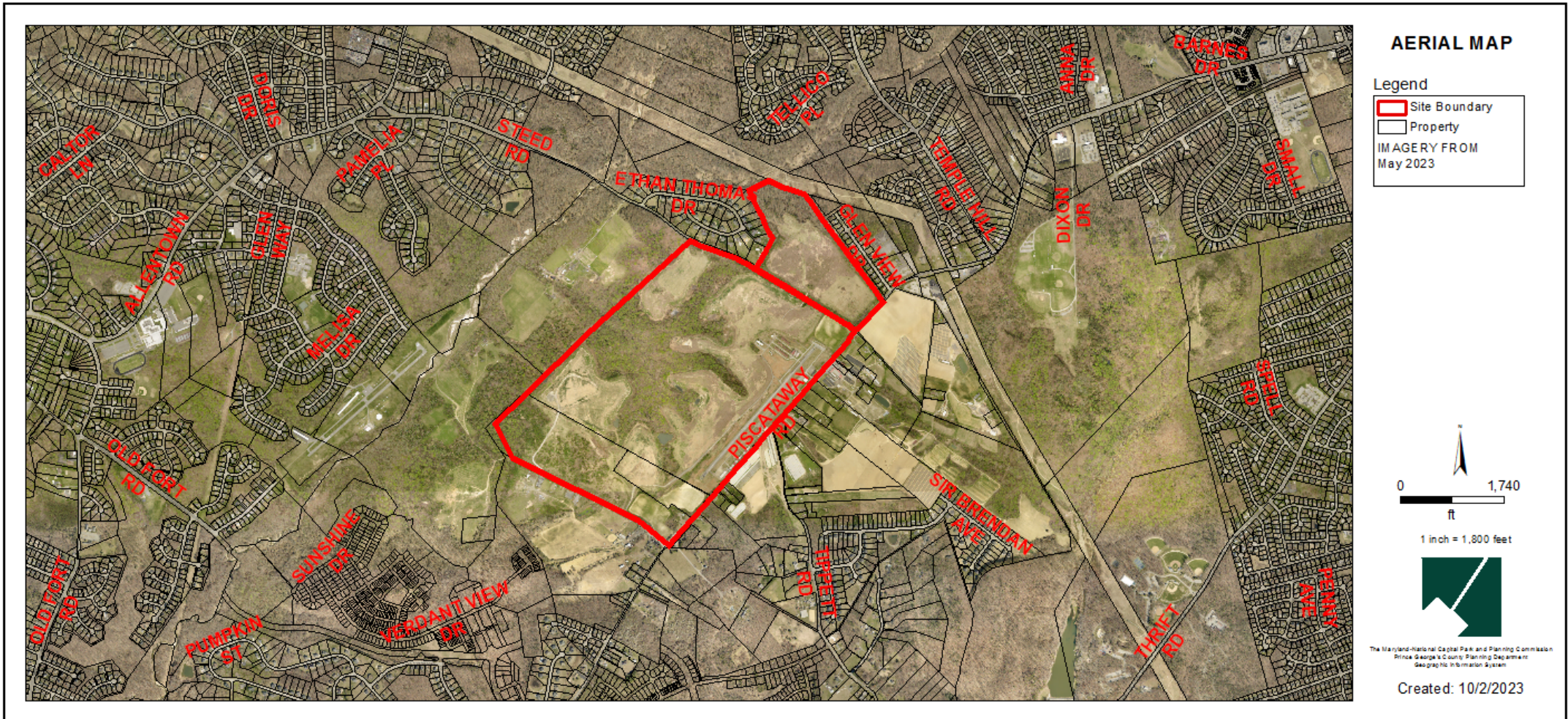


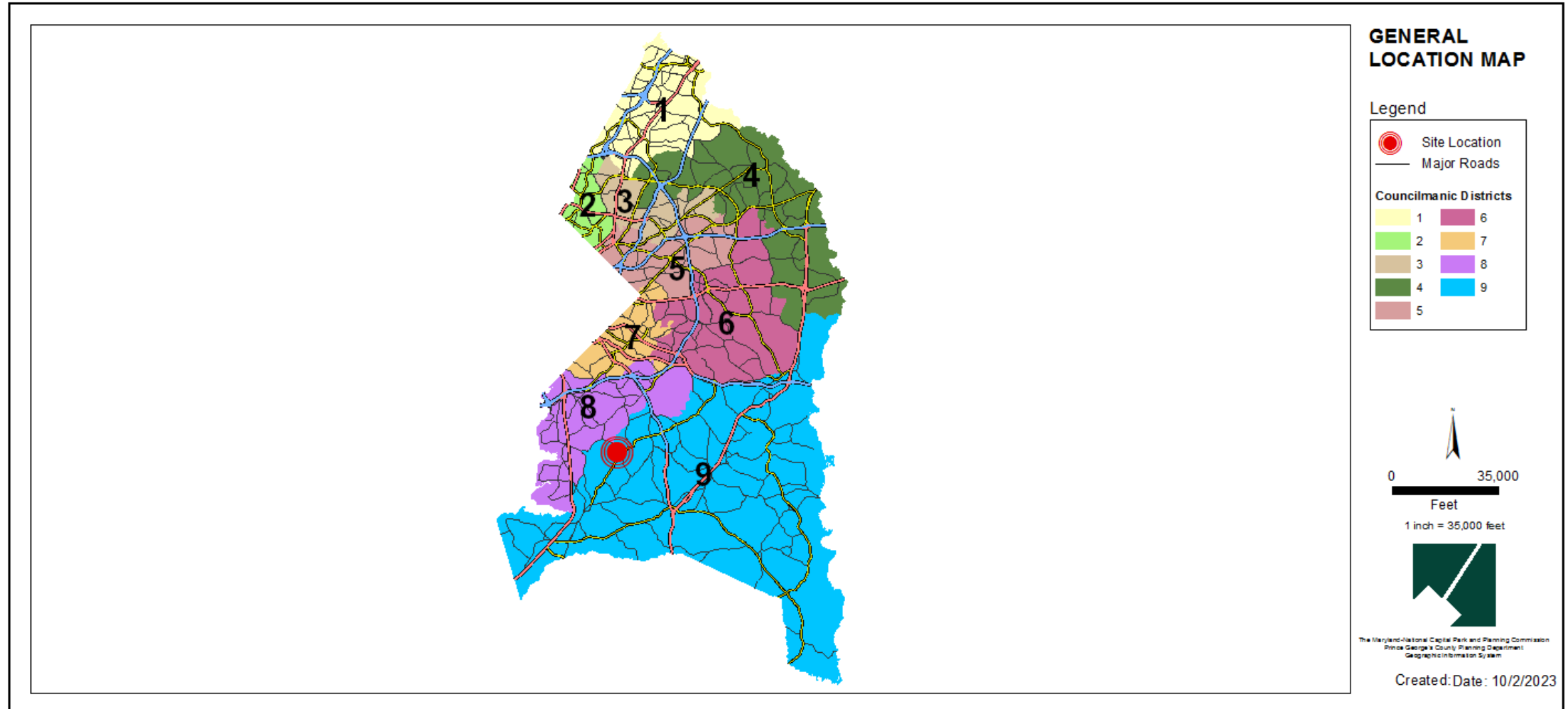
Staff Recommendation: APPROVAL with conditions



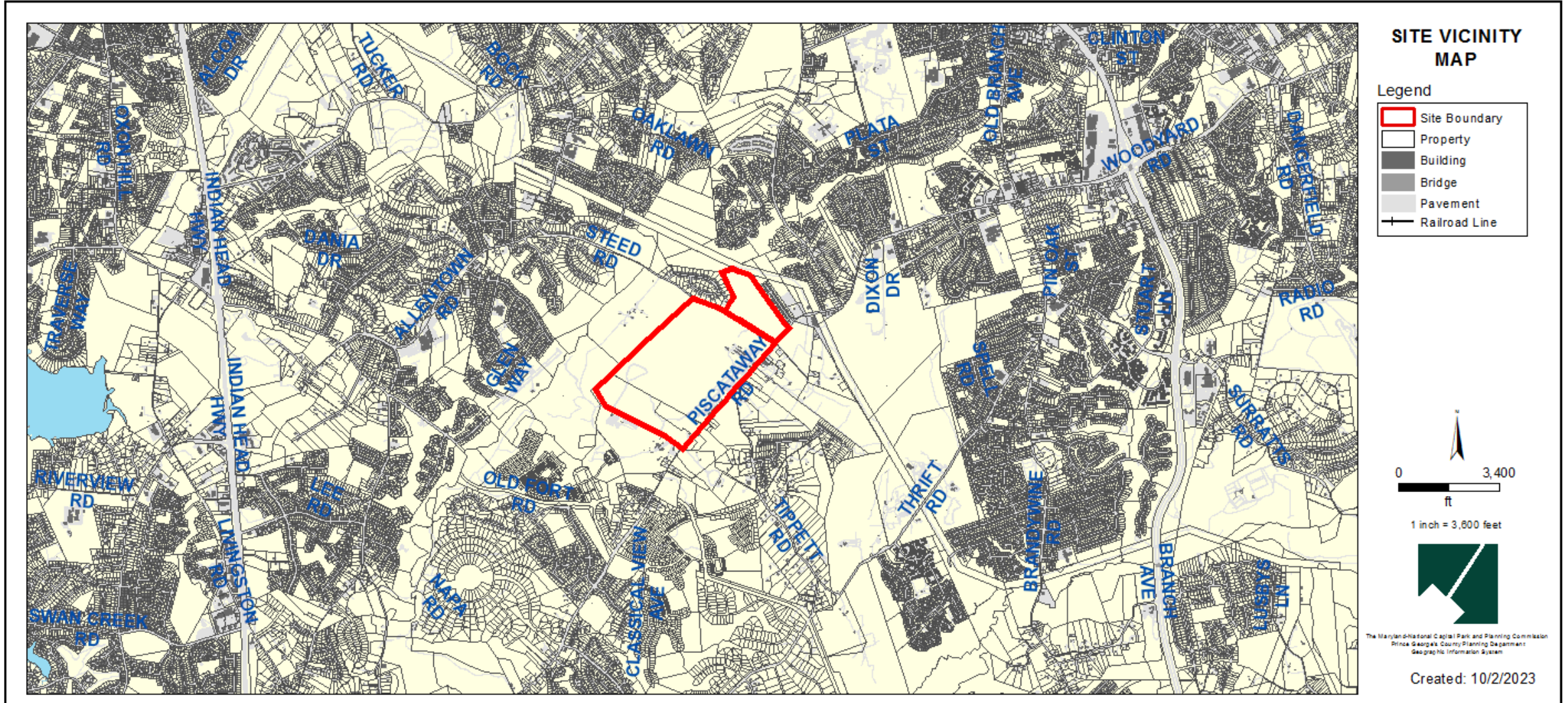
GENERAL LOCATION MAP

Council District: 09

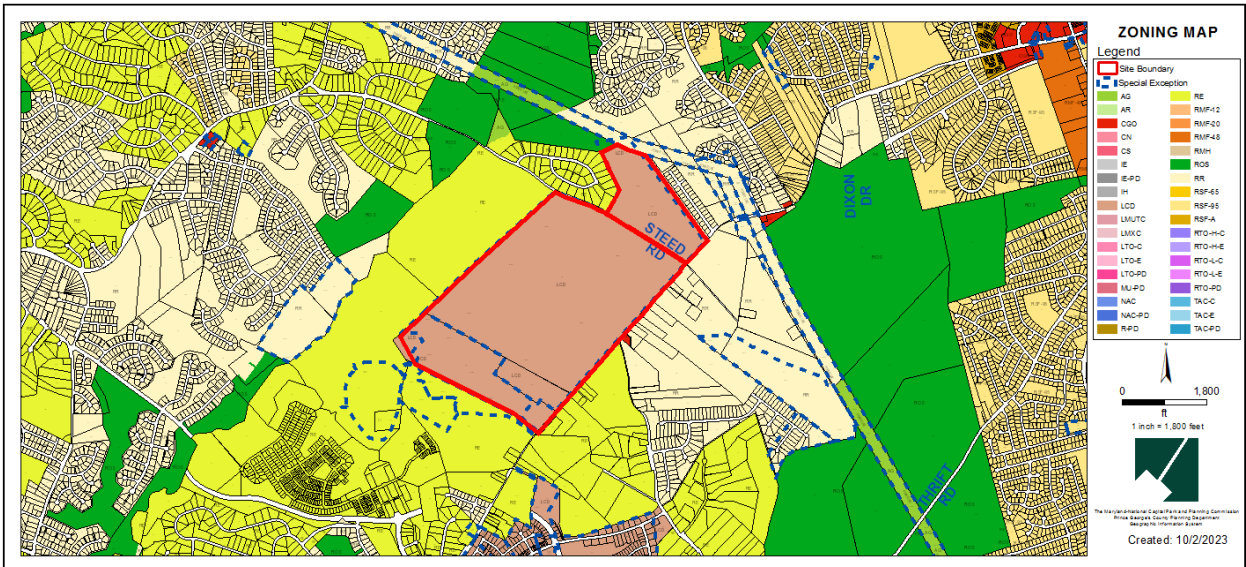
Planning Area: 81B



SITE VICINITY MAP

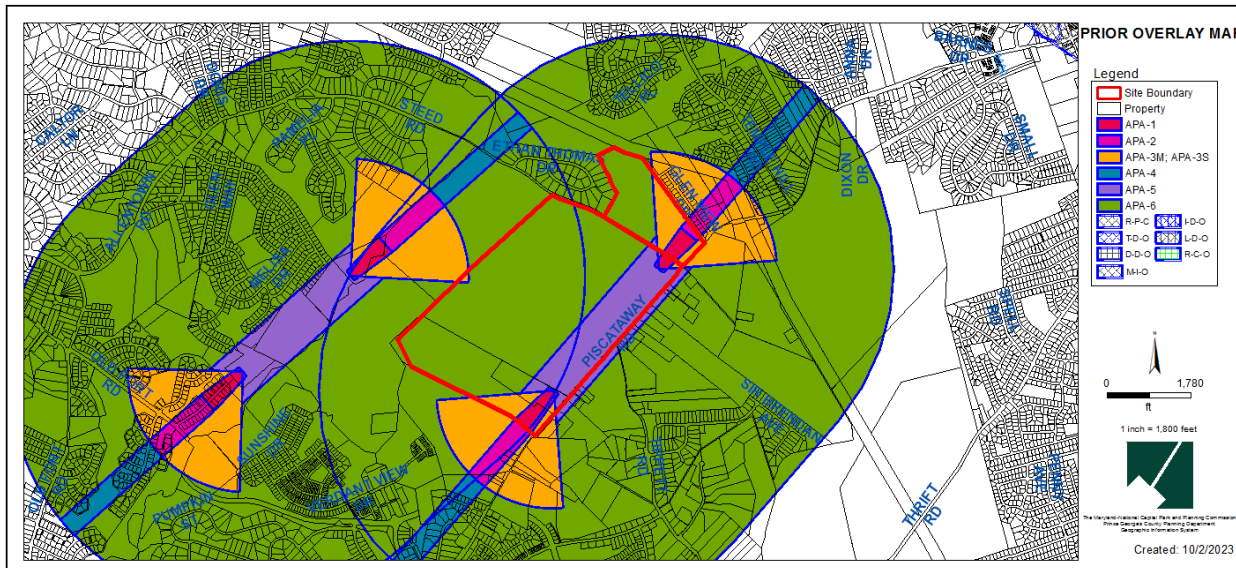


CURRENT ZONING MAP

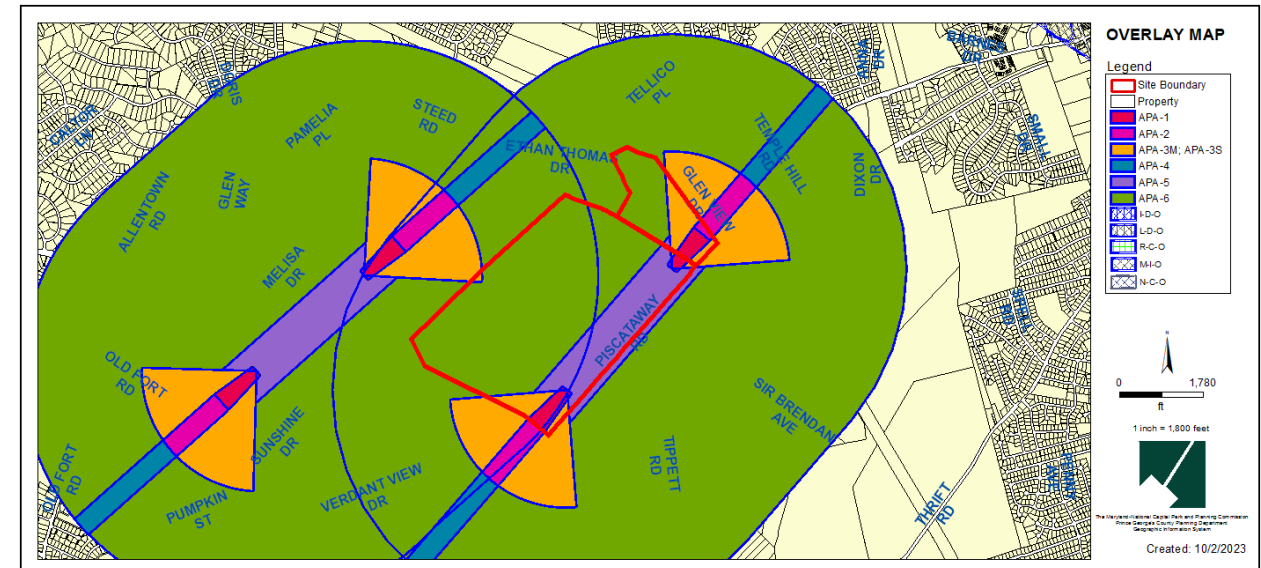


OVERLAY MAP

PRIOR OVERLAY MAP



CURRENT OVERLAY MAP



AERIAL MAP



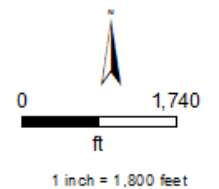
AERIAL MAP

Legend

Site Boundary

Property

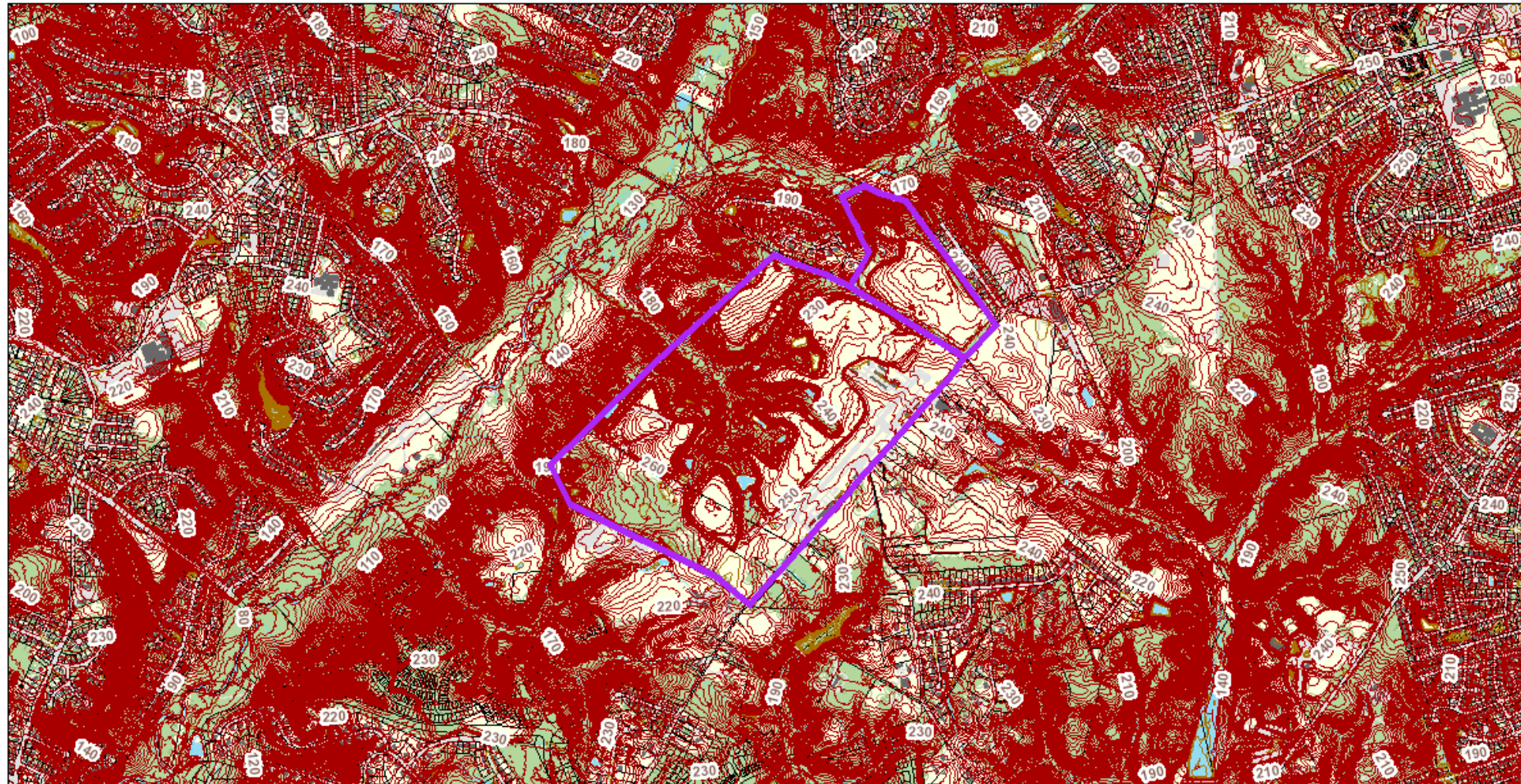
IMAGERY FROM
May 2023



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

Created: 10/2/2023

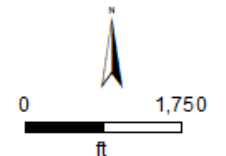
SITE MAP



SITE MAP

Legend

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



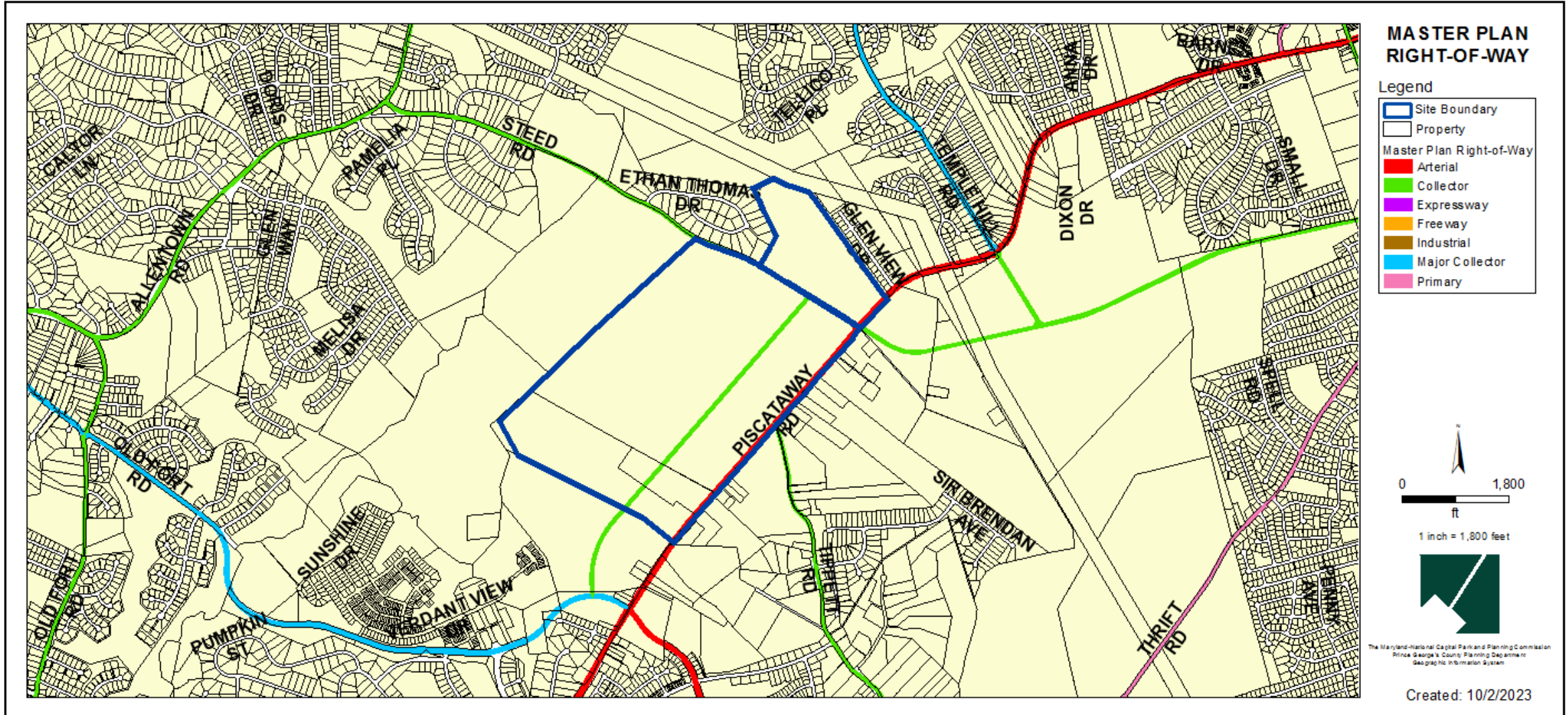
1 inch = 1,800 feet



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

Created: 10/2/2023

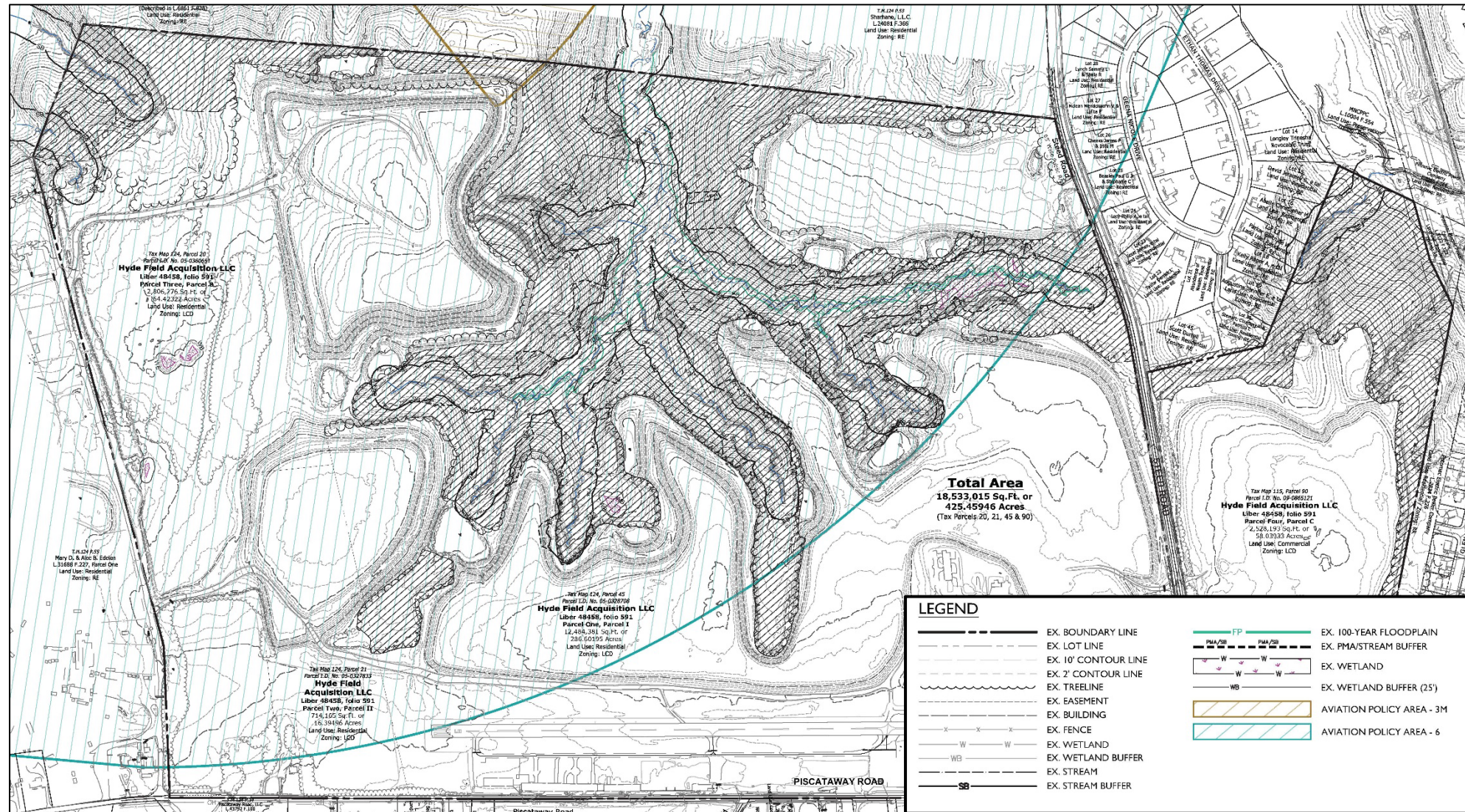
MASTER PLAN RIGHT-OF-WAY MAP



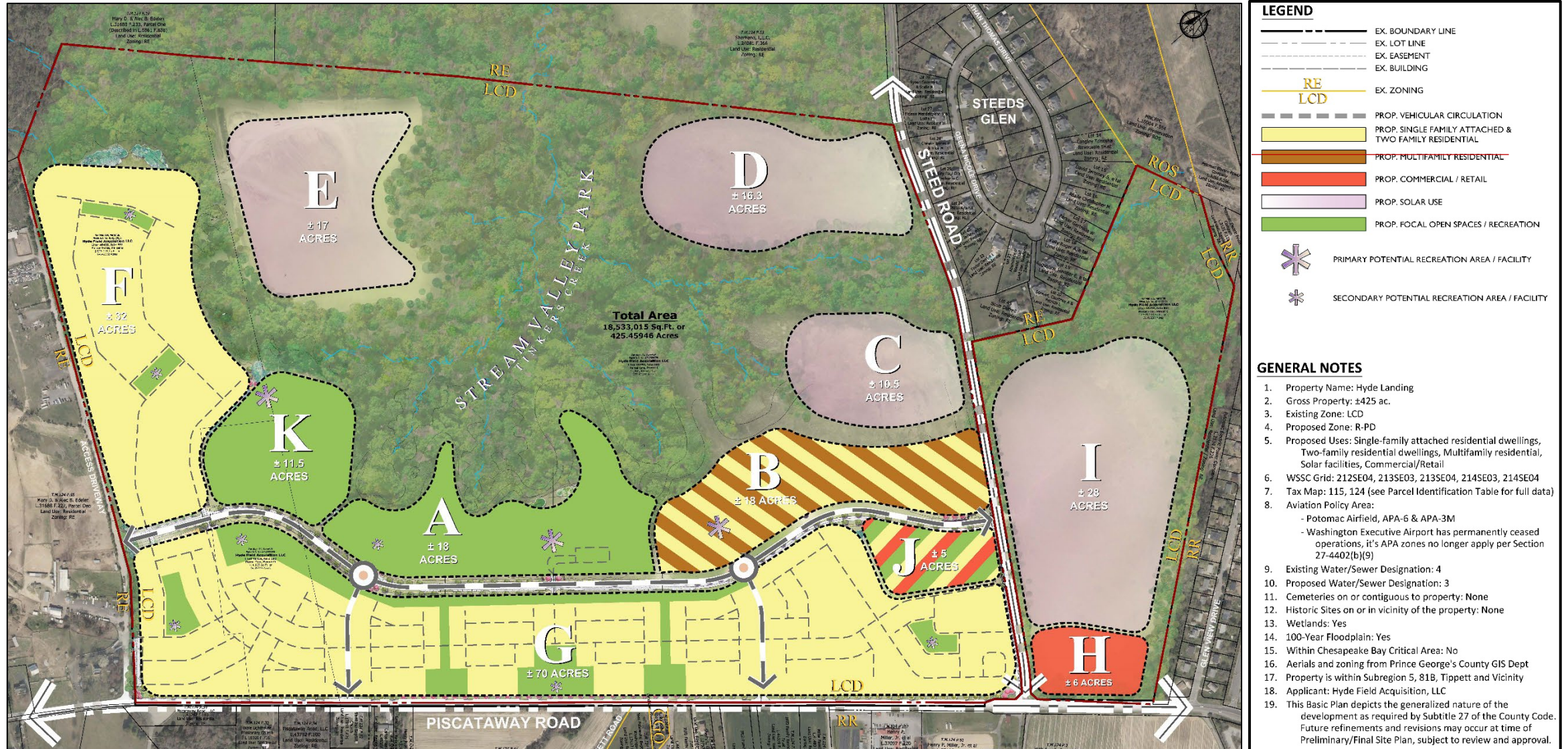
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



EXISTING CONDITIONS

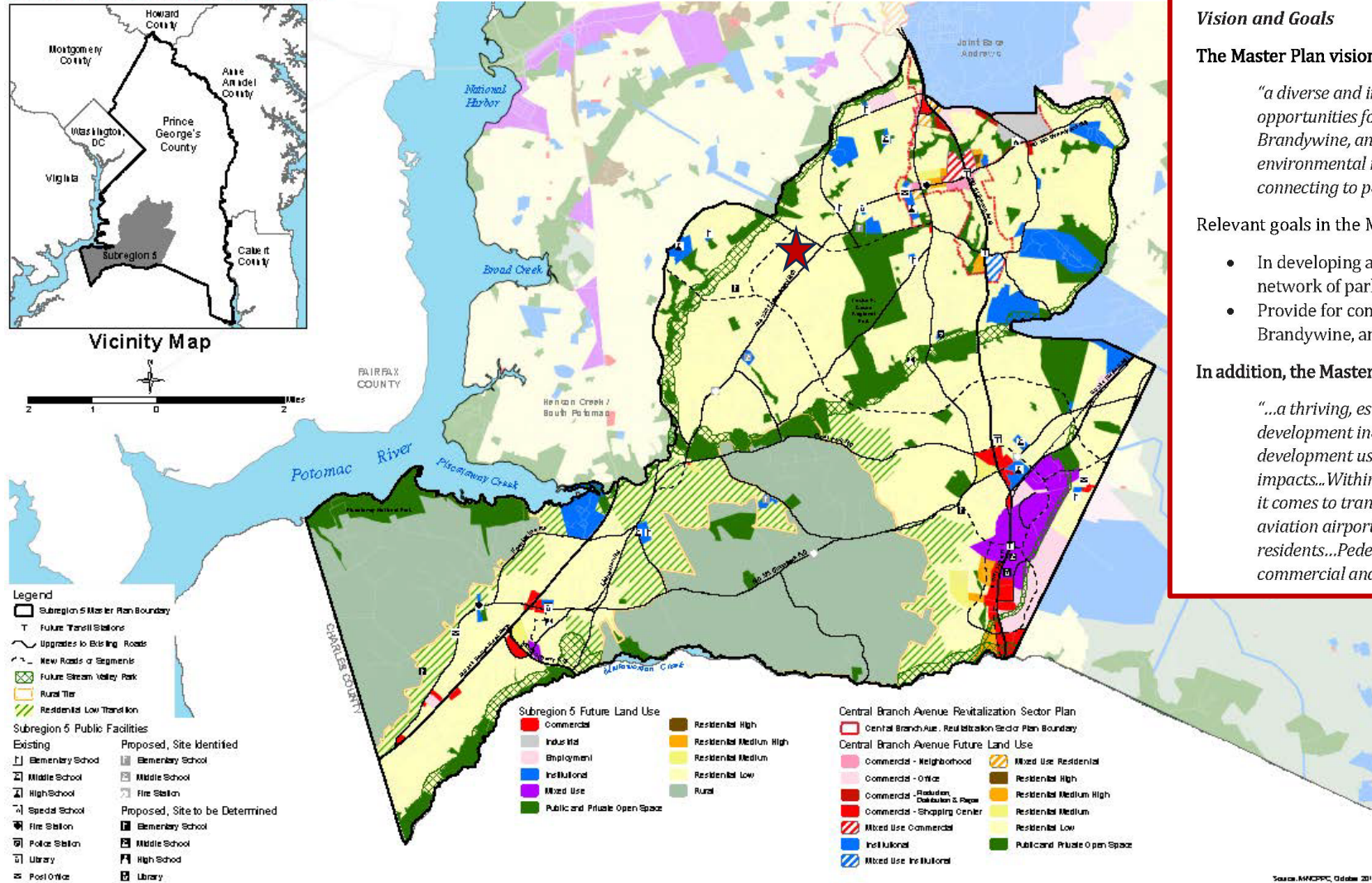


BASIC PLAN



MASTER PLAN

Future Land Use and Public Facilities Map



Vision and Goals

The Master Plan vision for Subregion 5 is:

"a diverse and important part of the County with a variety of living choices and employment opportunities for residents [with] a network of distinct communities in Clinton/Tippett, Brandywine, and Accokeek...innovative design techniques will be used to minimize environmental impacts. Communities will have a system of sidewalks and multiuse trails connecting to parks, open space, recreation centers, and other destinations..." (page 27)

Relevant goals in the Master Plan to meet this vision include:

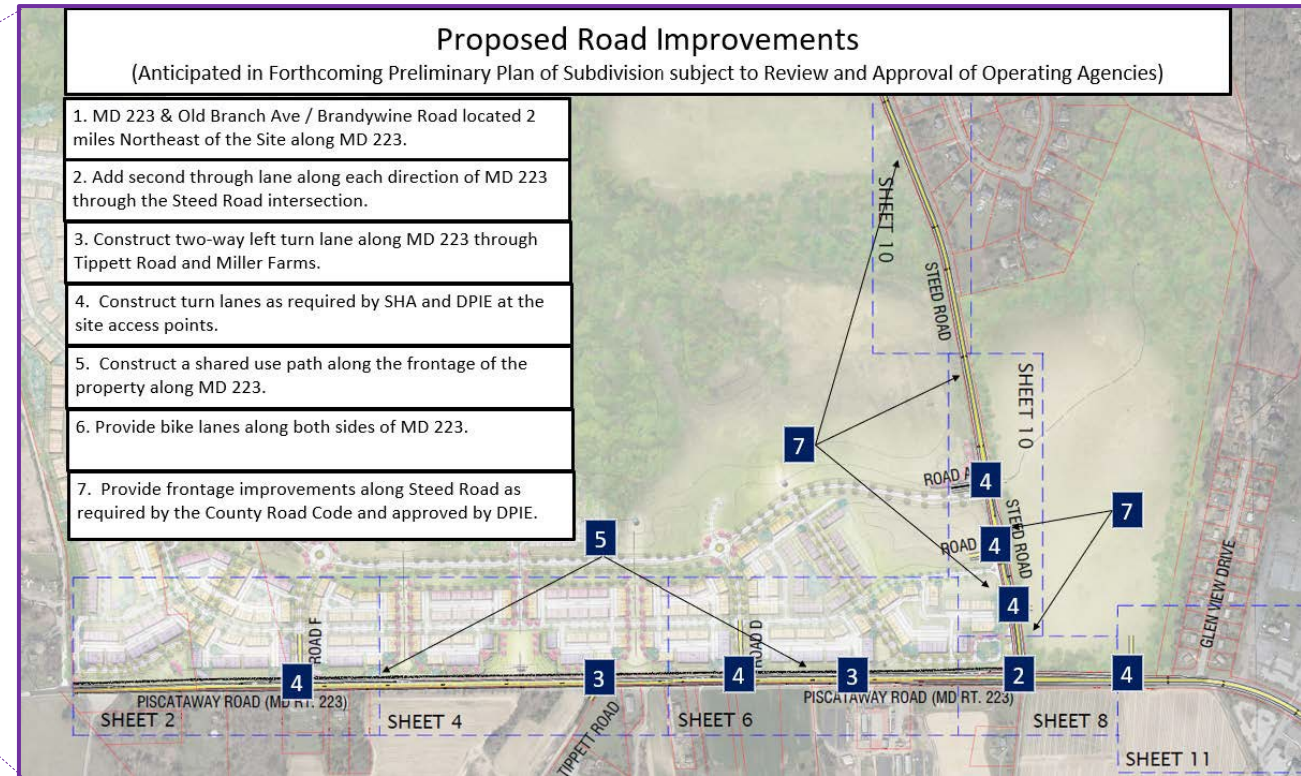
- In developing areas, achieve high-quality, suburban development organized around a network of parks, open space, and community facilities.
- Provide for compatible new development in older, established communities of Accokeek, Brandywine, and Clinton. (page 35).

In addition, the Master Plan describes the vision specifically for the Clinton/Tippett area:

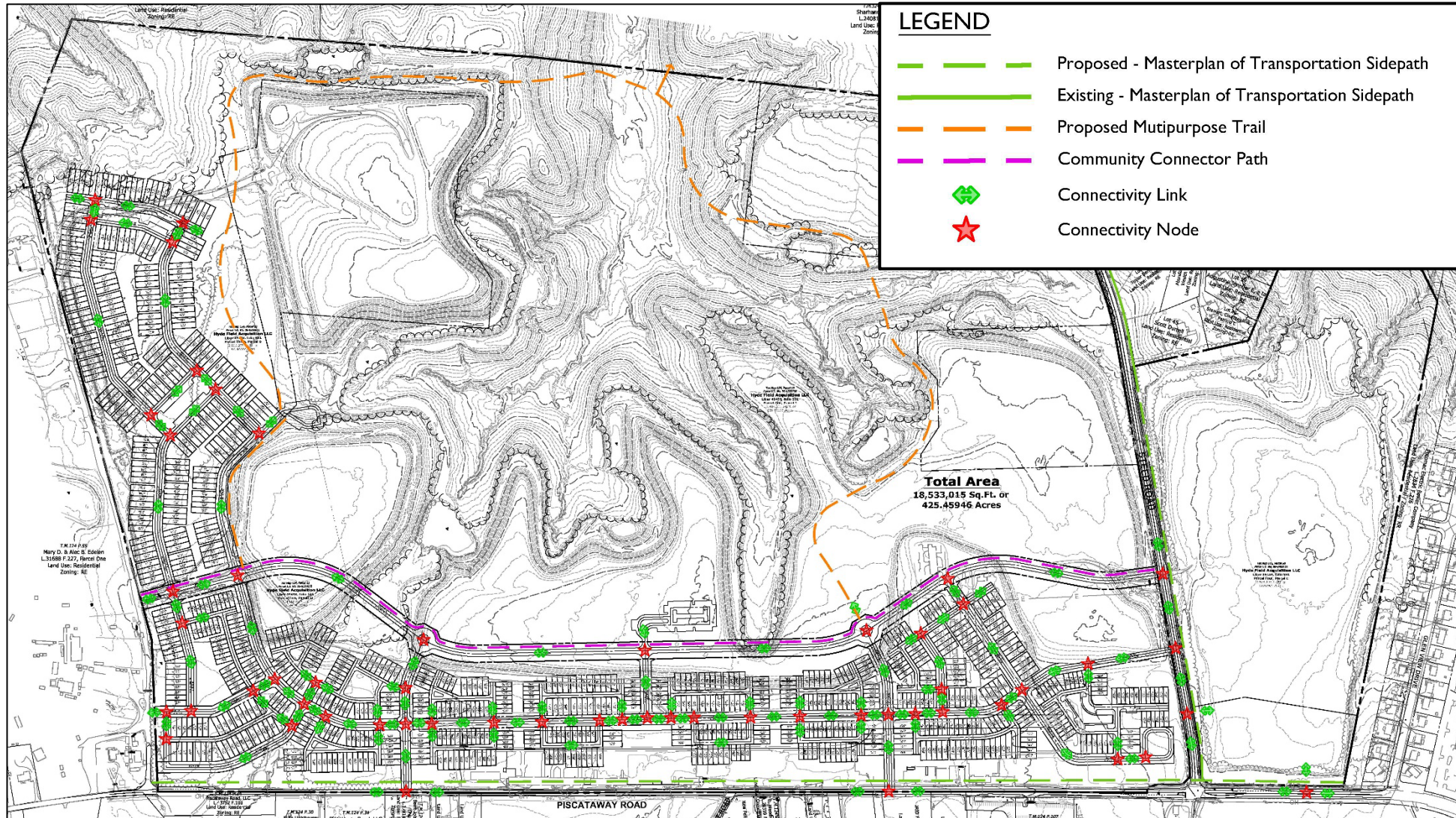
"...a thriving, established community, is the most populated area in Subregion 5. New development increases opportunities for employment, shopping, and recreation. New development uses environmentally sensitive design techniques to minimize environmental impacts...Within Clinton/Tippett, residents and business owners have a variety of choices when it comes to transportation: they can drive, walk, bike, ride transit, or fly from a general aviation airport. Transportation facilities are built to meet the needs of Clinton/Tippett residents...Pedestrian sidewalks and bike paths connect the residential neighborhoods to commercial and recreational areas." (page 28)

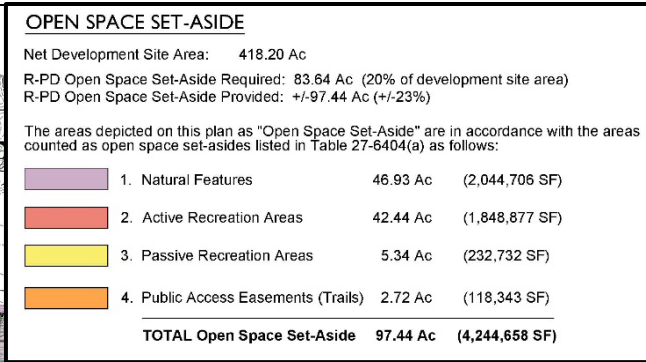
HYDE LANDING – PROPOSED PUBLIC BENEFITS

- ❖ STREAM VALLEY AND PUBLIC PARKLAND DEDICATION
- ❖ BIKE LANE ALONG SOUTH SIDE OF PISCATAWAY ROAD
- ❖ ROAD IMPROVEMENTS
- ❖ BIKE/PEDESTRIAN CONNECTIVITY
- ❖ STREETScape IMPROVEMENTS
- ❖ COMMUNITY CENTER/MEETING FACILITY
- ❖ HIGH-QUALITY ARCHITECTURE, URBAN DESIGN, LANDSCAPING, AND SIGNAGE

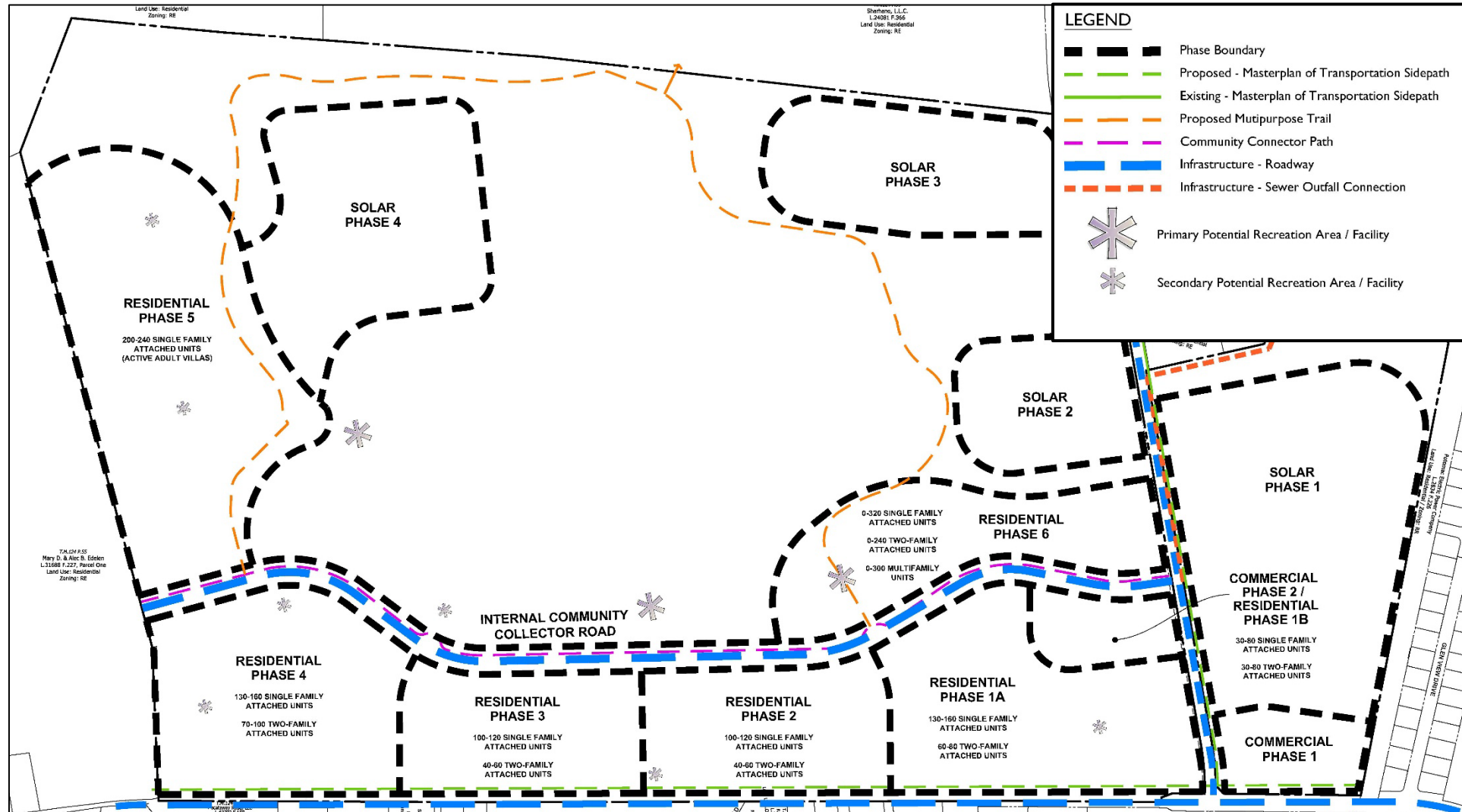


CIRCULATION EXHIBIT





PHASING PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- ZMA-2022-005

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 03/9/2023
- Acceptance Mailing: 06/22/2023