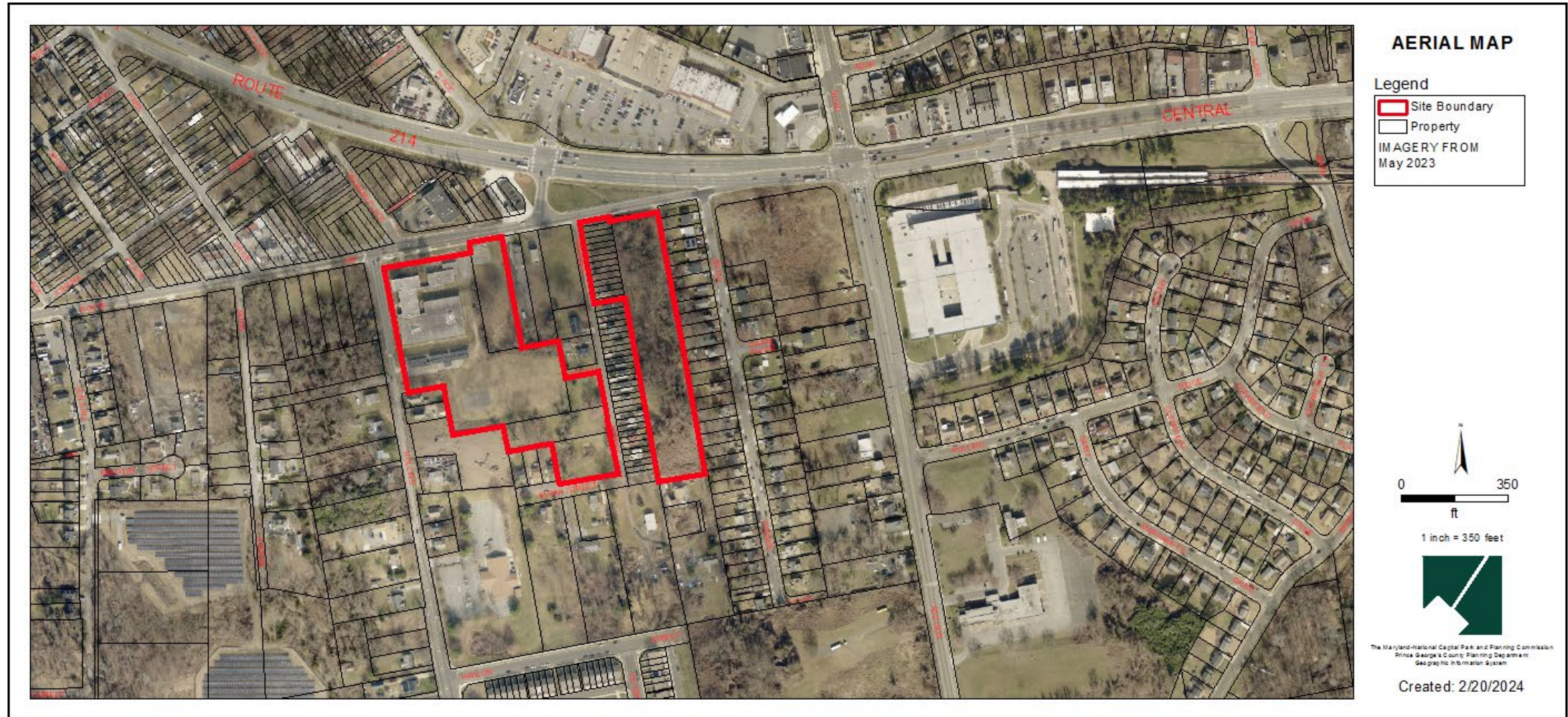


ADDISON PARK

Preliminary Plan of Subdivision

TCP1-004-2024

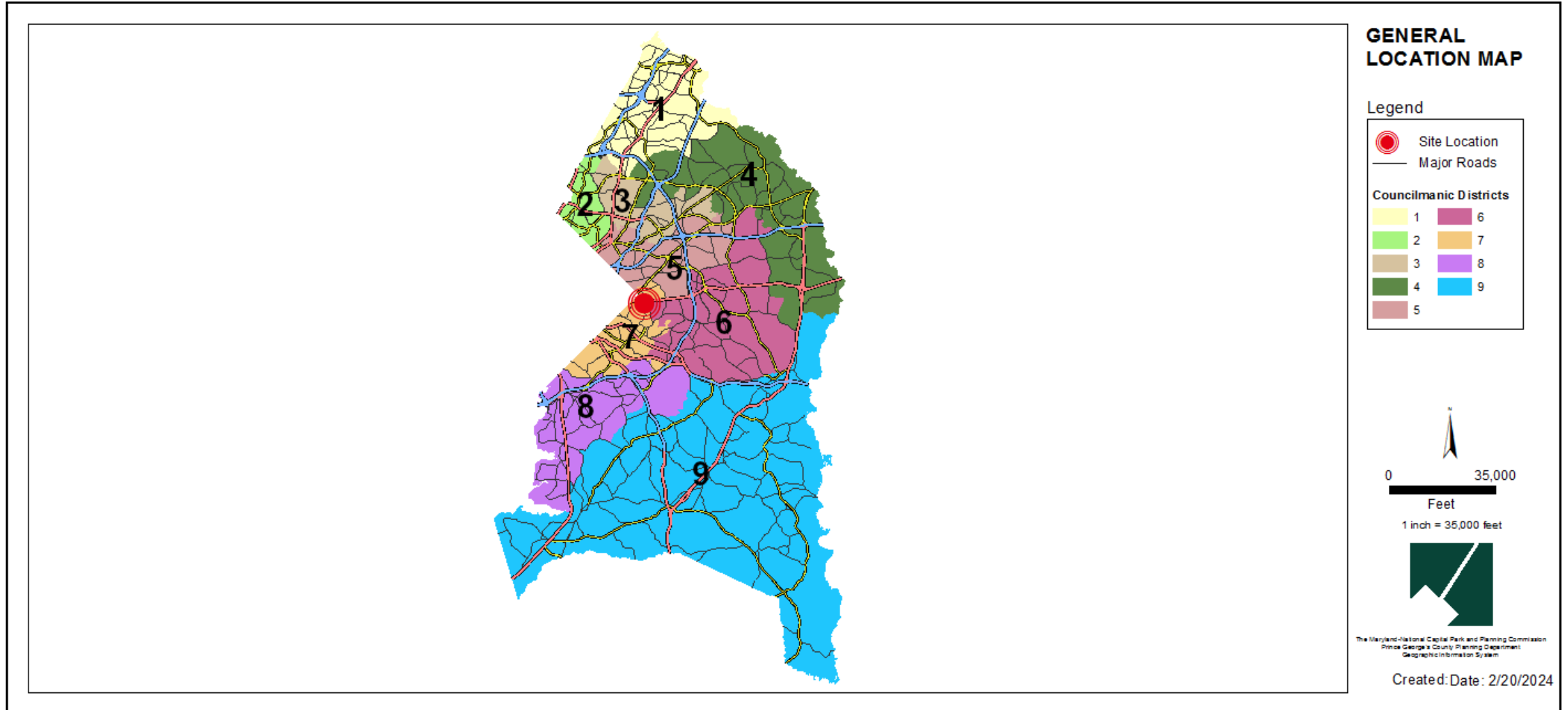
Staff Recommendation: APPROVAL with conditions



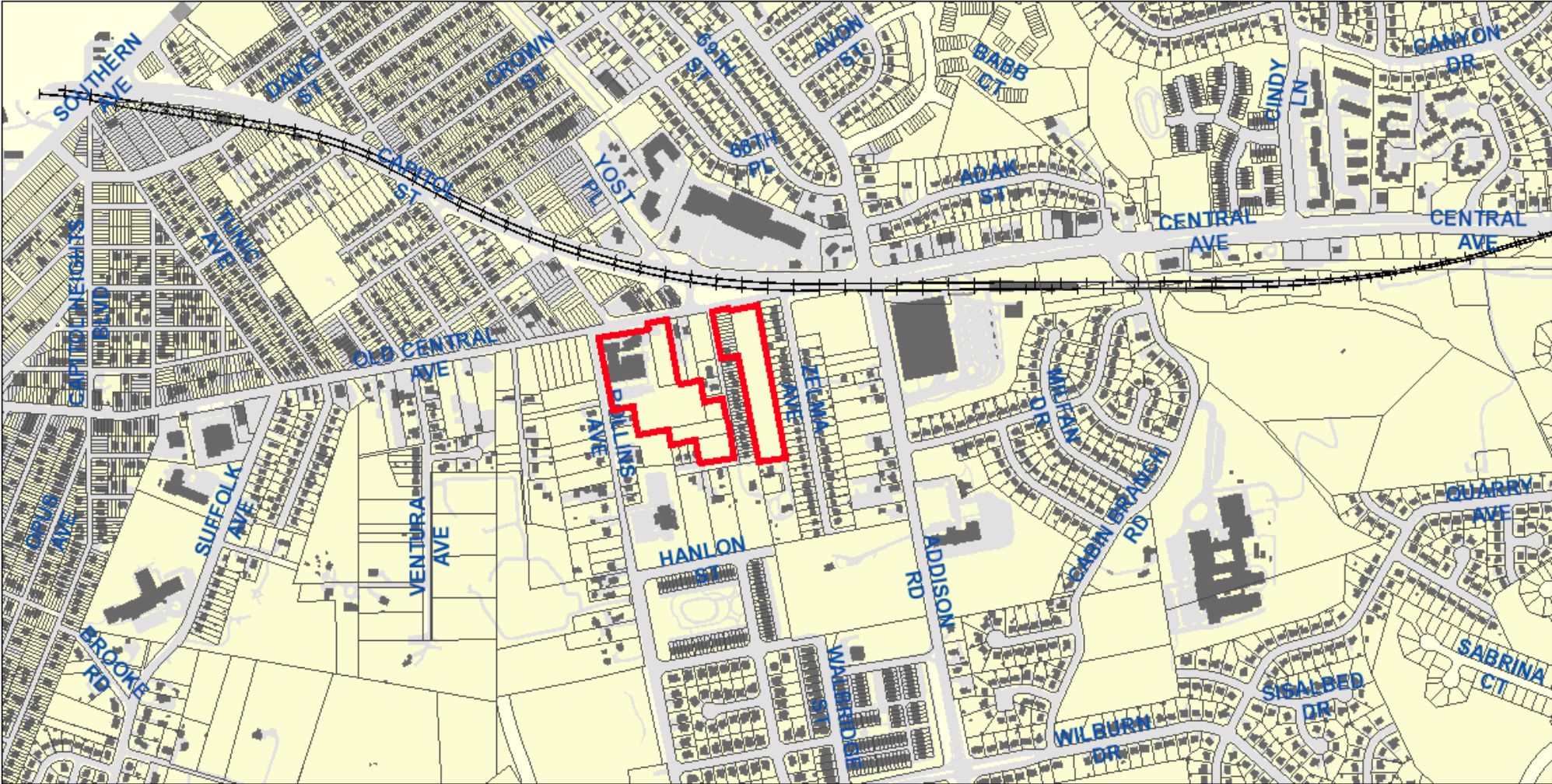
GENERAL LOCATION MAP

Council District: 07

Planning Area: 75A

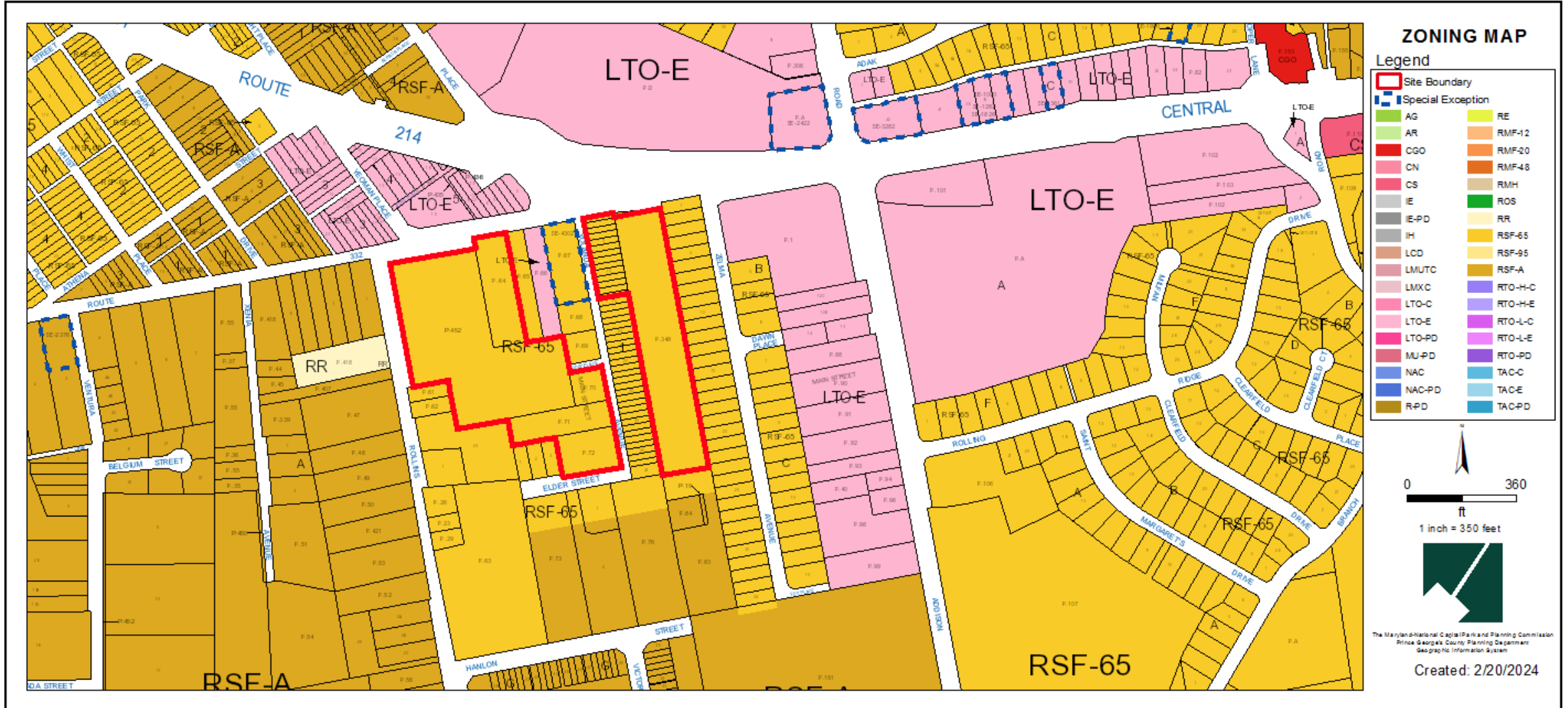


SITE VICINITY MAP



ZONING MAP

Property Zone: RSF-65



AERIAL MAP



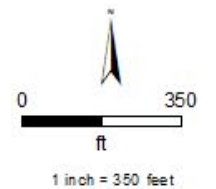
AERIAL MAP

Legend

 Site Boundary

 Property

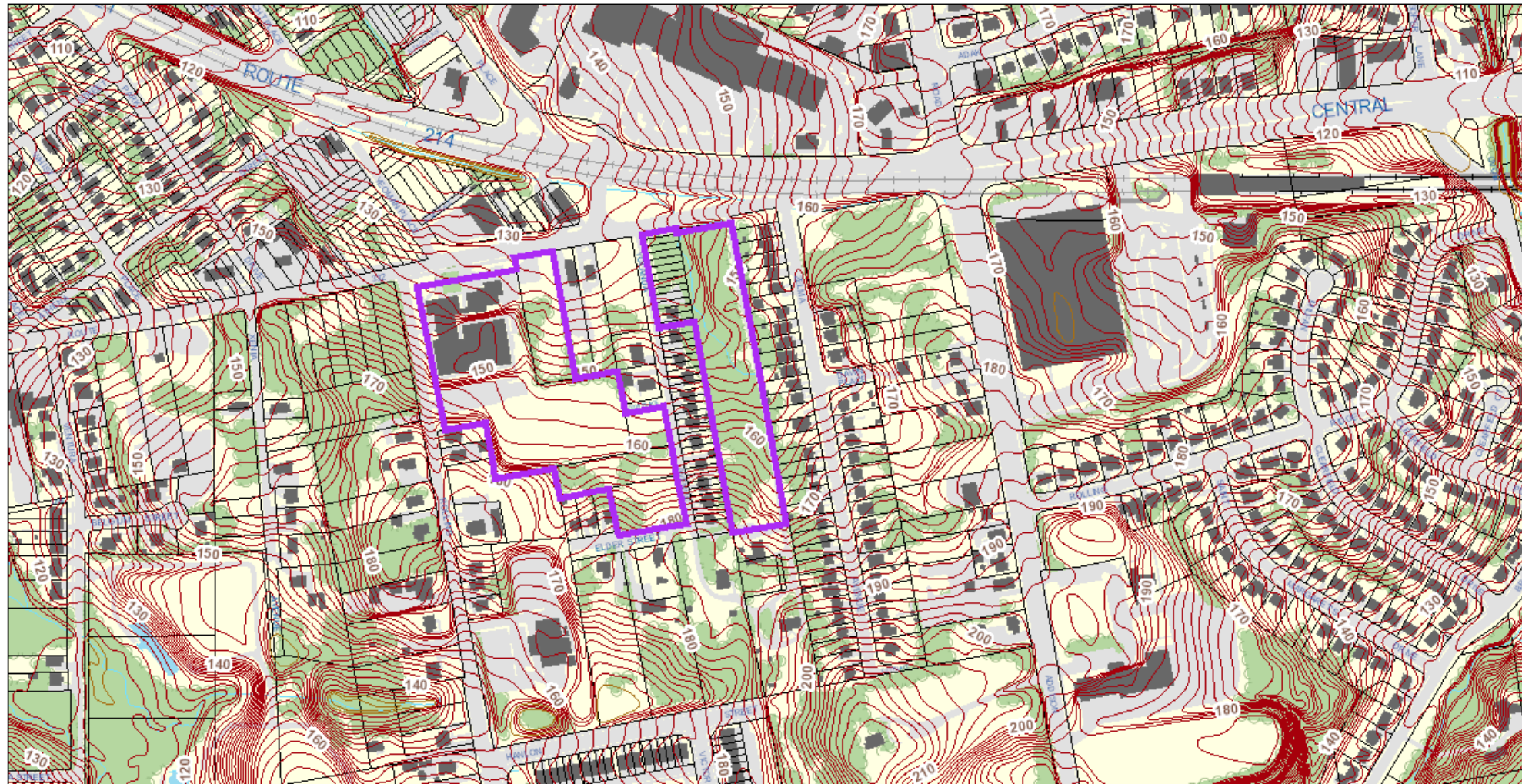
IMAGERY FROM
May 2023



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

Created: 2/20/2024

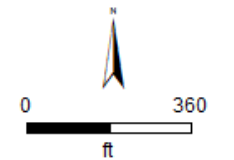
SITE MAP



SITE MAP

Legend

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



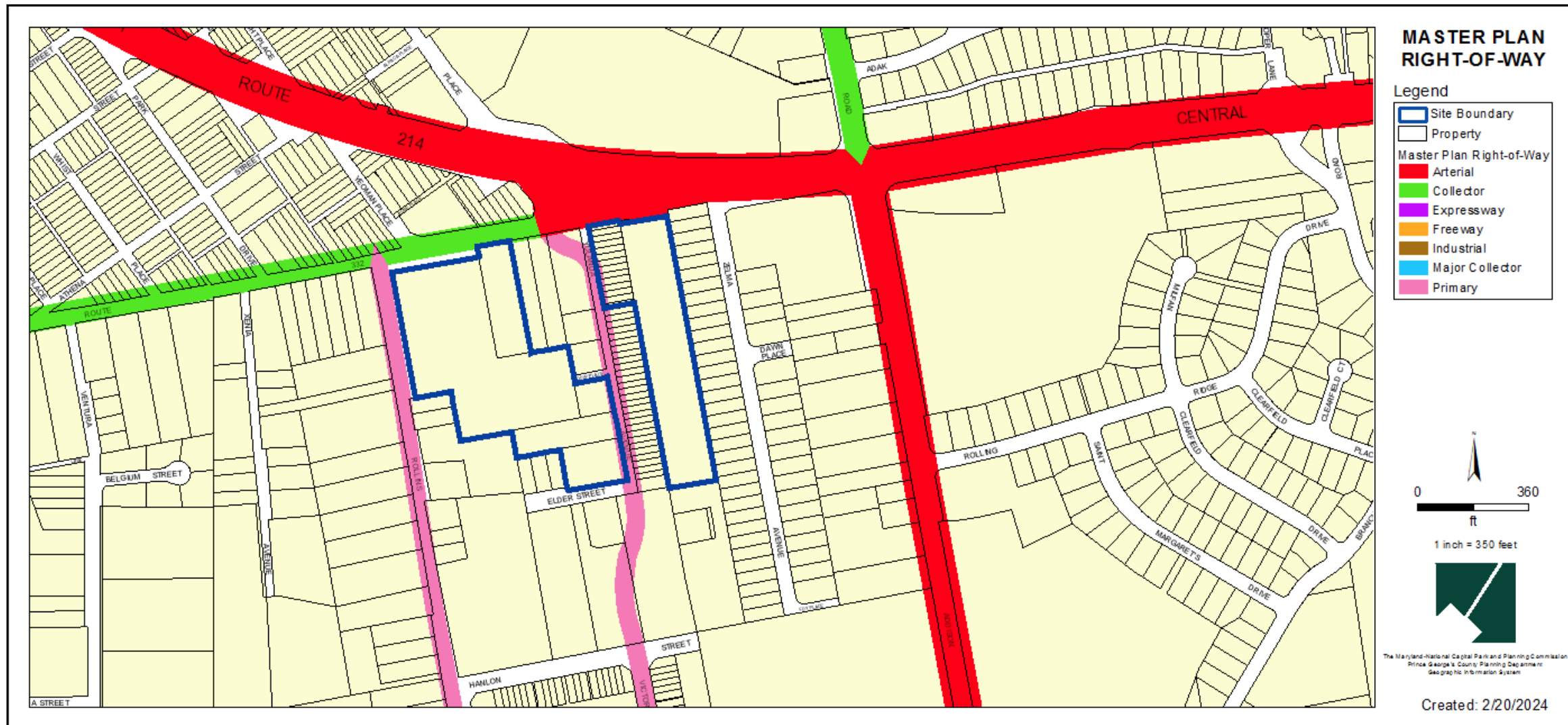
1 inch = 350 feet



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

Created: 2/20/2024

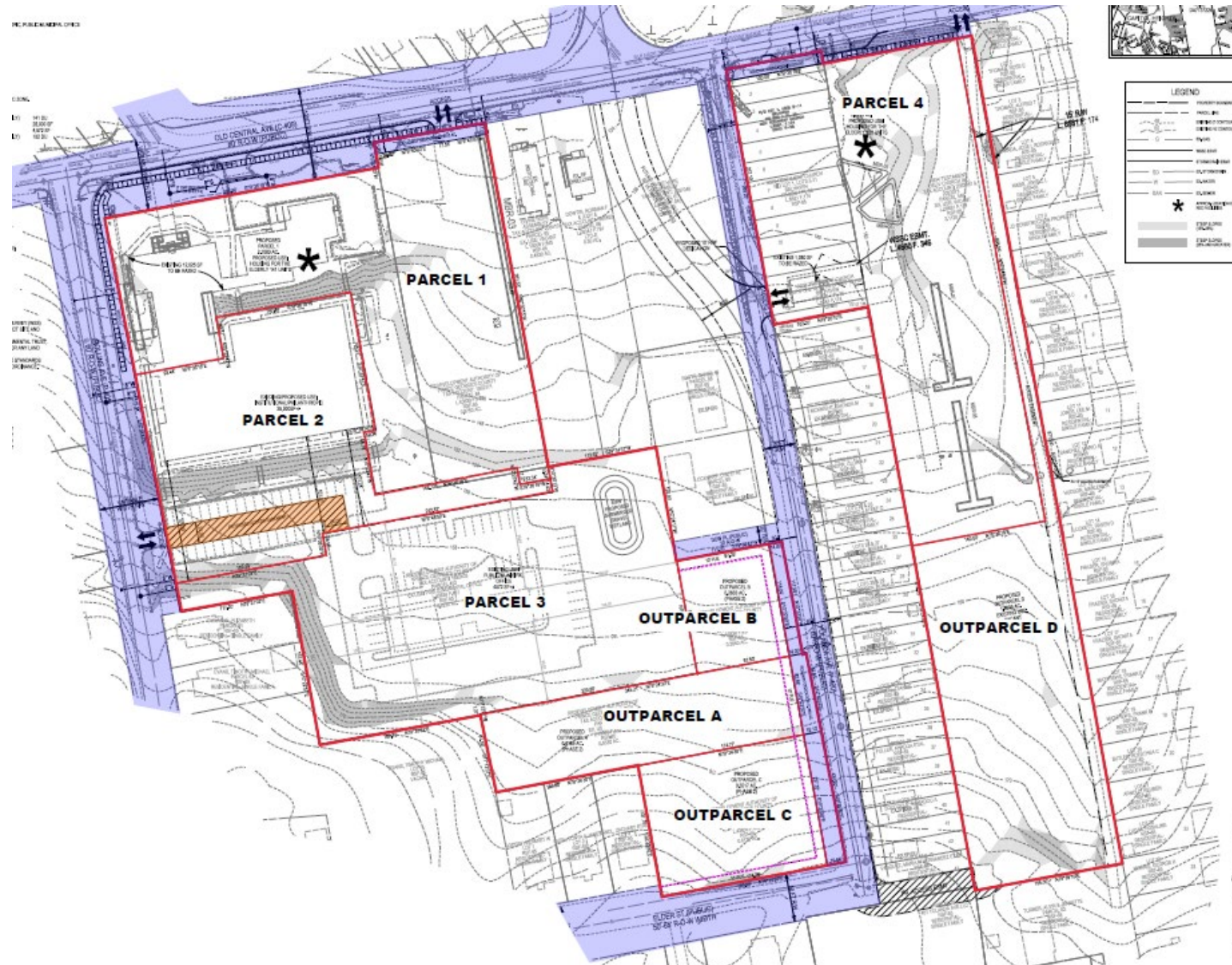
MASTER PLAN RIGHT-OF-WAY MAP



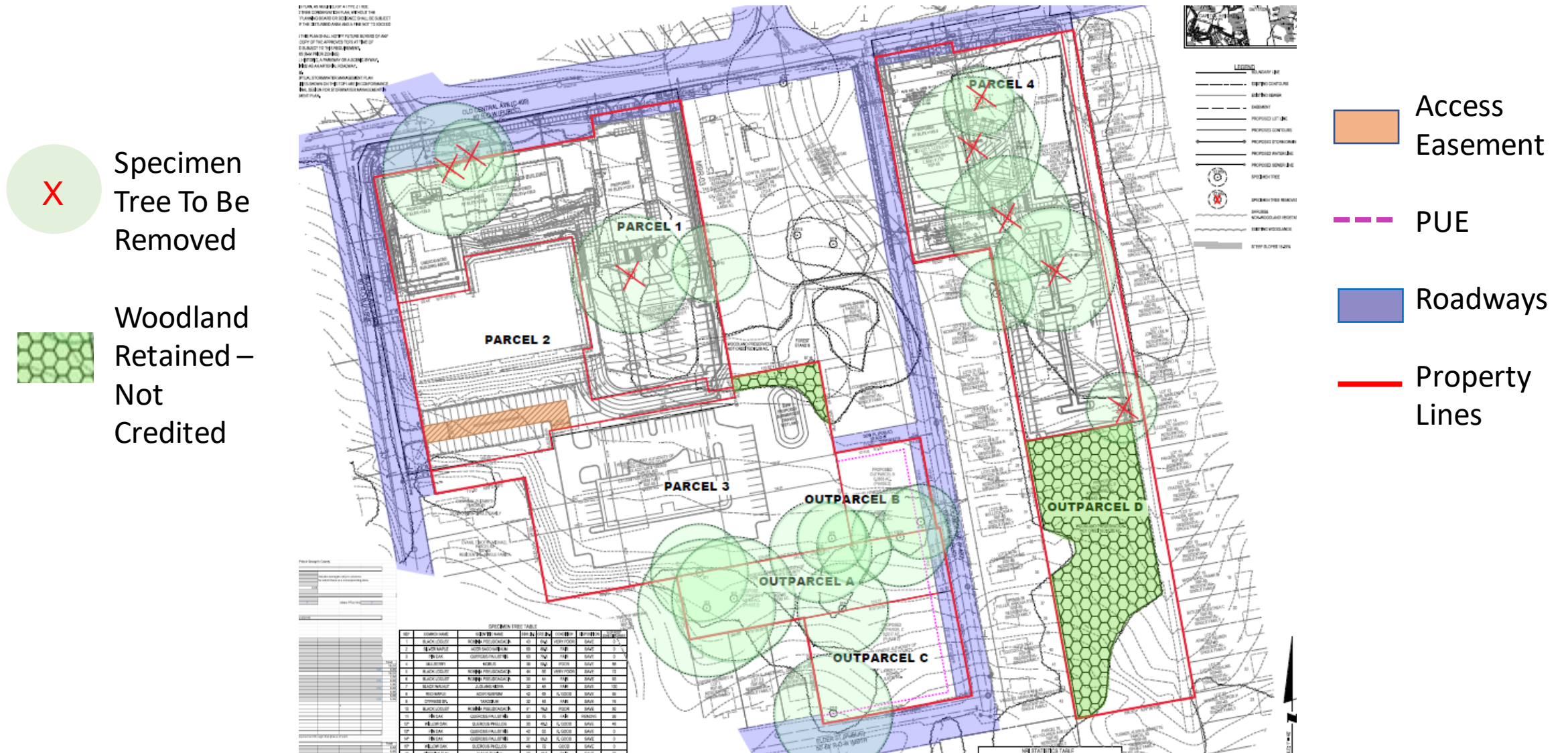
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



OPEN SPACE SET ASIDE EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2023-024
- Type 1 Tree Conservation Plan TCP1-004-2024
- Variation from Section 24-4205
- Variance from Section 25-122(b)(1)(G)

Major Issues:

- N/A

Applicant Required Mailings:

- Pre-Application Neighborhood Meeting
Mailing: 7/28/2023
- Informational Mailing: 8/30/2024
- Acceptance Mailing: 2/1/2024