

# SIGNATURE CLUB EAST

Conceptual Site Plan

TCP1-052-97-03

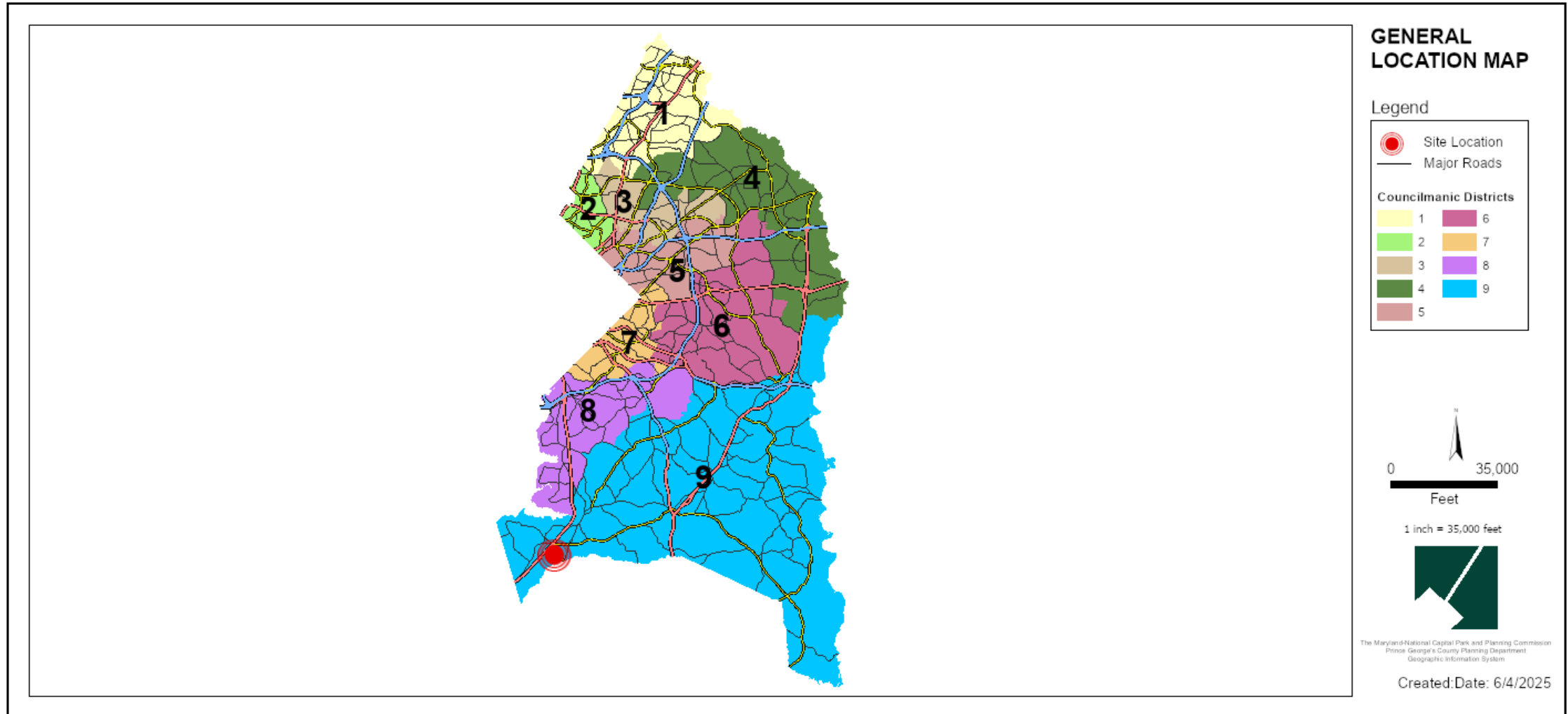
Staff Recommendation: APPROVAL with conditions



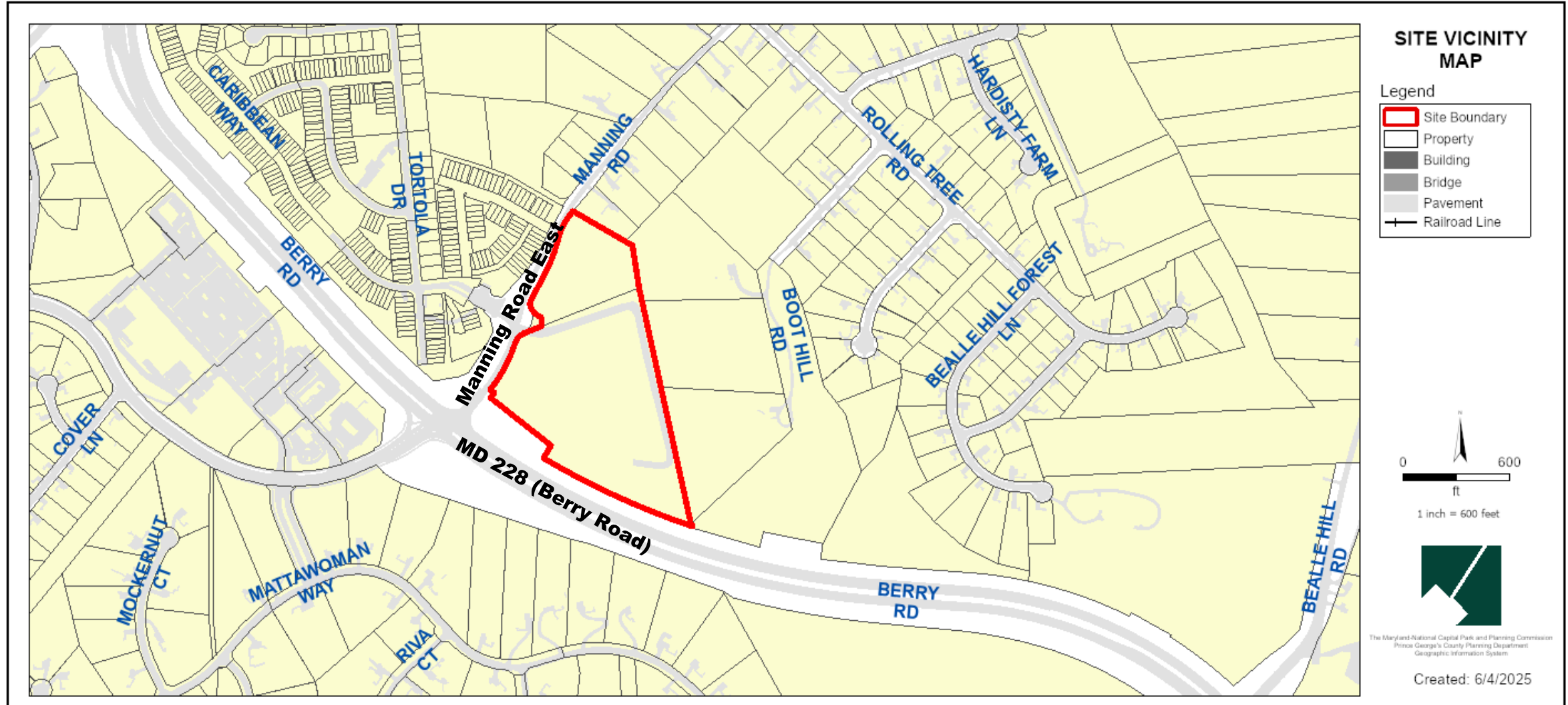
# GENERAL LOCATION MAP

Council District: 09

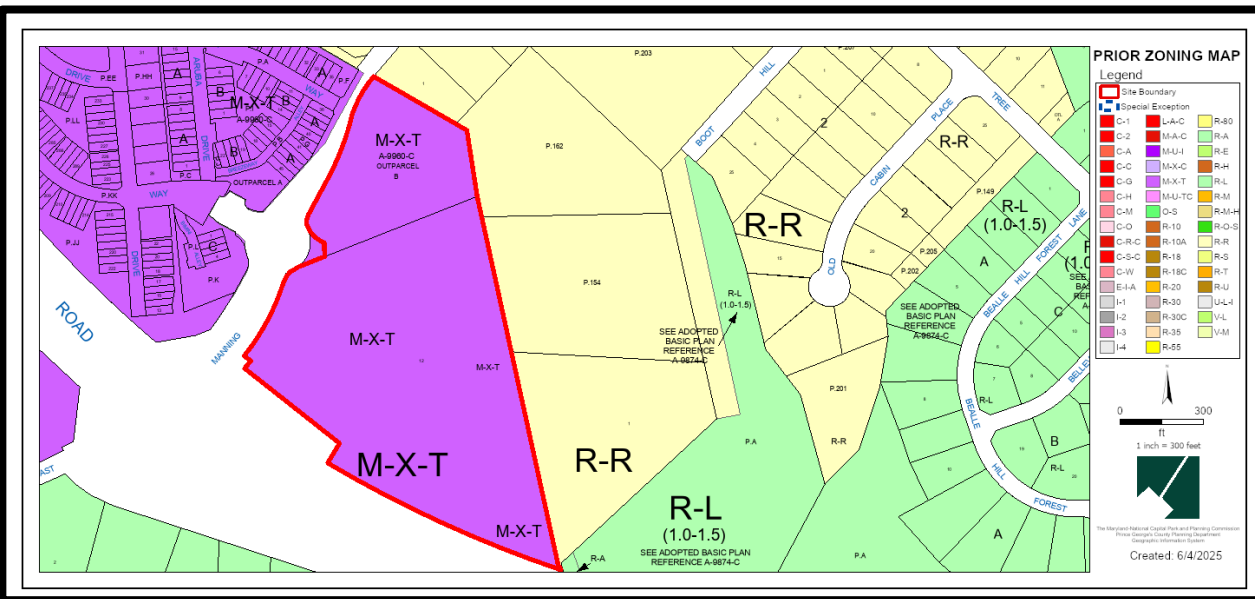
Planning Area: 084



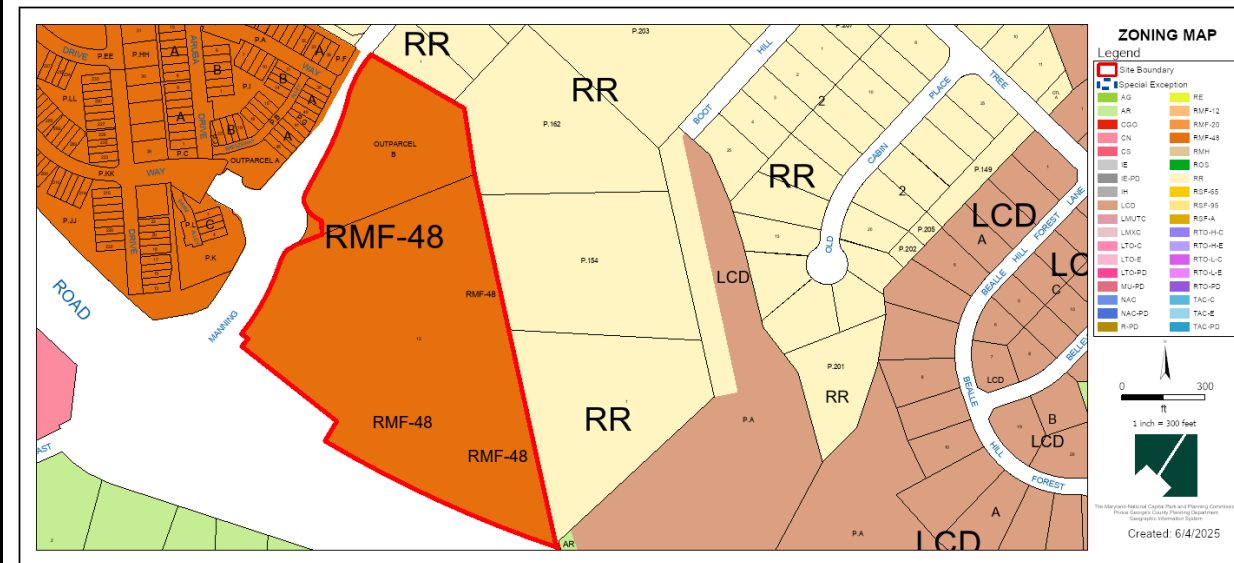
# SITE VICINITY MAP



# ZONING MAP

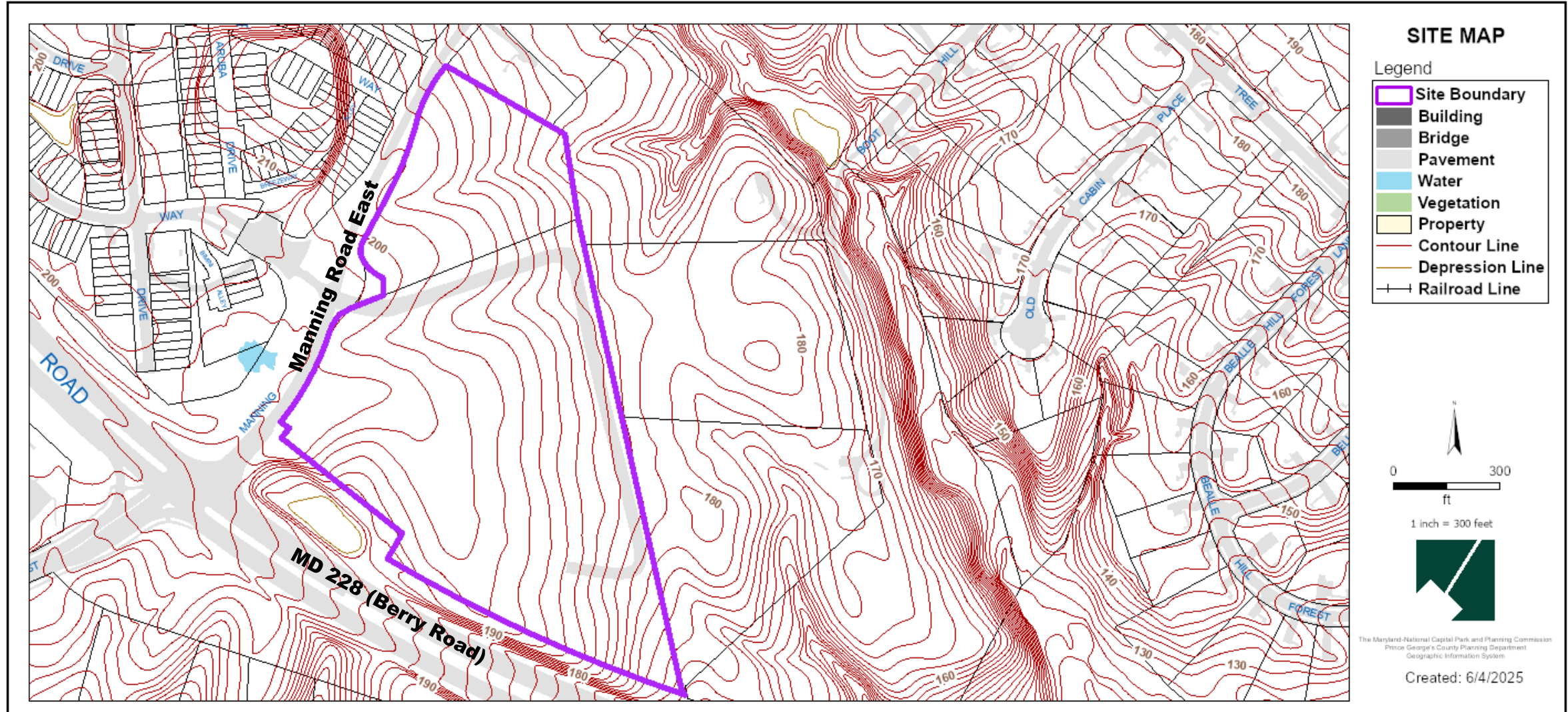


Prior Zoning Map: M-X-T



Current Zoning Map: RMF-48

# SITE MAP



**MASTER PLAN RIGHT-OF-WAY**

**Legend**

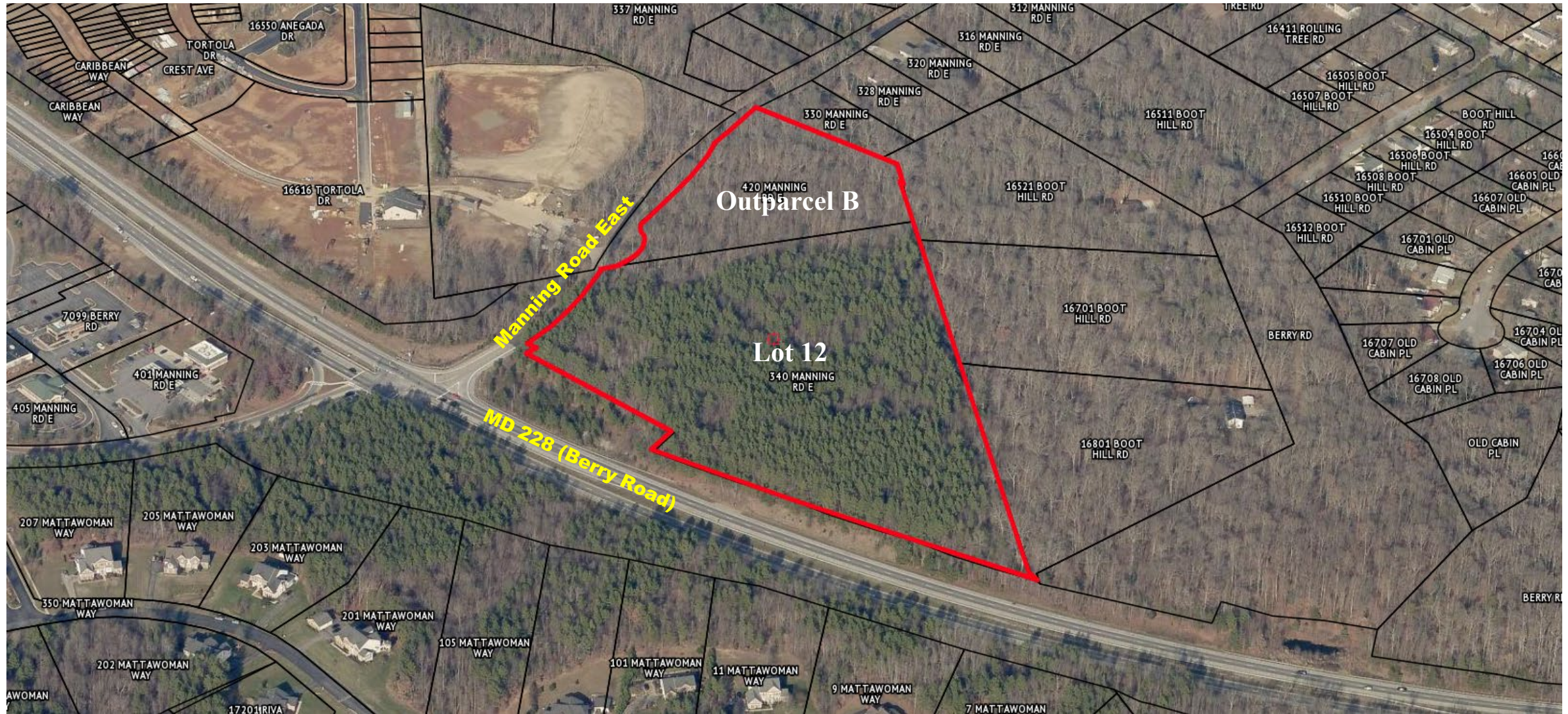
- Site Boundary
- Property
- Master Plan Right-of-Way
  - Arterial
  - Collector
  - Expressway
  - Freeway
  - Industrial
  - Major Collector
  - Primary

0 300  
ft  
1 inch = 300 feet

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

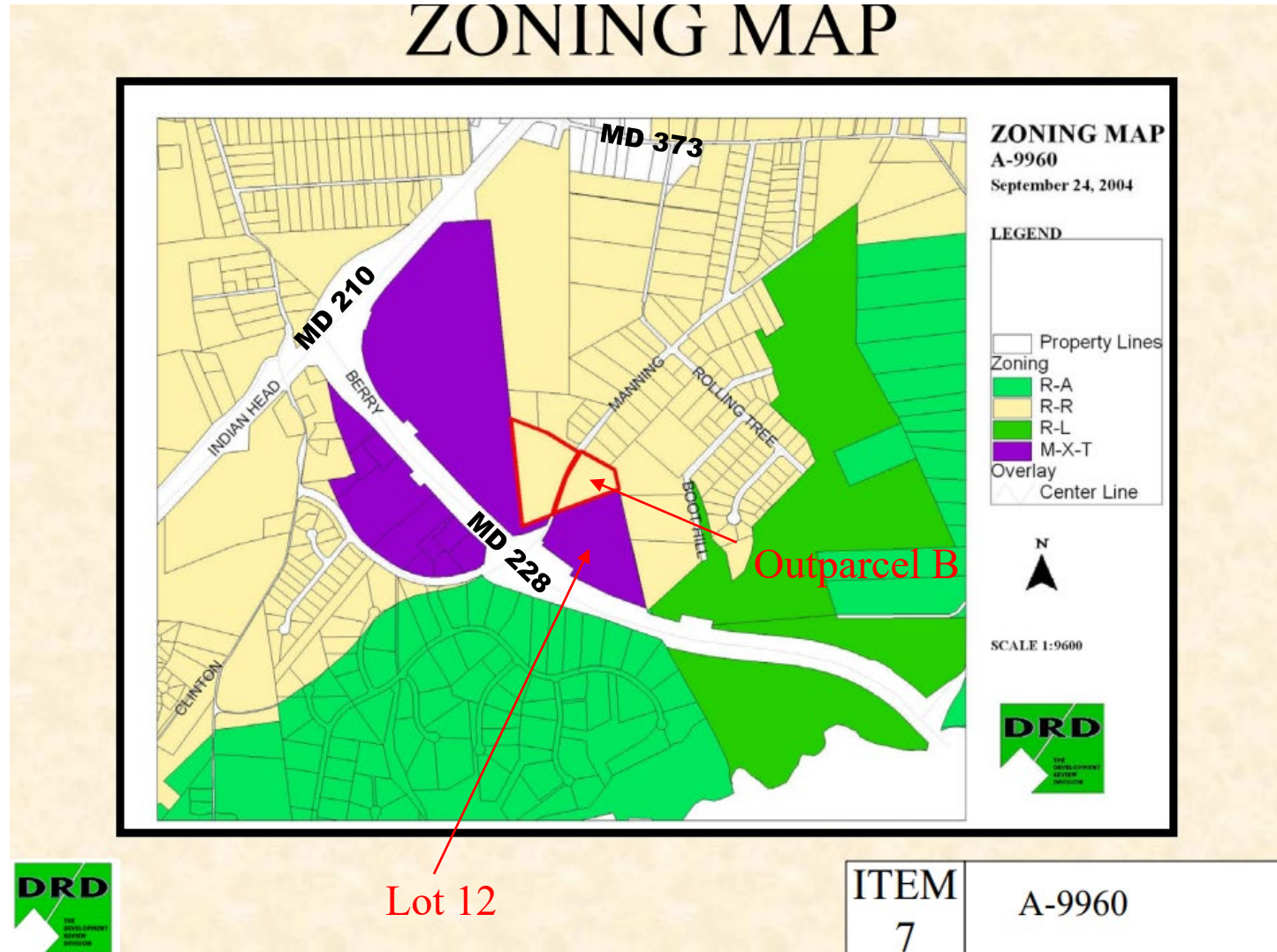
Created: 6/4/2025

# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





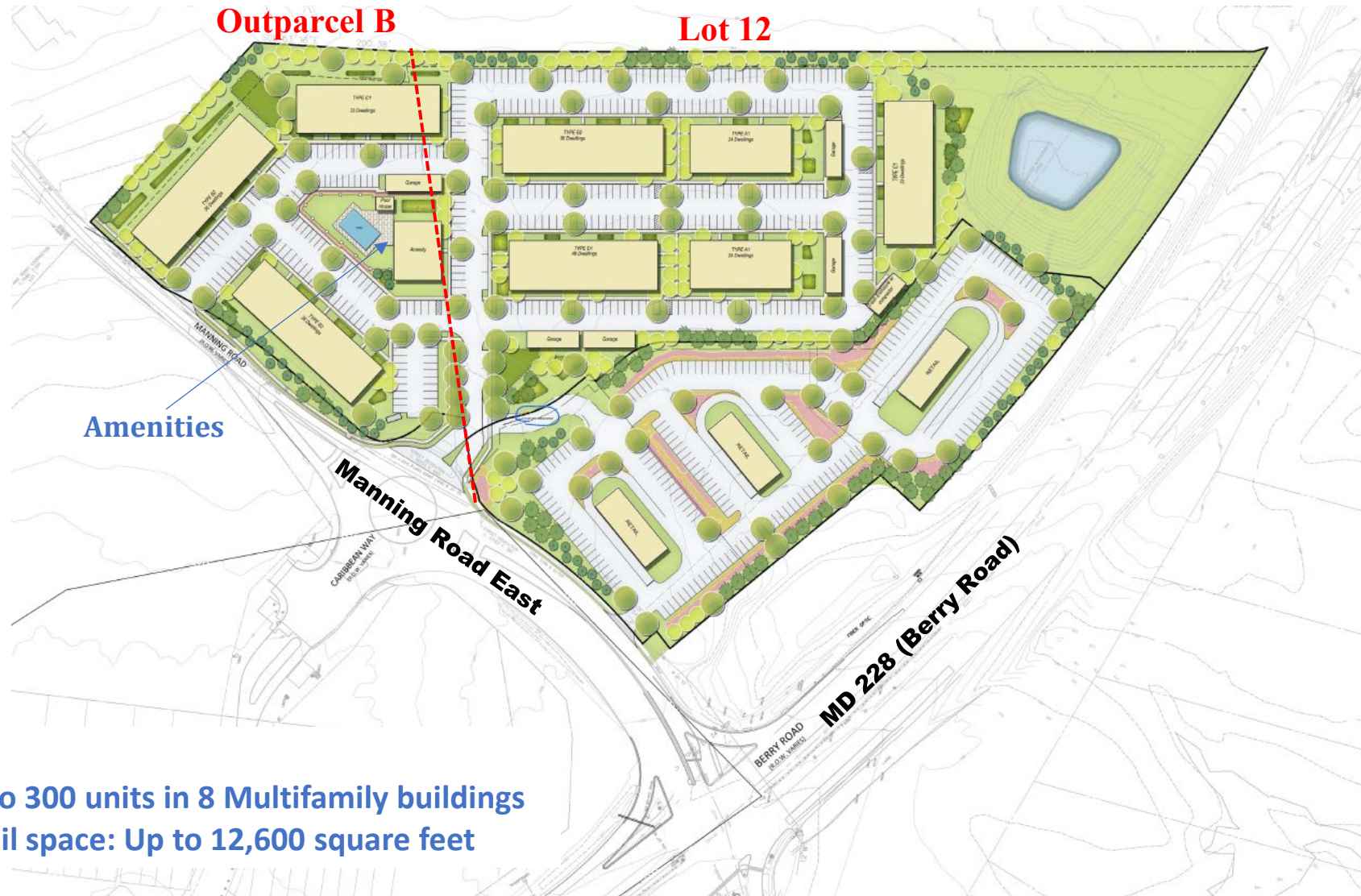
# PRIOR APPROVAL: A-9960-C



Zoning Map **Amendment A-9960-C** was approved by the Prince George's County District Council on January 9, 2006 (Zoning Ordinance No. 2-2006), to rezone the property of approximately 12.54 acres located on both sides of Manning Road East, which includes Outparcel B, from the R-R Zone to the M-X-T Zone.



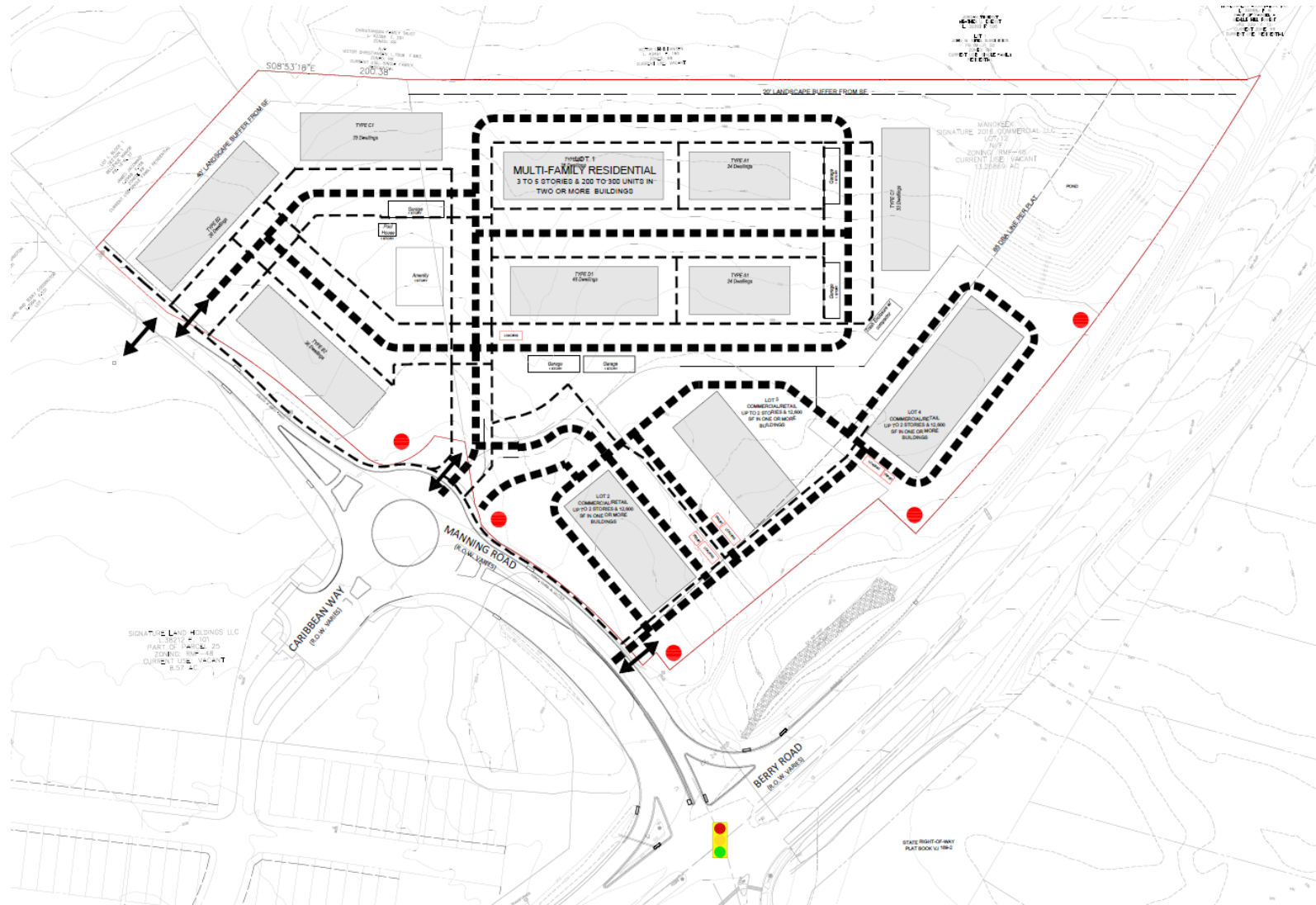
# CONCEPTUAL SITE PLAN



## Development:

Residential: Up to 300 units in 8 Multifamily buildings  
commercial/retail space: Up to 12,600 square feet

# CIRCULATION PLAN



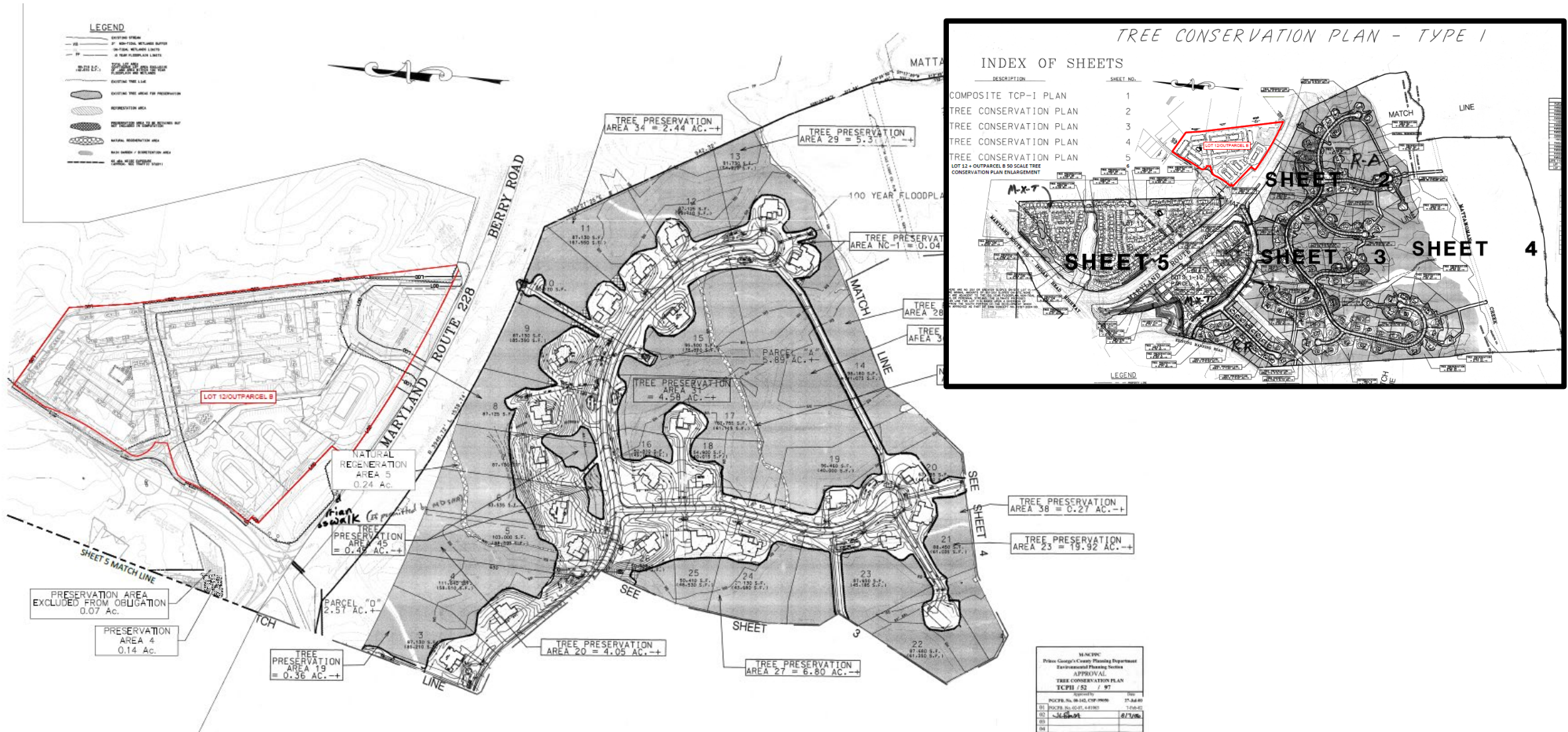
## LEGEND

-  Proposed Building Envelopes
-  Subject Property Limits
-  Pedestrian Movement (Sidewalks)
-  Vehicular Movement
-  Vehicular Access
-  Existing Traffic Signal
-  Potential Monument Sign Location
-  Potential loading zone/space
-  Potential commercial trash location

## NOTES:

1. FINAL INTERIOR PARCEL BOUNDARIES AND AREAS TO BE DETERMINED BY SUBSEQUENT APPLICATIONS.
2. RETAIL LOTS MAY BE FURTHER SUBDIVIDED OR CONSOLIDATED.
3. BUILDING ENVELOPES ARE CONCEPTUAL AND FINAL FOOTPRINTS, NUMBER OF BUILDINGS, AND LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
4. PARKING WILL BE PROVIDED ON SURFACE LOTS IN LOCATIONS TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
5. INTERNAL DRIVES WILL BE PRIVATE UNDER SECTION 24-128.(b)(13) & (15); SIDEWALKS, RAMPS, AND STREETSCAPE TO BE DETERMINED UNDER SUBSEQUENT APPLICATIONS.
6. PATHS AND TRAILS, IF INCLUDED IN THE FUTURE DEVELOPMENT, SHALL BE A MINIMUM OF 6' WIDE.

# TYPE I TREE CONSERVATION PLAN



# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- CSP-23002
- TCP1-052-97-03
- Variance to Section 25-122(b)(1)(G)

## **Issues:**

- None

## **Applicant Required Mailings:**

- Informational Mailing: 11/14/2023
- Acceptance Mailing: 01/05/2024