

FREEWAY AIRPORT

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-034-2024

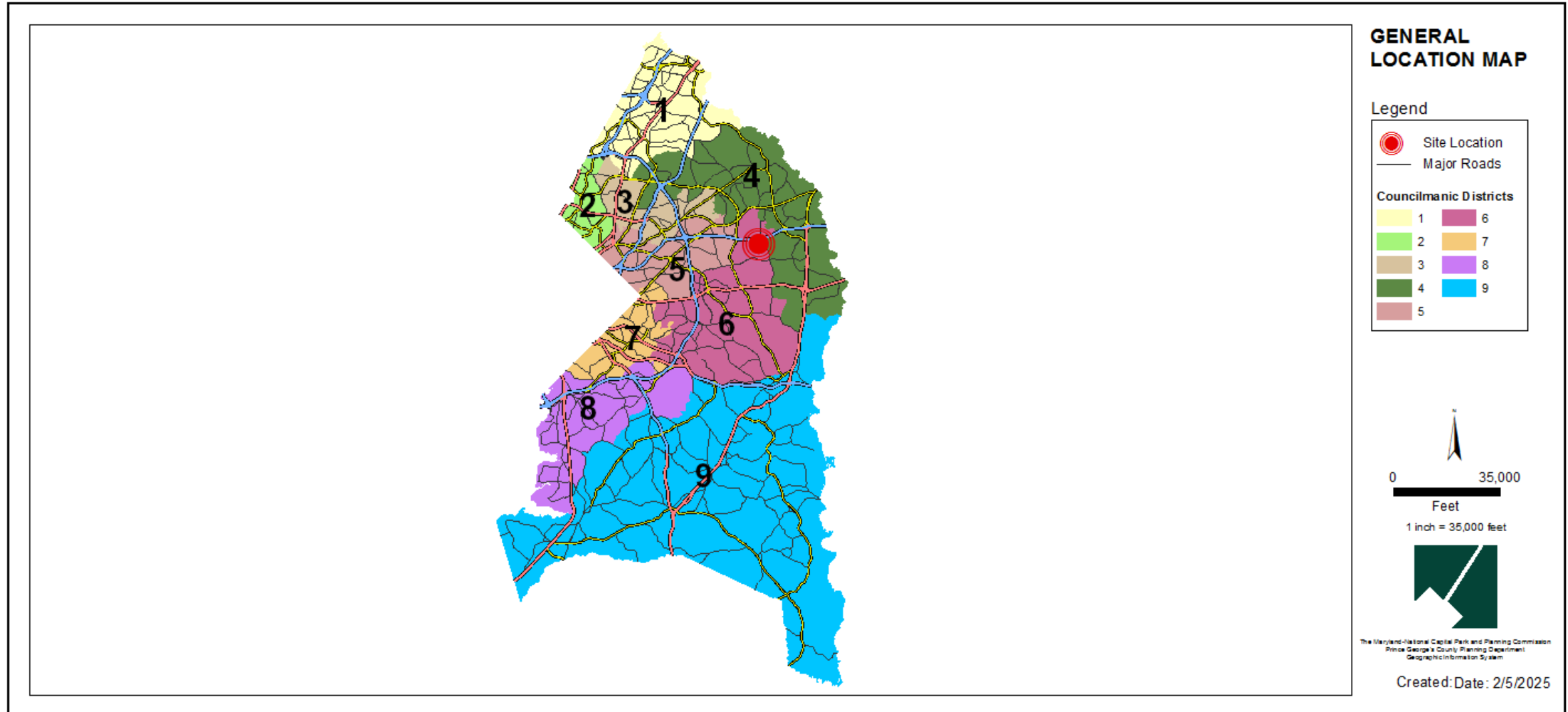
Staff Recommendation: APPROVAL with conditions



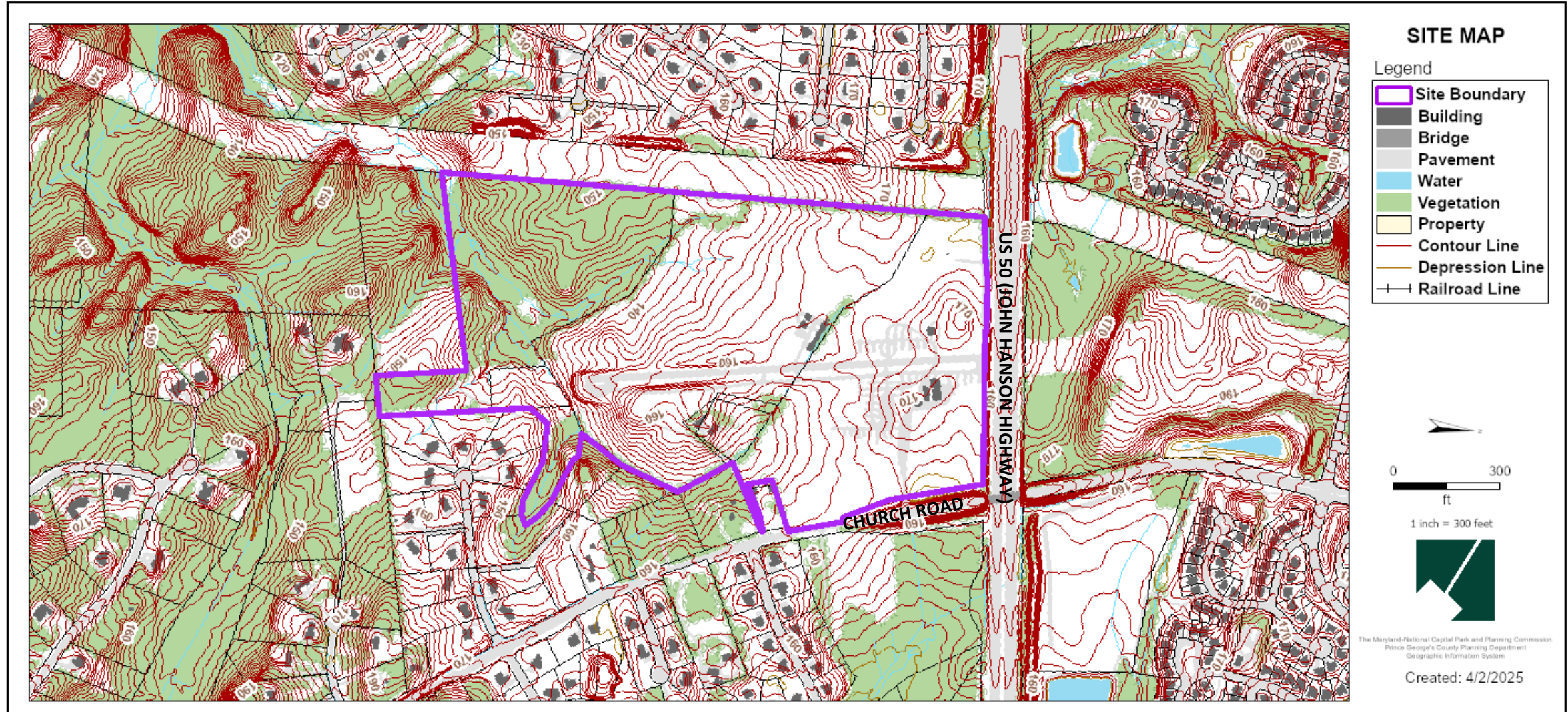
GENERAL LOCATION MAP

Council District: 06

Planning Area: 74A

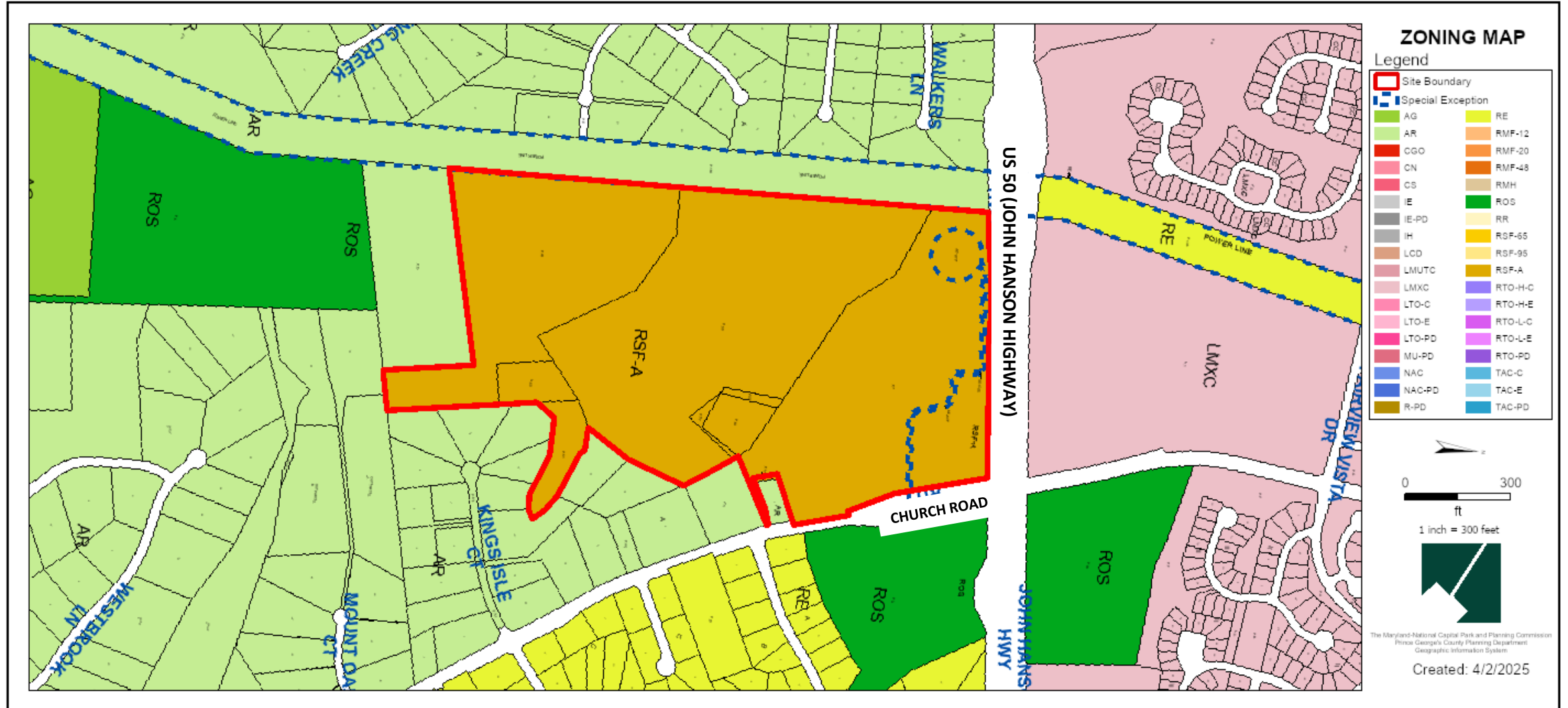


SITE & VICINITY MAP



ZONING MAP

ZONE: RSF-A



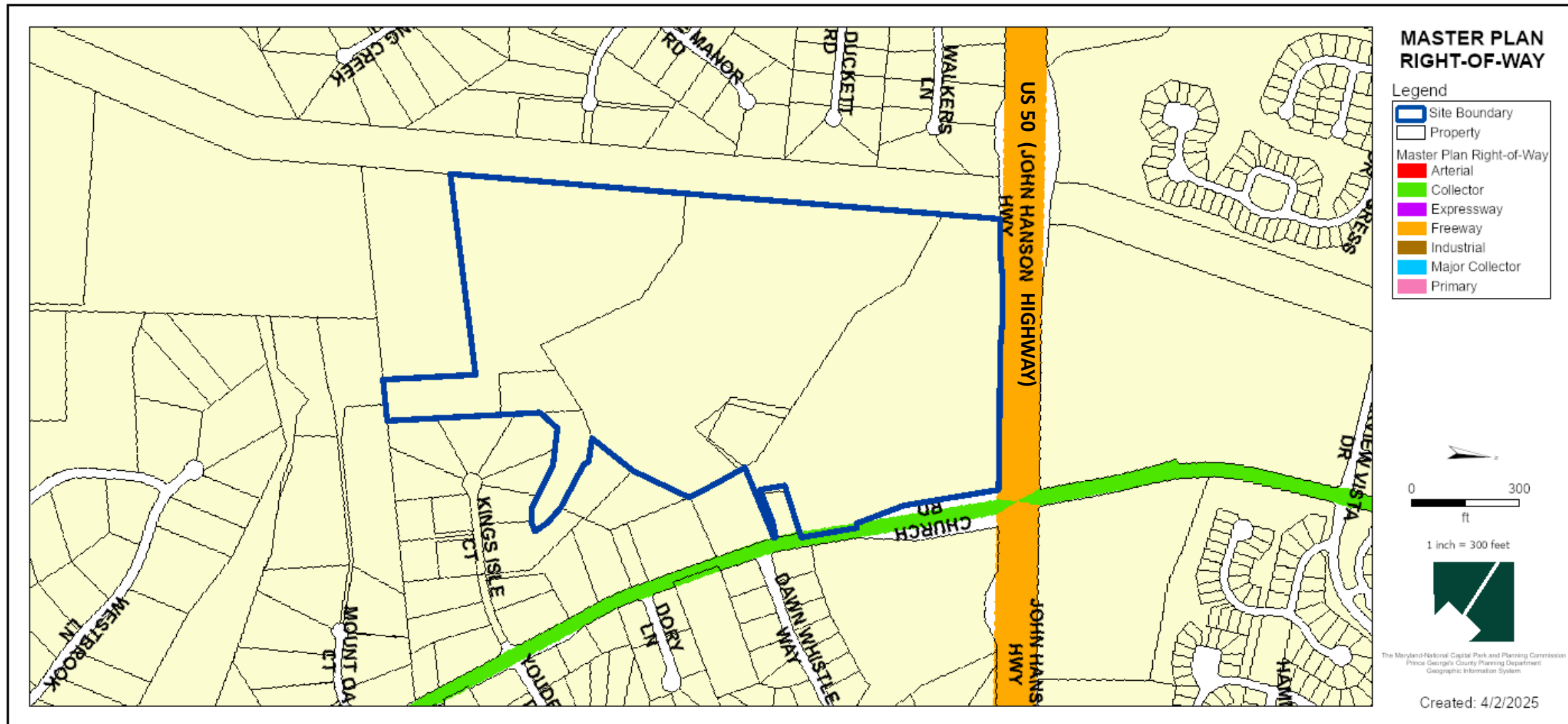
AY



MUNICIPAL BOUNDARY MAP – CITY OF BOWIE

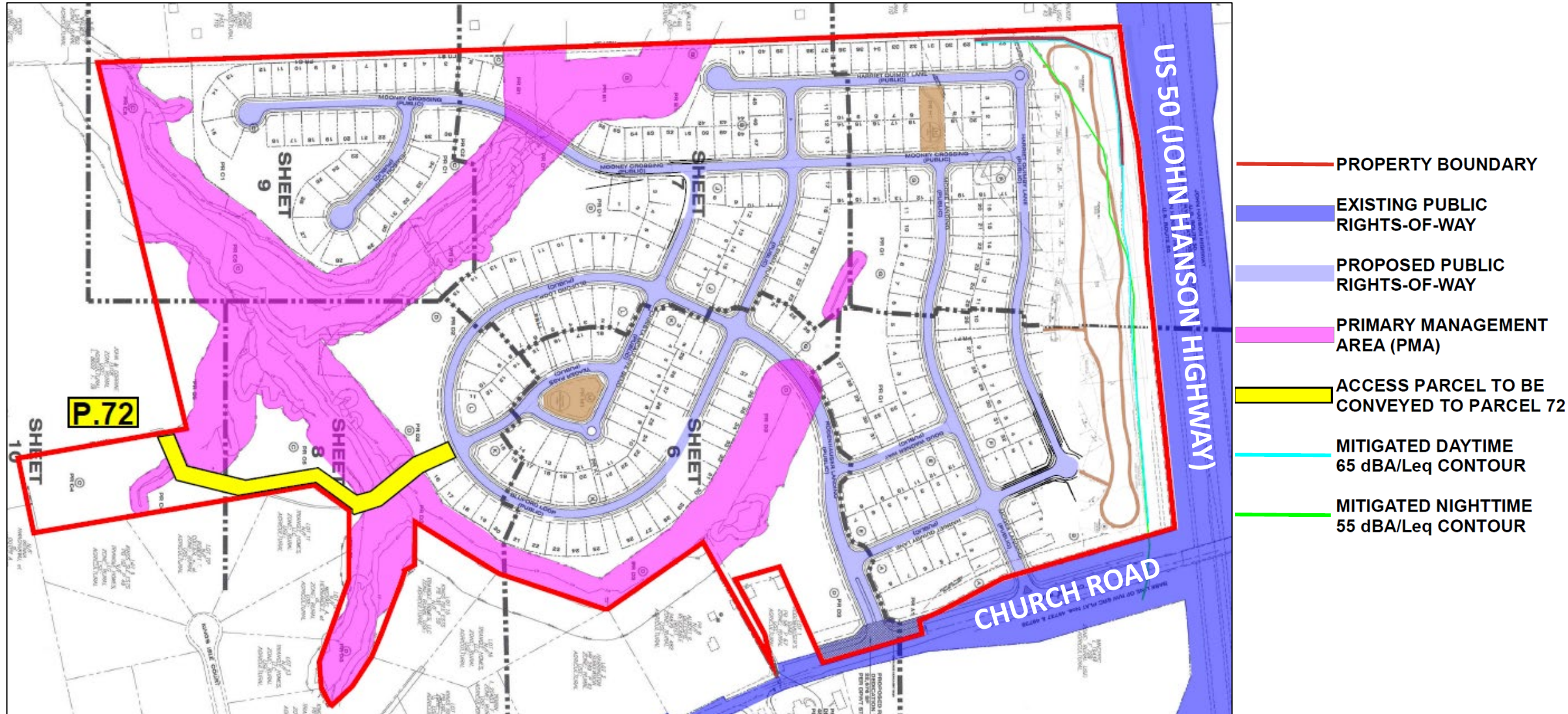


MASTER PLAN RIGHT-OF-WAY MAP

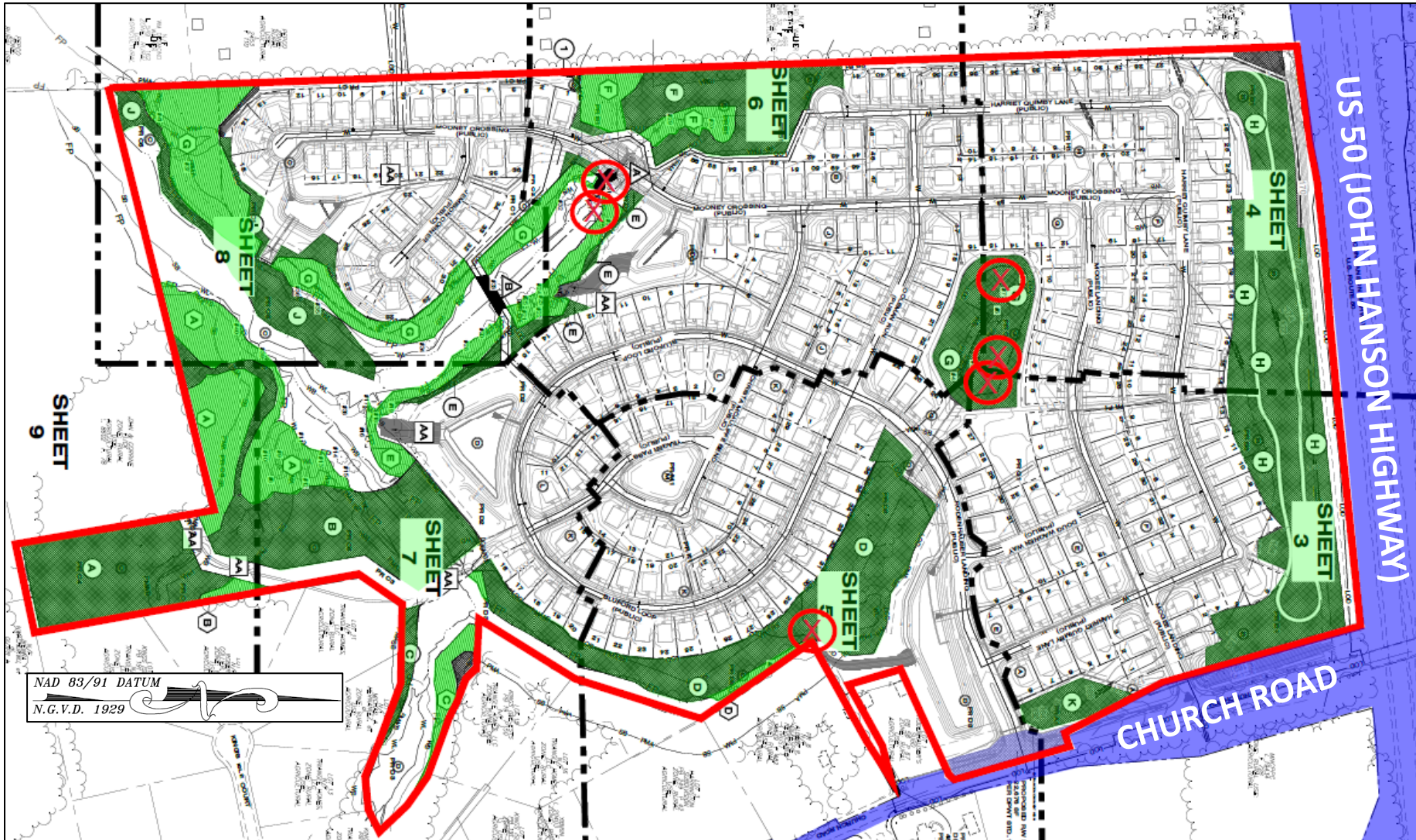


PRELIMINARY PLAN OF SUBDIVISION

NAD 83/91 DATUM
N.G.V.D. 1929



TYPE 1 TREE CONSERVATION PLAN

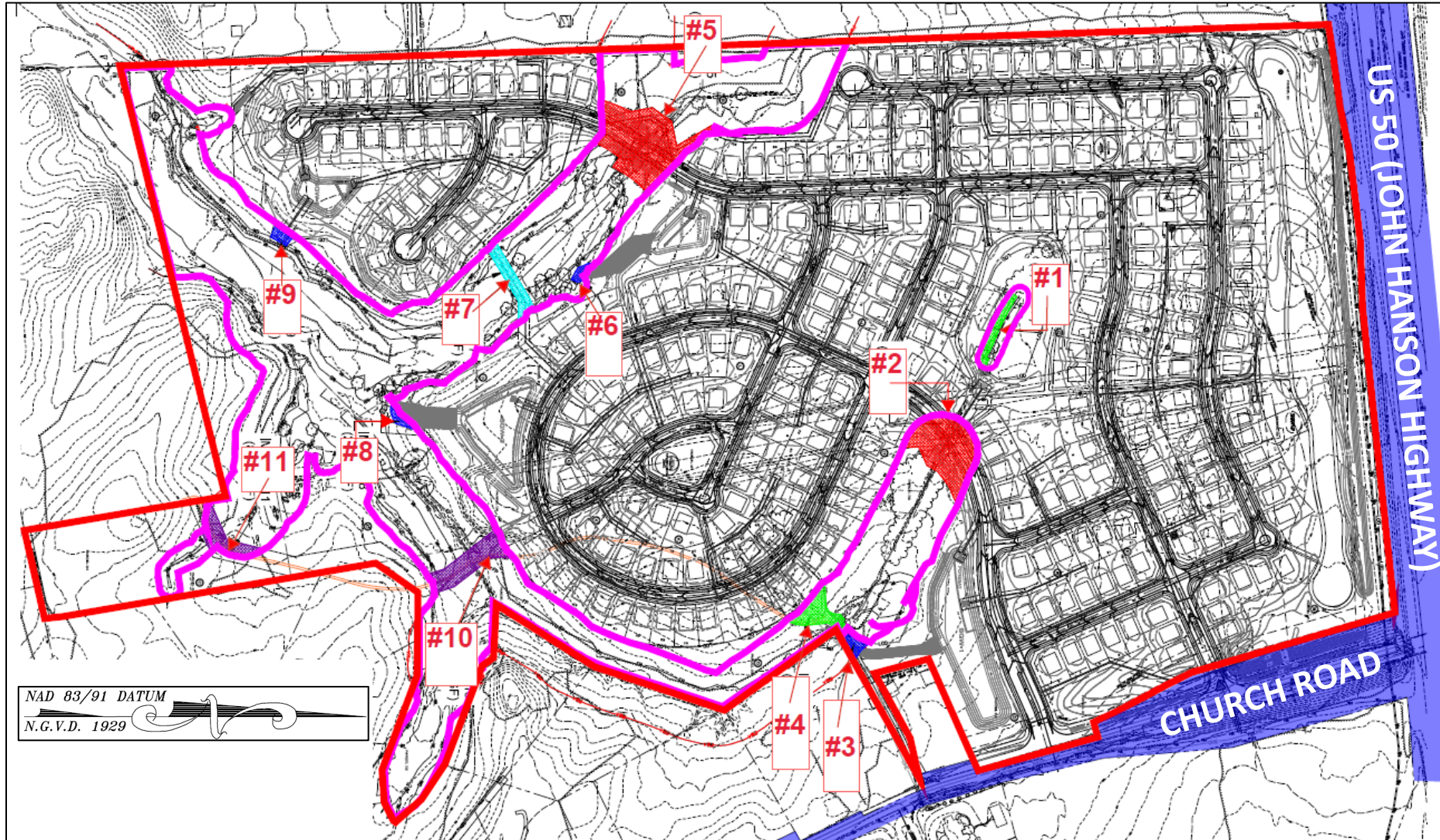
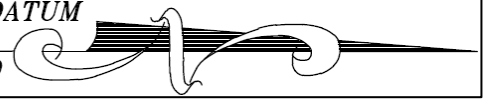


- PROPERTY BOUNDARY
- EXISTING PUBLIC RIGHTS-OF-WAY
- WOODLANDS PRESERVED
- WOODLAND AFFORESTATION/ REFORESTATION
- SPECIMEN TREES REMOVED (6)

PMA IMPACTS

NAD 83/91 DATUM

N.G.V.D. 1929



- PROPERTY BOUNDARY
- EXISTING PUBLIC RIGHTS-OF-WAY
- PRIMARY MANAGEMENT AREA (PMA)

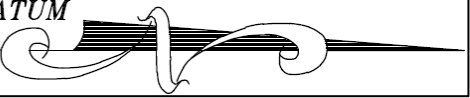
IMPACT LEGEND

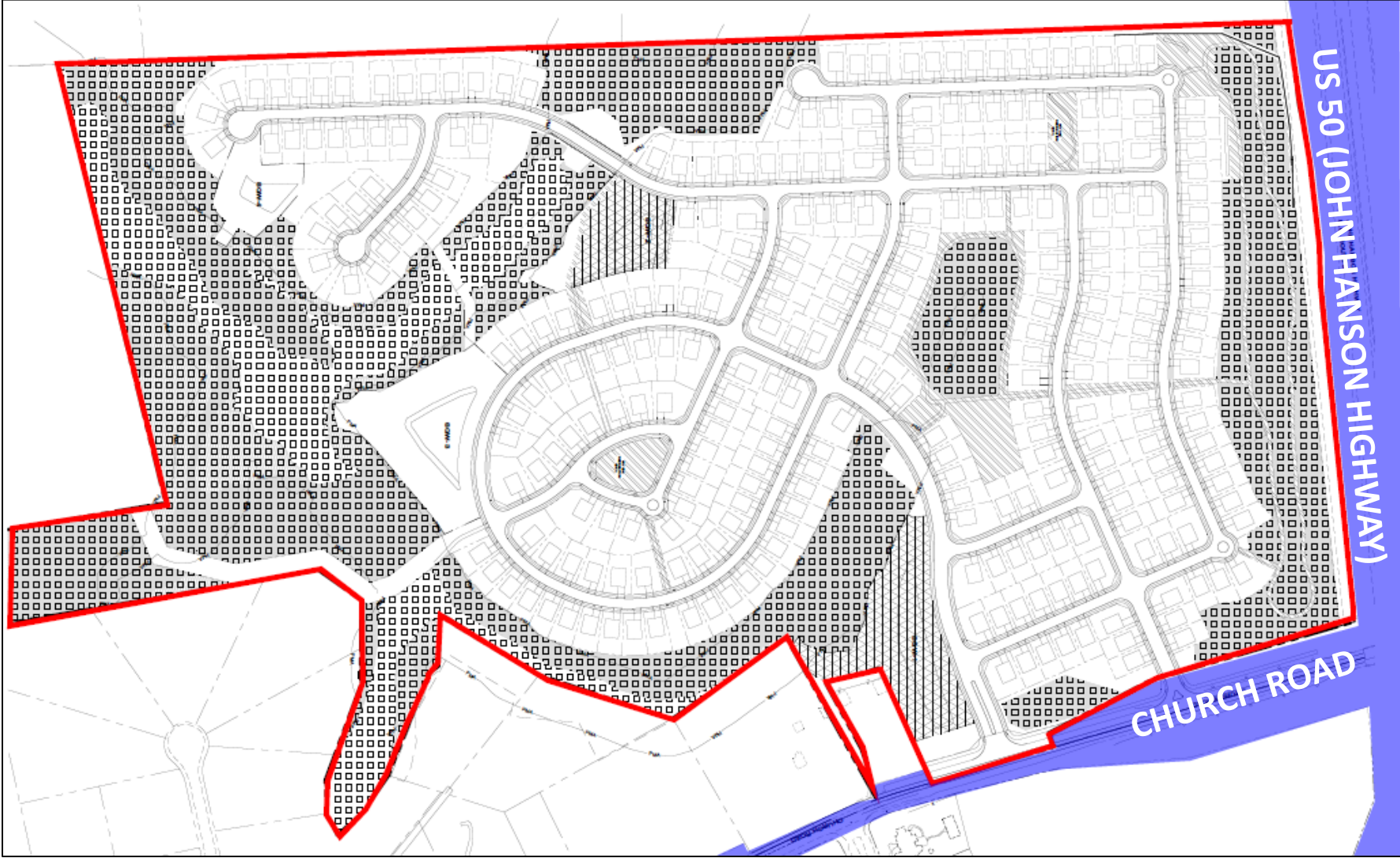
ROADWAY CROSSING IMPACT	
STORMWATER OUTFALL IMPACT	
DEMOLITION IMPACT	
SANITARY SEWER IMPACT	
ACCESS IMPACT	
EX. ACCESS ROAD	

OPEN-SPACE EXHIBIT

NAD 83/91 DATUM

N.G.V.D. 1929





- PROPERTY BOUNDARY
- EXISTING PUBLIC RIGHTS-OF-WAY

LEGEND- OPEN SPACE



ACTIVE RECREATION
NOTE: PROGRAMMING FOR ACTIVE RECREATION TO BE FINALIZED AT THE TIME OF DSP



SWM
NOTE: PROGRAMMING FOR PASSIVE RECREATION AROUND SWM FACILITIES TO BE FINALIZED AT THE TIME OF DSP

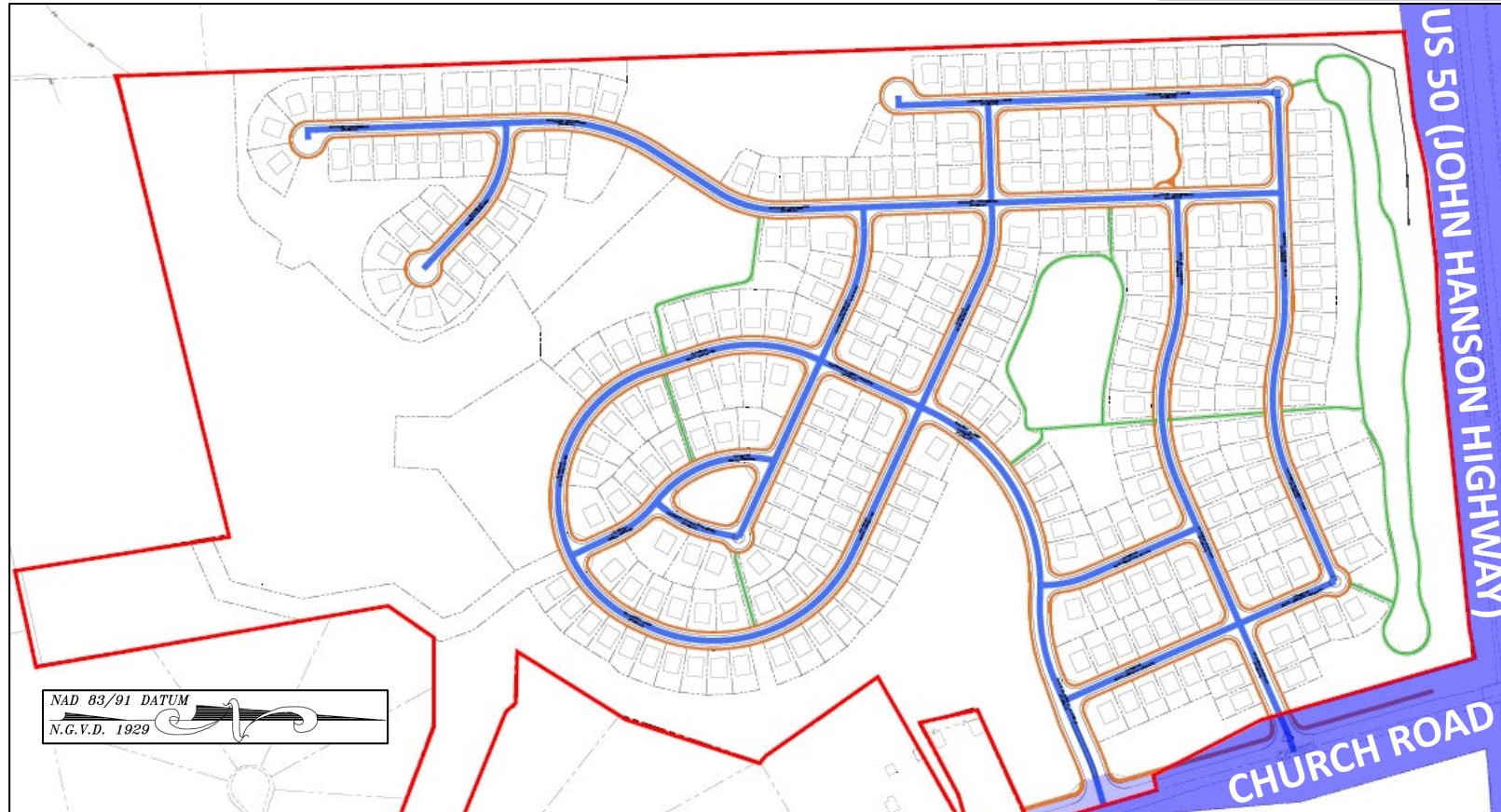
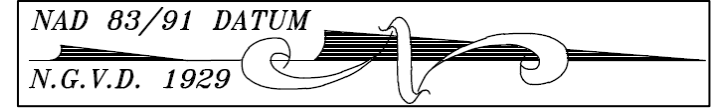


NATURAL FEATURES
NOTE: INCLUDES WOODLAND CONSERVATION AREAS ESTABLISHED PER DIVISION 2 REQUIREMENTS AND REGULATED ENVIRONMENTAL FEATURES

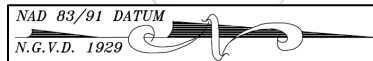
Table 27-6403: Required Open Space Set-Asides				
Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit-Oriented/Activity Center Base and PD Zones, MU-PD Zone
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

GROSS TRACT AREA:	131.50 AC
TOTAL OPEN SPACE REQUIRED:	26.30 AC (20% OF GROSS TRACT AREA)
BREAKDOWN BY TYPE:	
ACTIVE RECREATION:	4.78 AC
SWM AS SITE AMENITIES:	3.85 AC
NATURAL FEATURES:	43.86 AC
TOTAL PROVIDED:	51.91 AC (39% OF GROSS TRACT AREA)

PEDESTRIAN CIRCULATION EXHIBIT



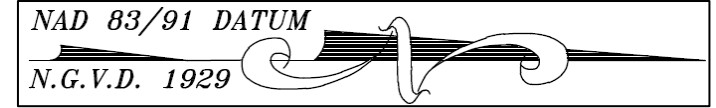
— PROPERTY BOUNDARY
— EXISTING PUBLIC RIGHTS-OF-WAY



LEGEND

VEHICULAR CIRCULATION	
PEDESTRIAN CIRCULATION - SIDEWALK	
PEDESTRIAN CIRCULATION - TRAIL	

CONNECTIVITY EXHIBIT



LEGEND	
LINKS:	
VEHICULAR NODES	
PEDESTRIAN NODES	

CONNECTIVITY DATA	
LINKS:	51
NODES:	32
CONNECTIVITY INDEX:	$51 / 32 = 1.6$

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2024-021
- Type 1 Tree Conservation Plan TCP1-034-2024
- Variance from Section 25-122(b)(1)(G)- Removal of Specimen Trees

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 08/20/2024
- Acceptance Mailing: 12/26/2024