

SMITH LAKE ESTATES

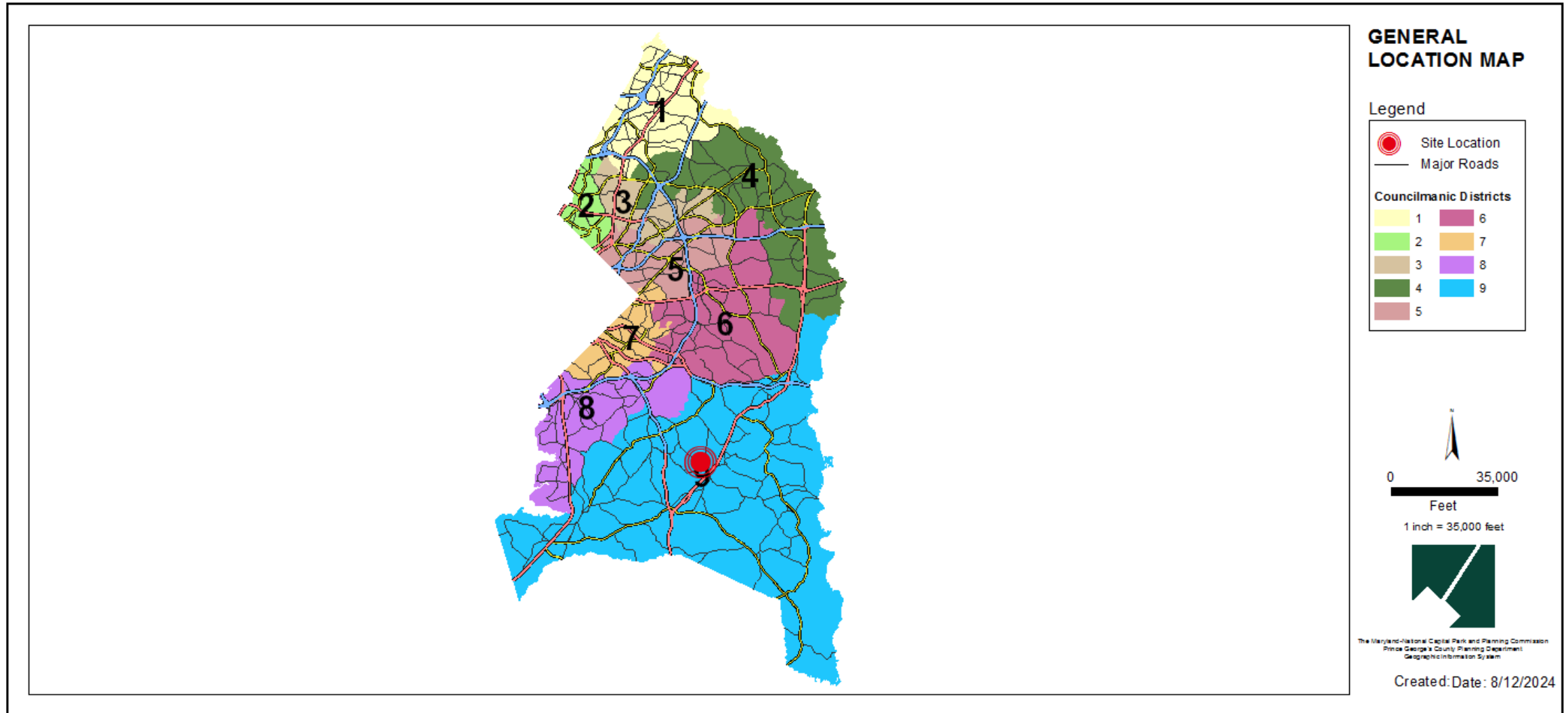
Preliminary Plan of Subdivision
Type 1 Tree Conservation Plan TCP1-023-2024
Staff Recommendation: APPROVAL with conditions



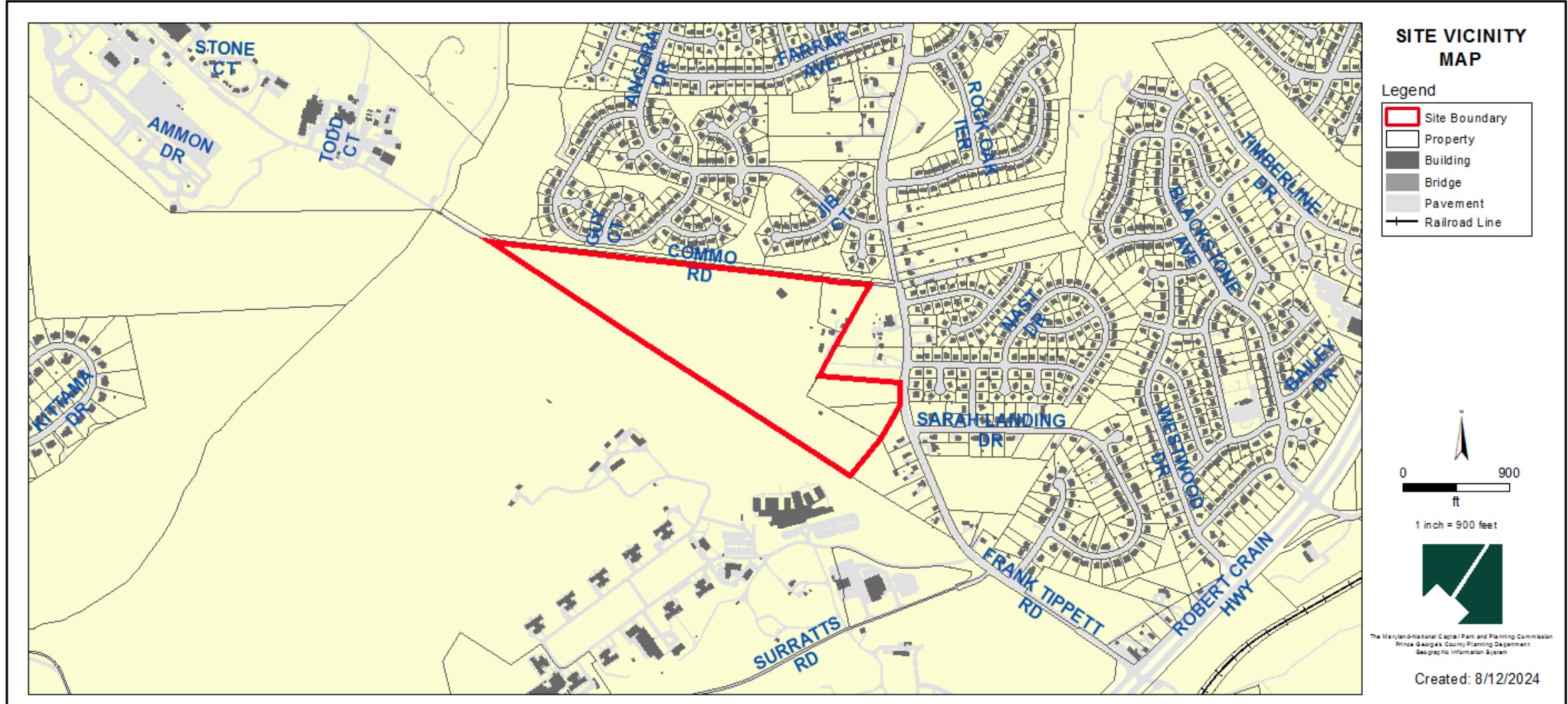
GENERAL LOCATION MAP

Council District: 09

Planning Area: 82A



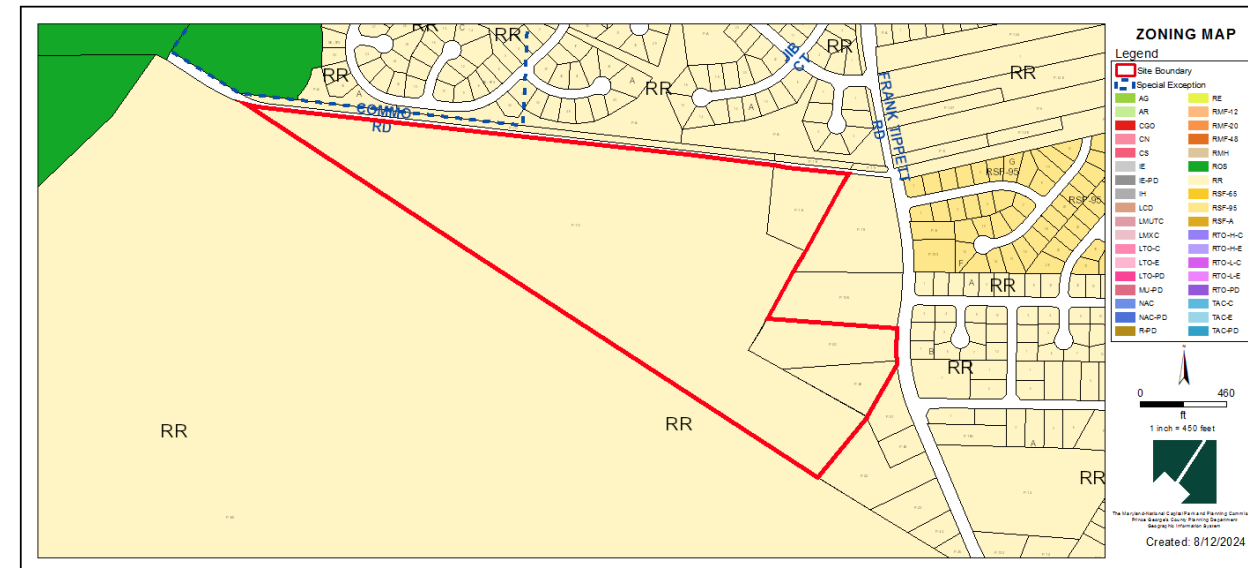
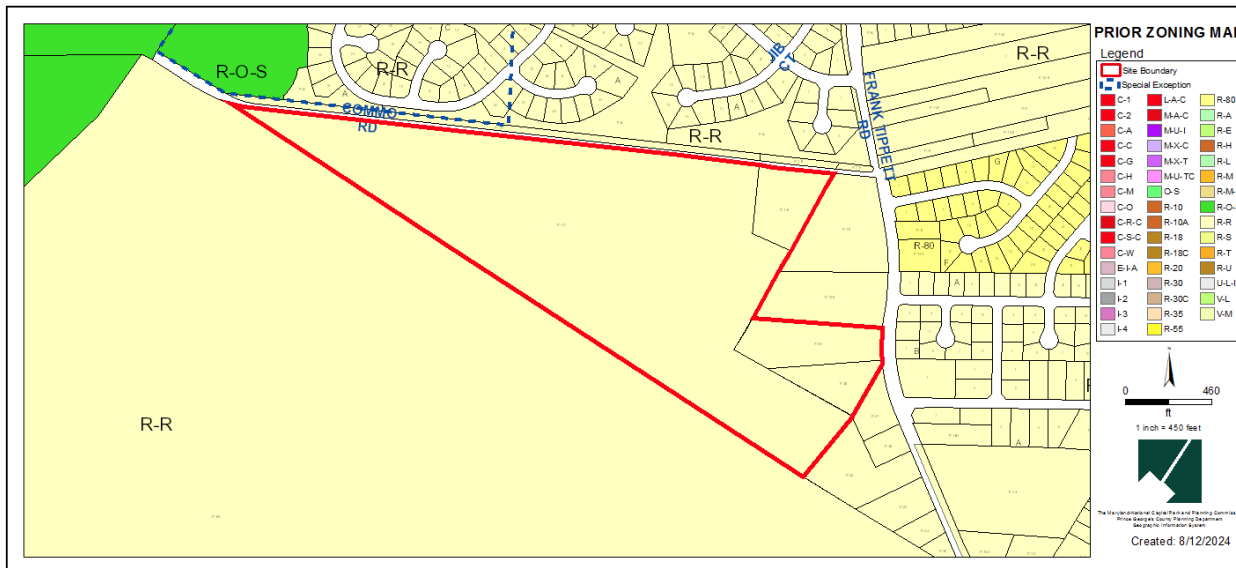
SITE VICINITY MAP



ZONING MAP (PRIOR AND CURRENT)

Prior Zone: R-R

Current Zone: R-PD



AERIAL MAP



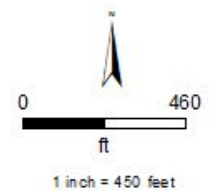
AERIAL MAP

Legend

Site Boundary

Property

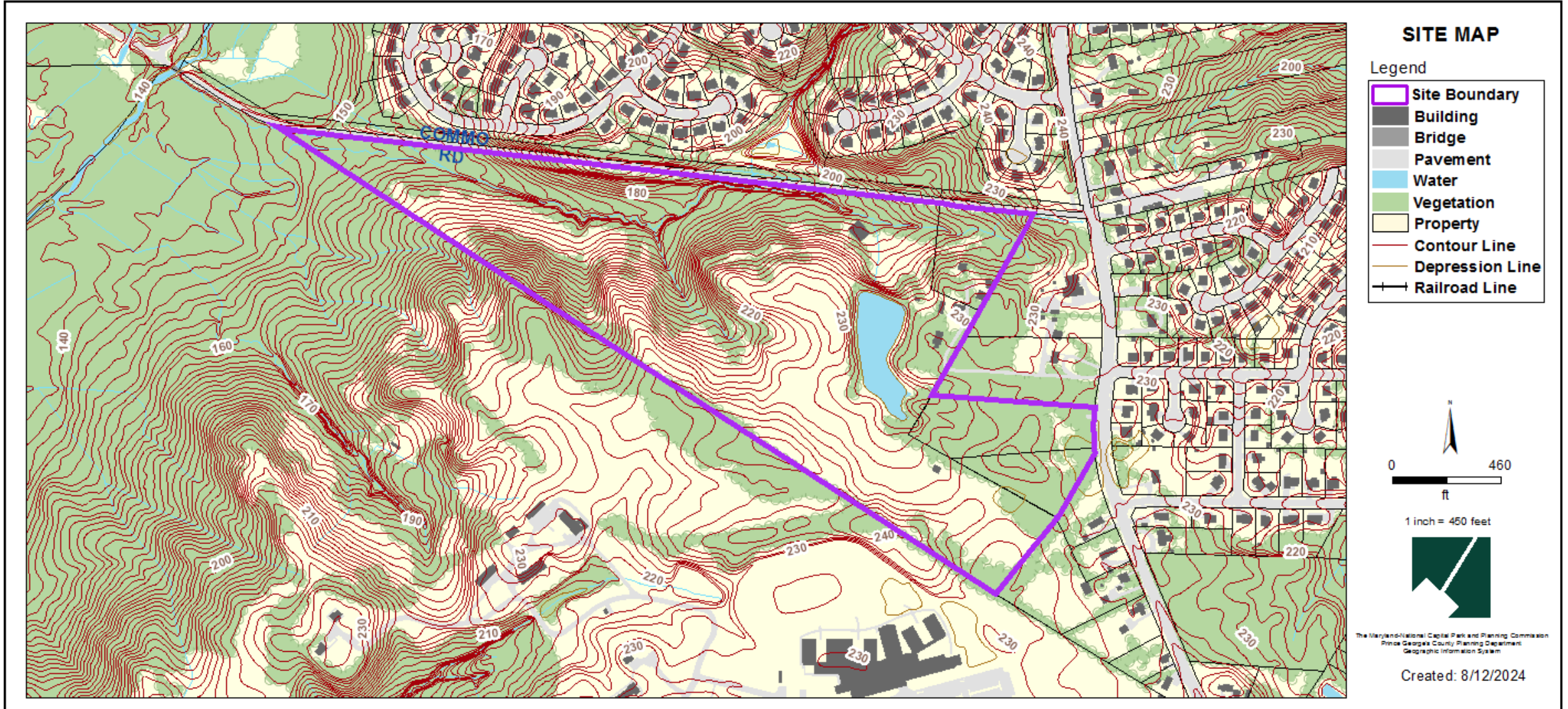
IMAGERY FROM
May 2023



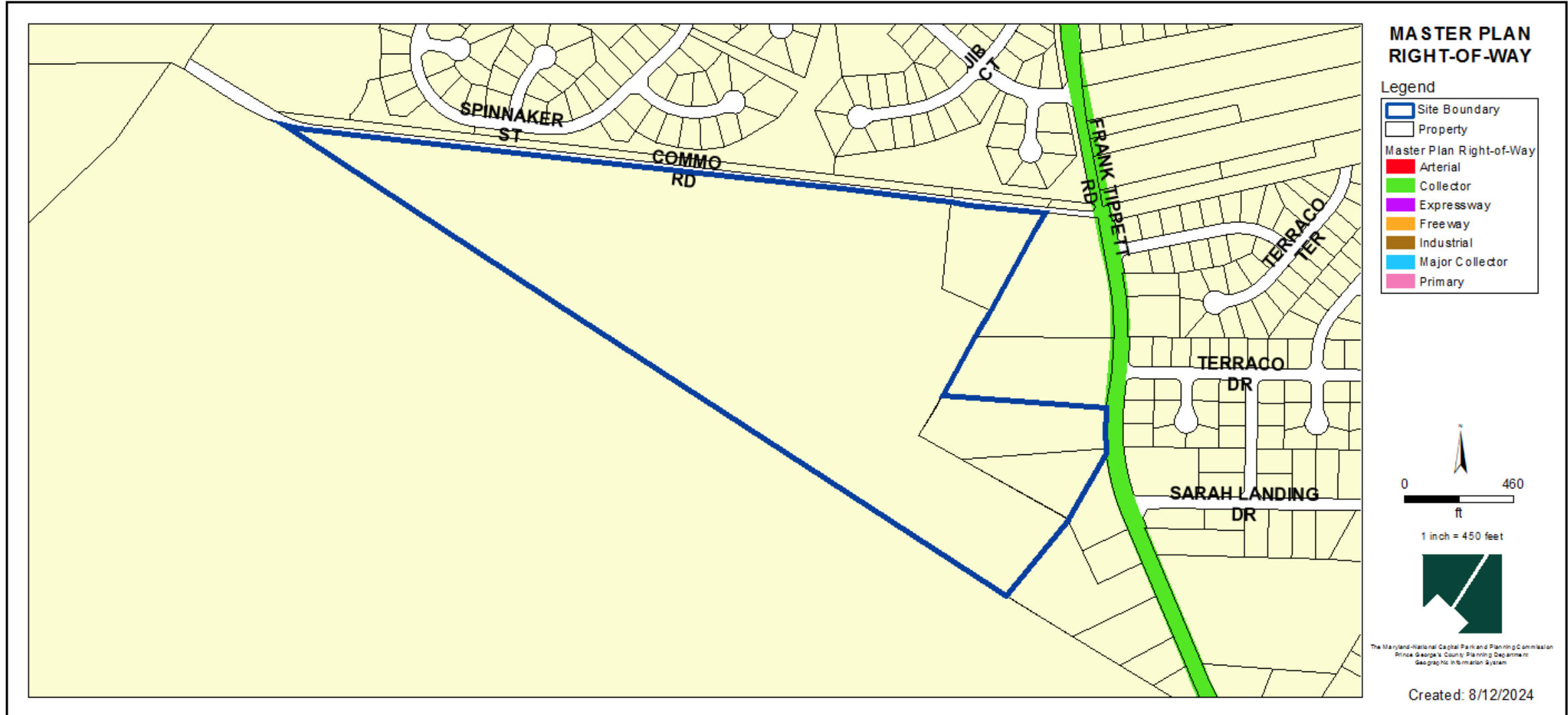
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 8/12/2024

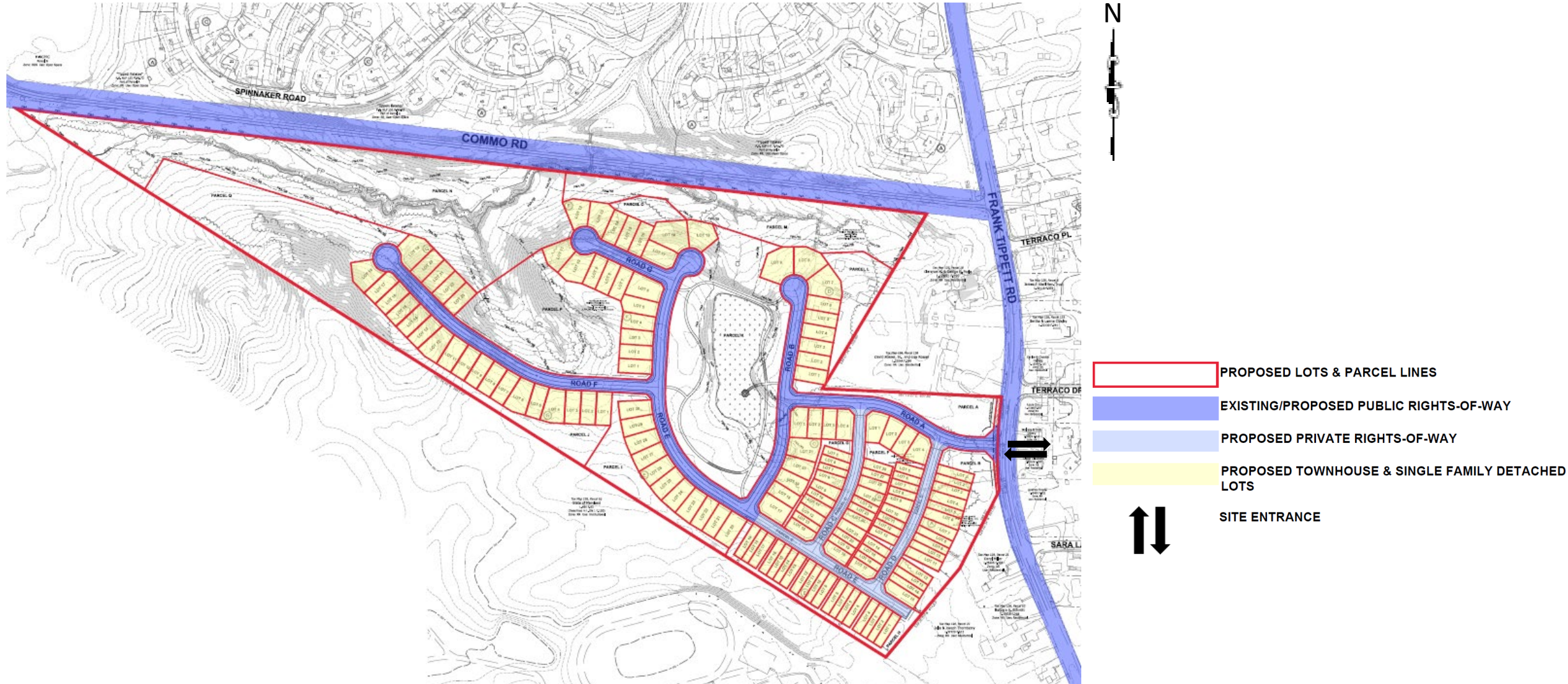
SITE MAP



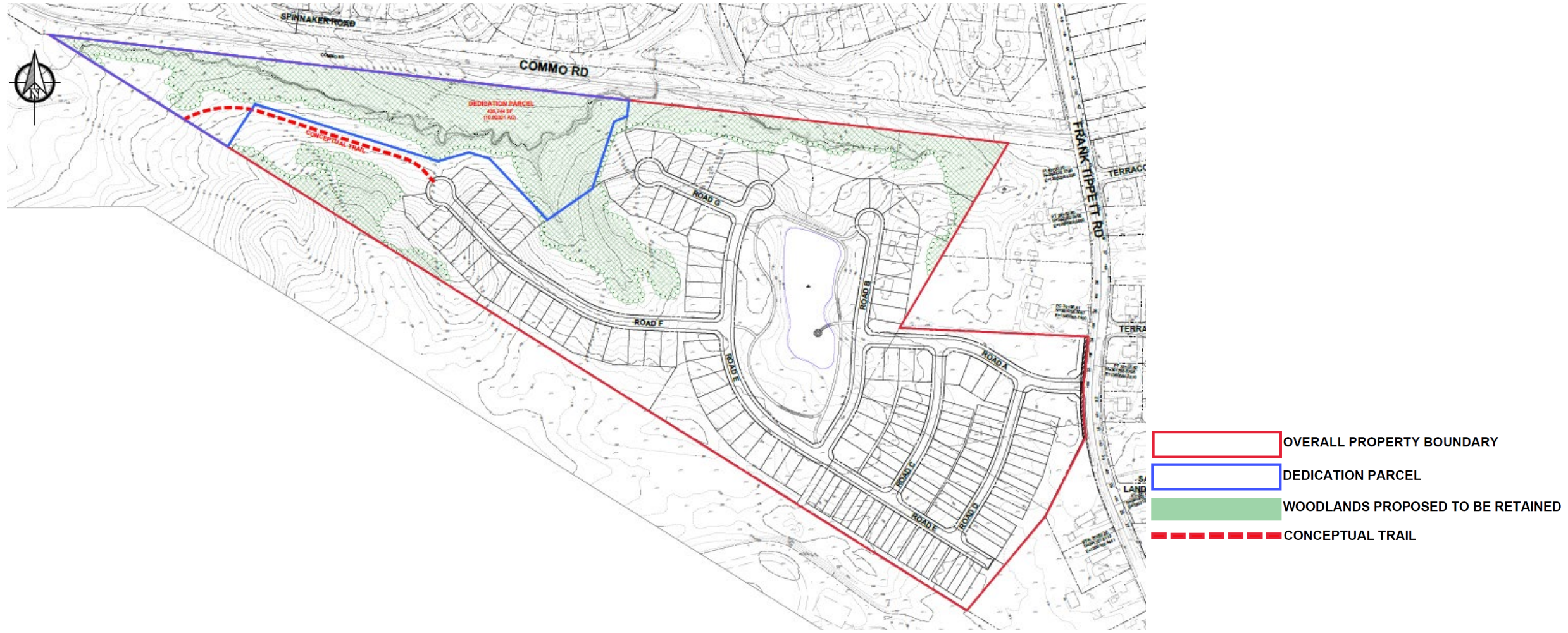
MASTER PLAN RIGHT-OF-WAY MAP



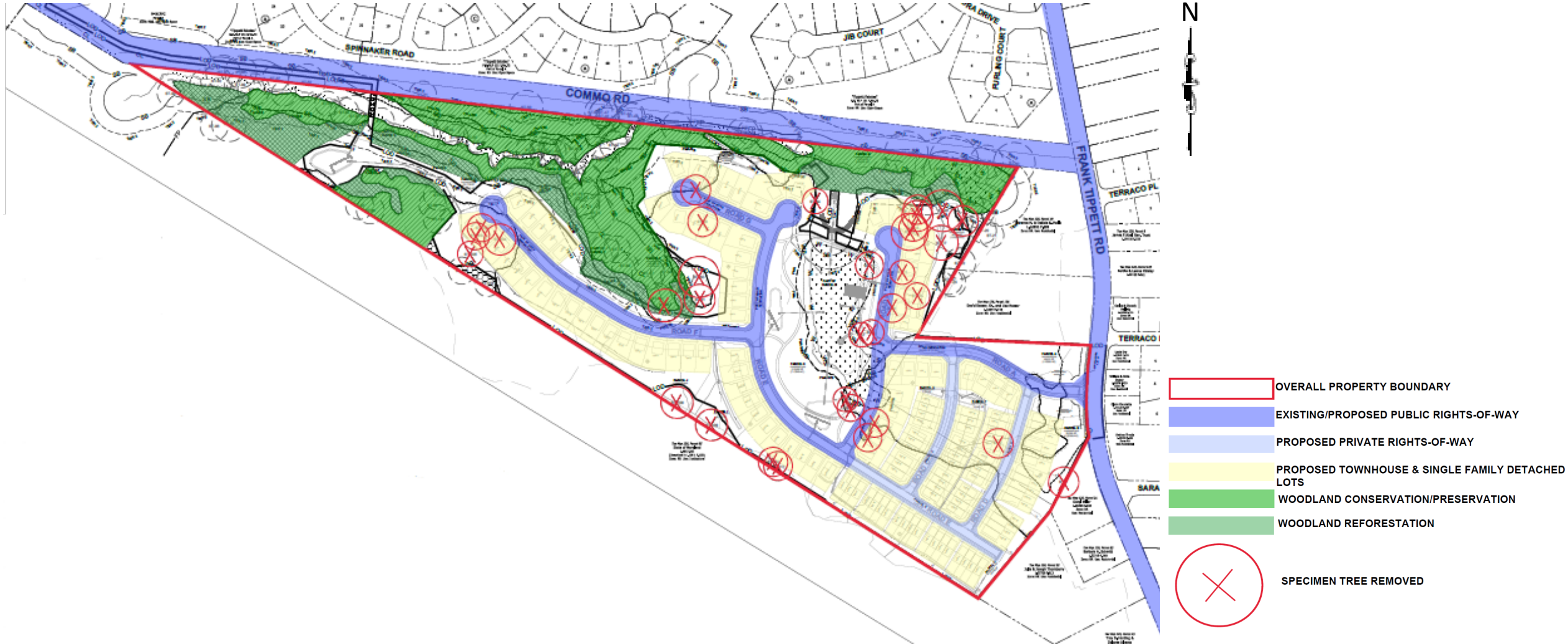
PRELIMINARY PLAN



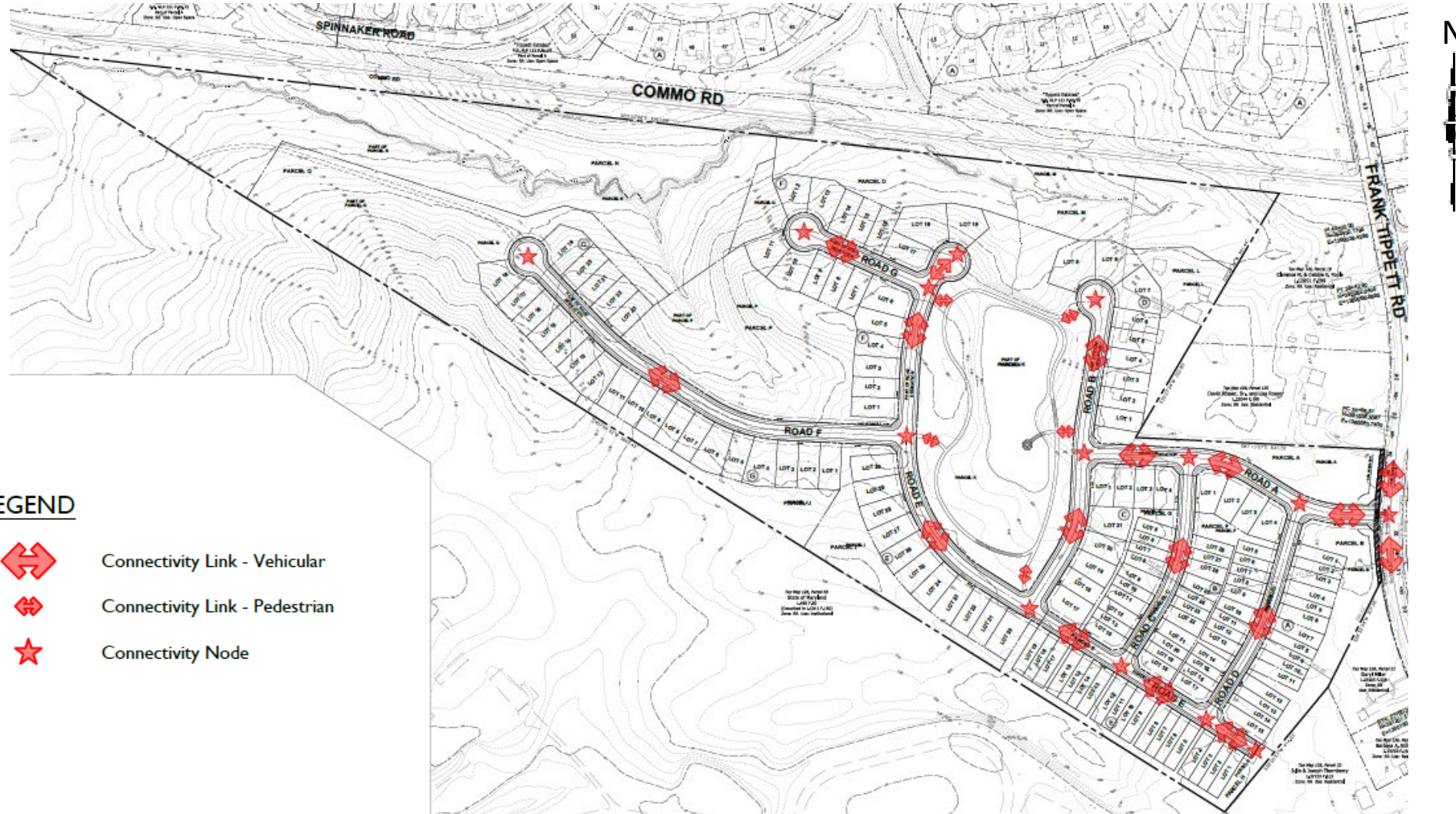
PRELIMINARY PLAN – DEDICATION EXHIBIT



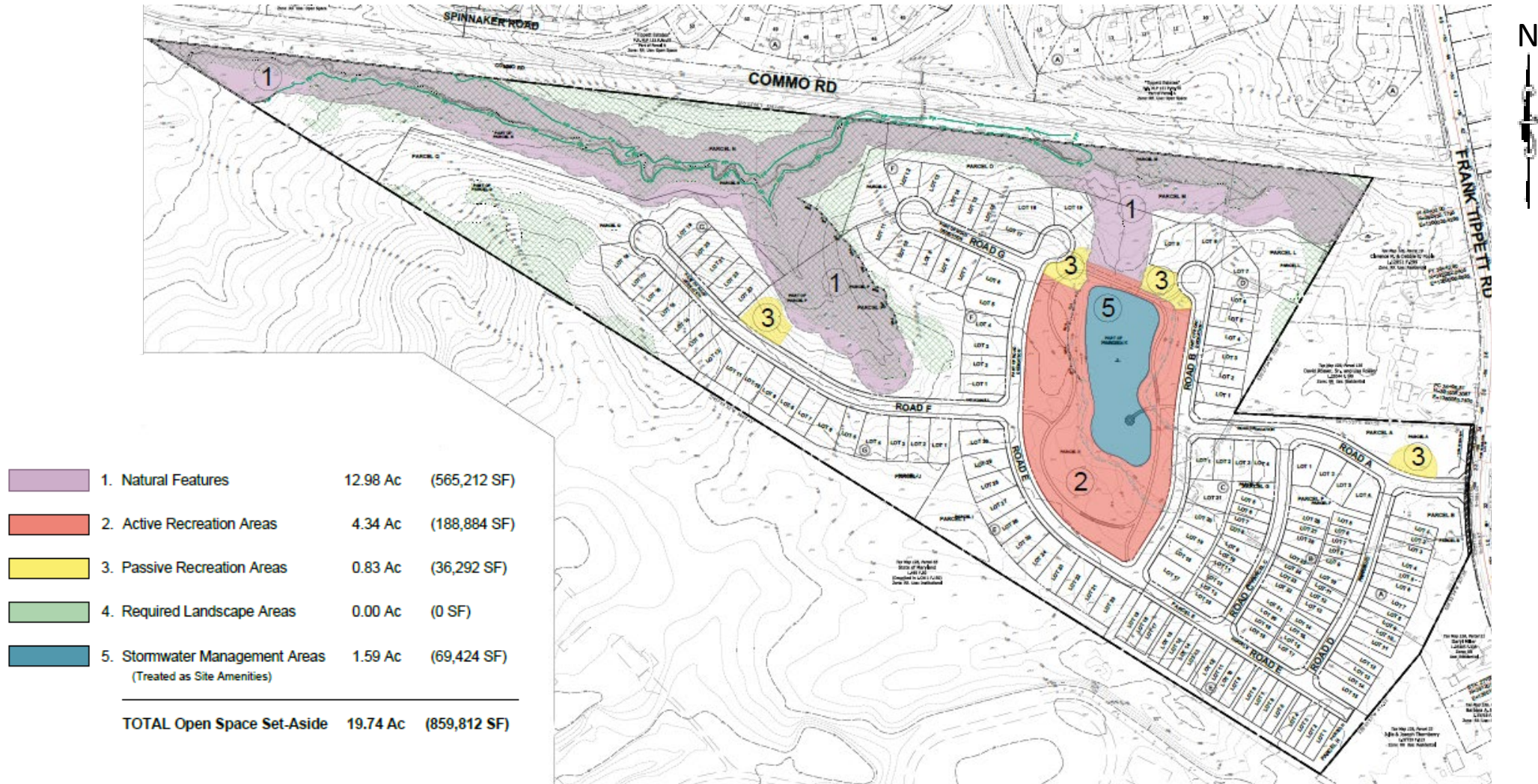
TYPE I TREE CONSERVATION PLAN



CIRCULATION EXHIBIT



OPEN SPACE SET-ASIDE EXHIBIT



STAFF RECOMMENDATION

APPROVAL with conditions

- Approval of PPS-2024-001
- Approval of TCP1-023-2024
- Approval of a Variance from Section 25-122(b)(1)(G)

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 01/09/2024
- Pre-Application Neighborhood Meeting Mailing: 01/9/2024
- Acceptance Mailing: 06/27/2024