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Pre-Application Neighborhood Meeting Mailing: 9/21/2022
- Informational Mailing: 9/22/2022
- Acceptance Mailing: 8/22/2023