

ITEM:

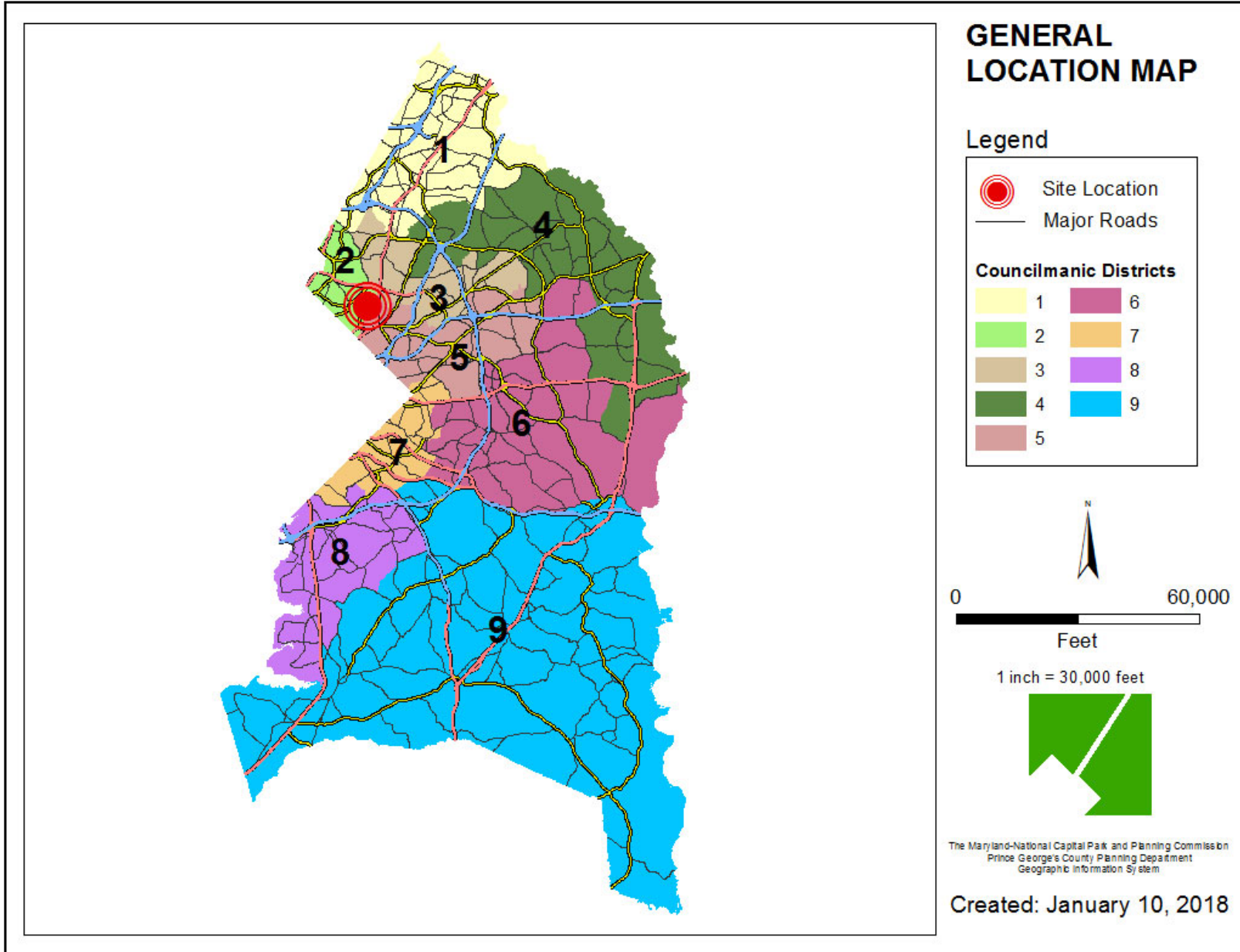
CASE: CSP-18002

MAGRUDER POINTE

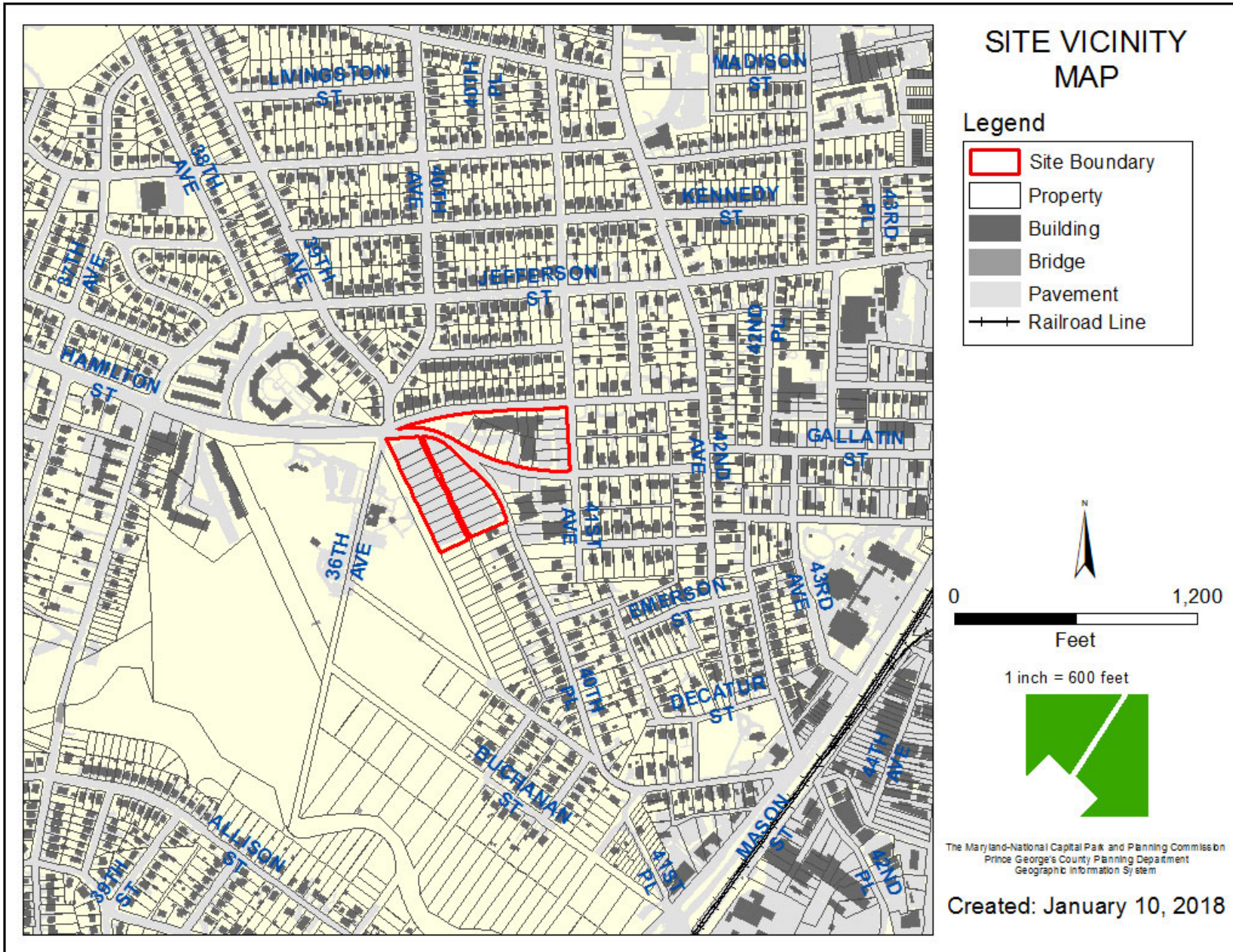
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



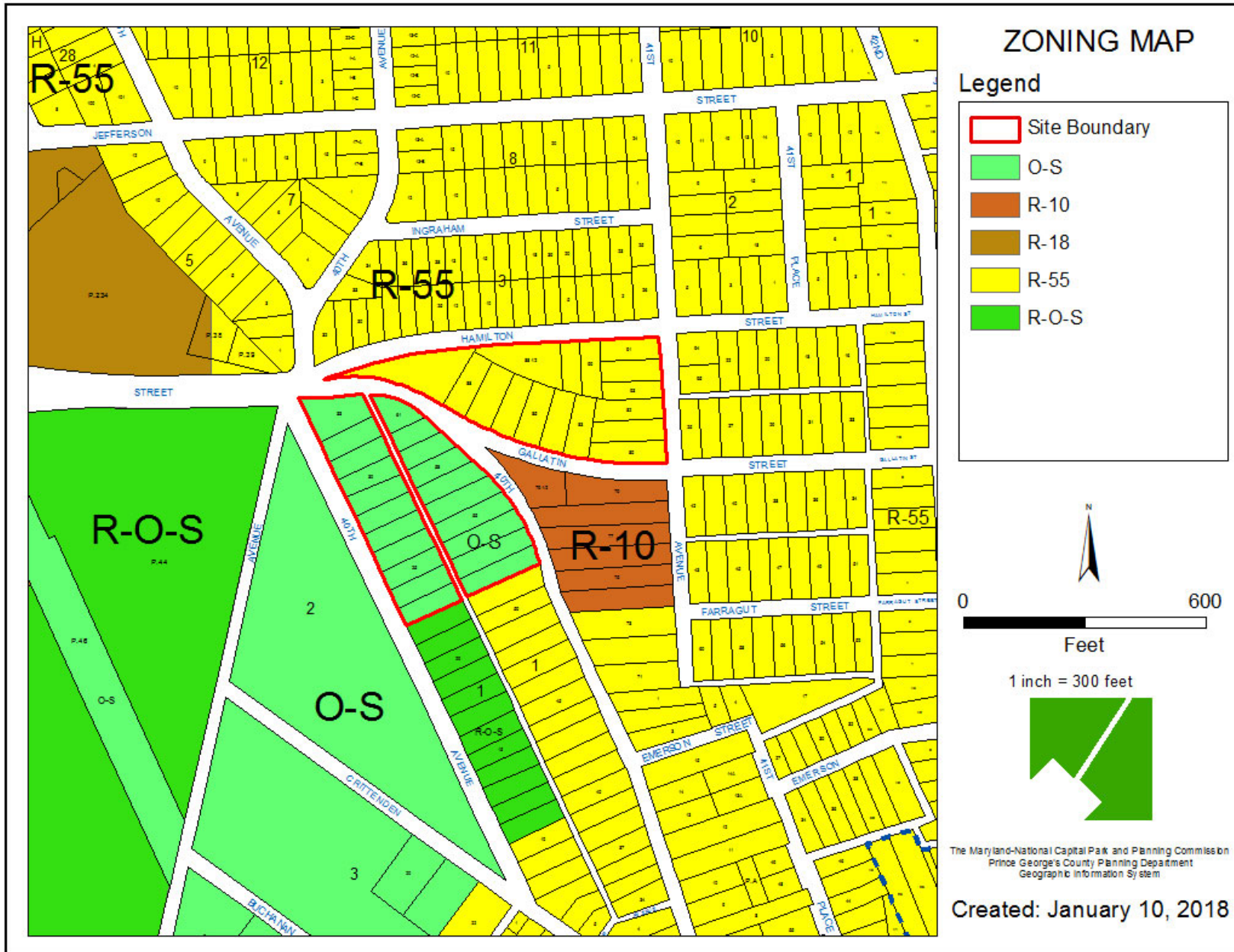
GENERAL LOCATION MAP



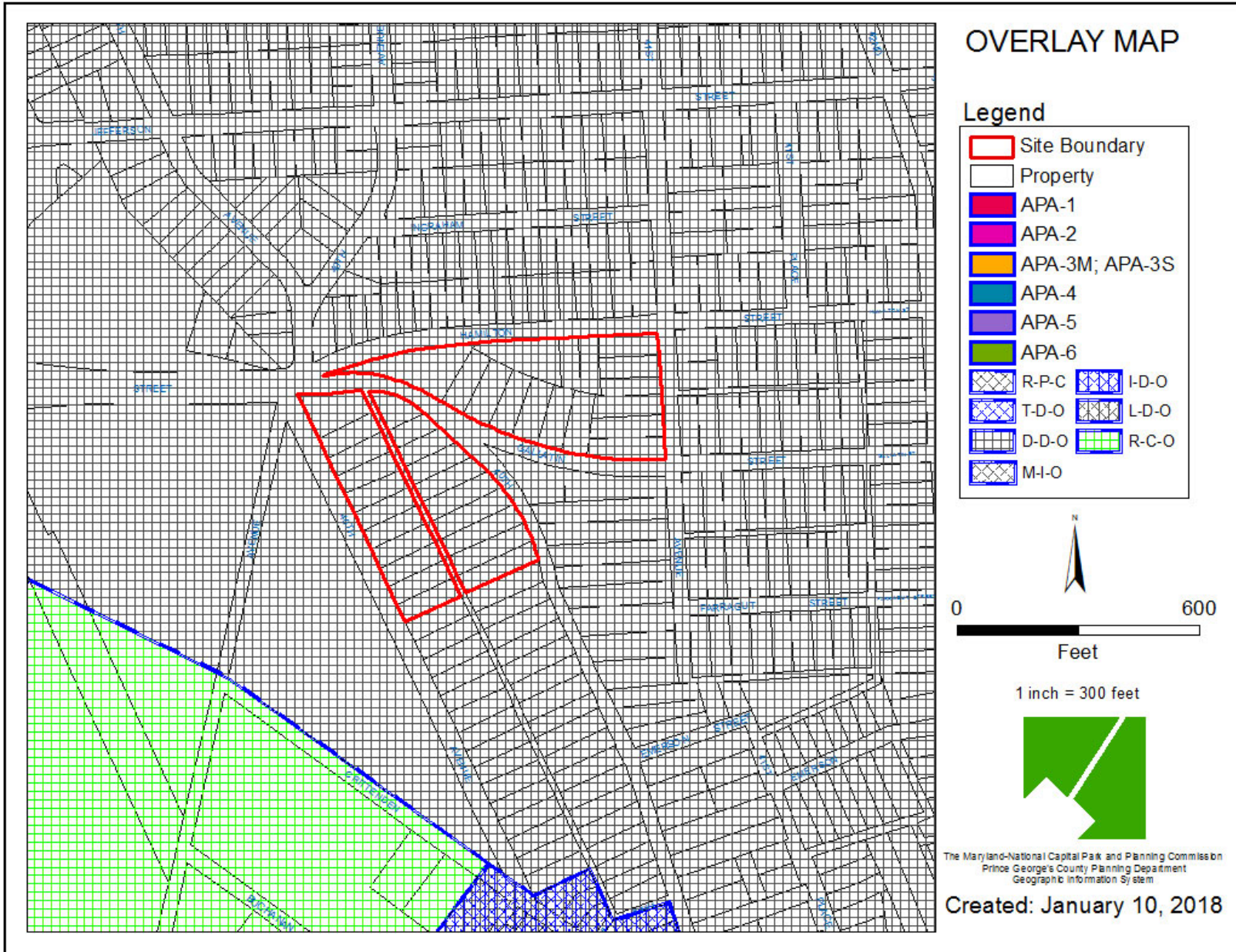
SITE VICINITY



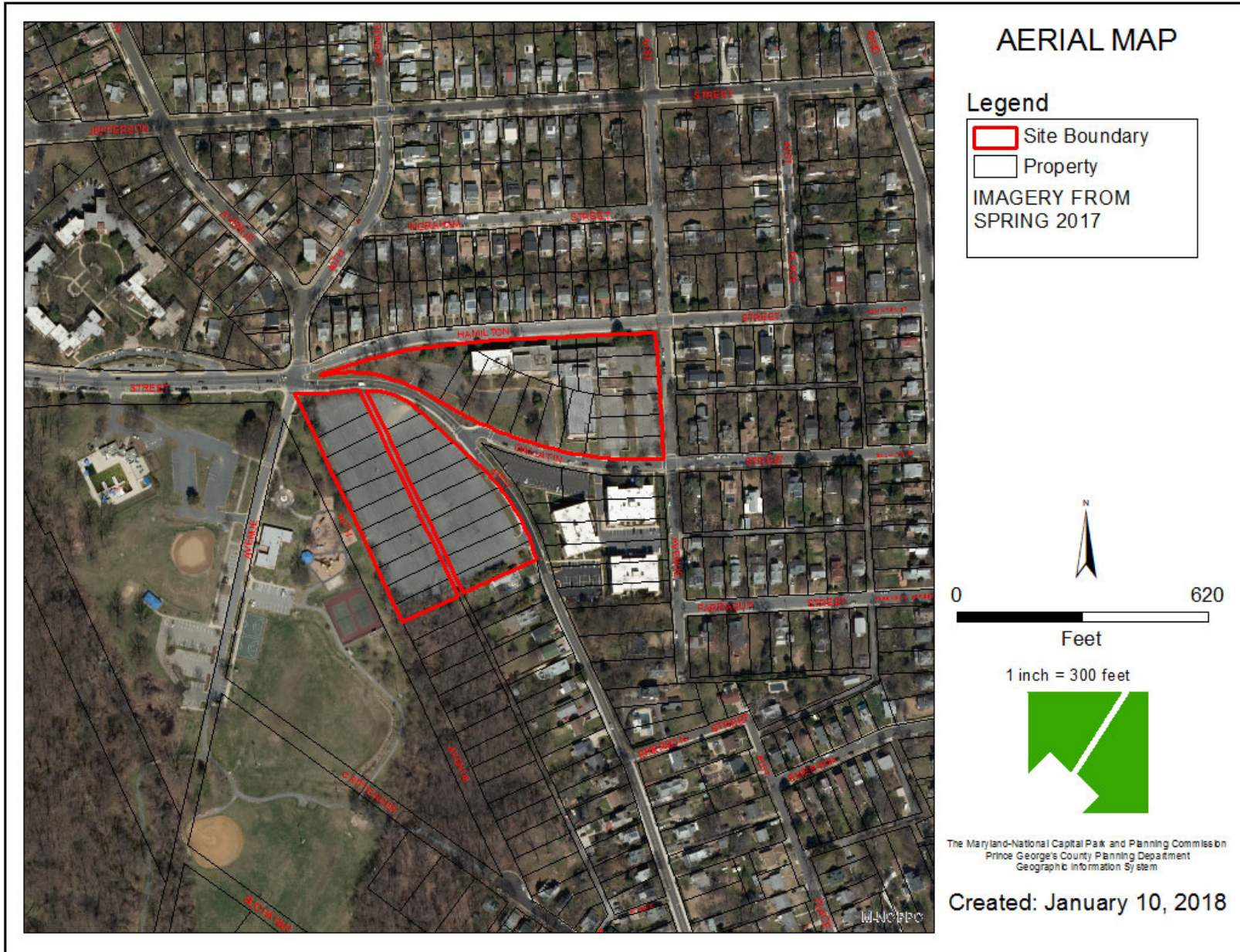
ZONING MAP



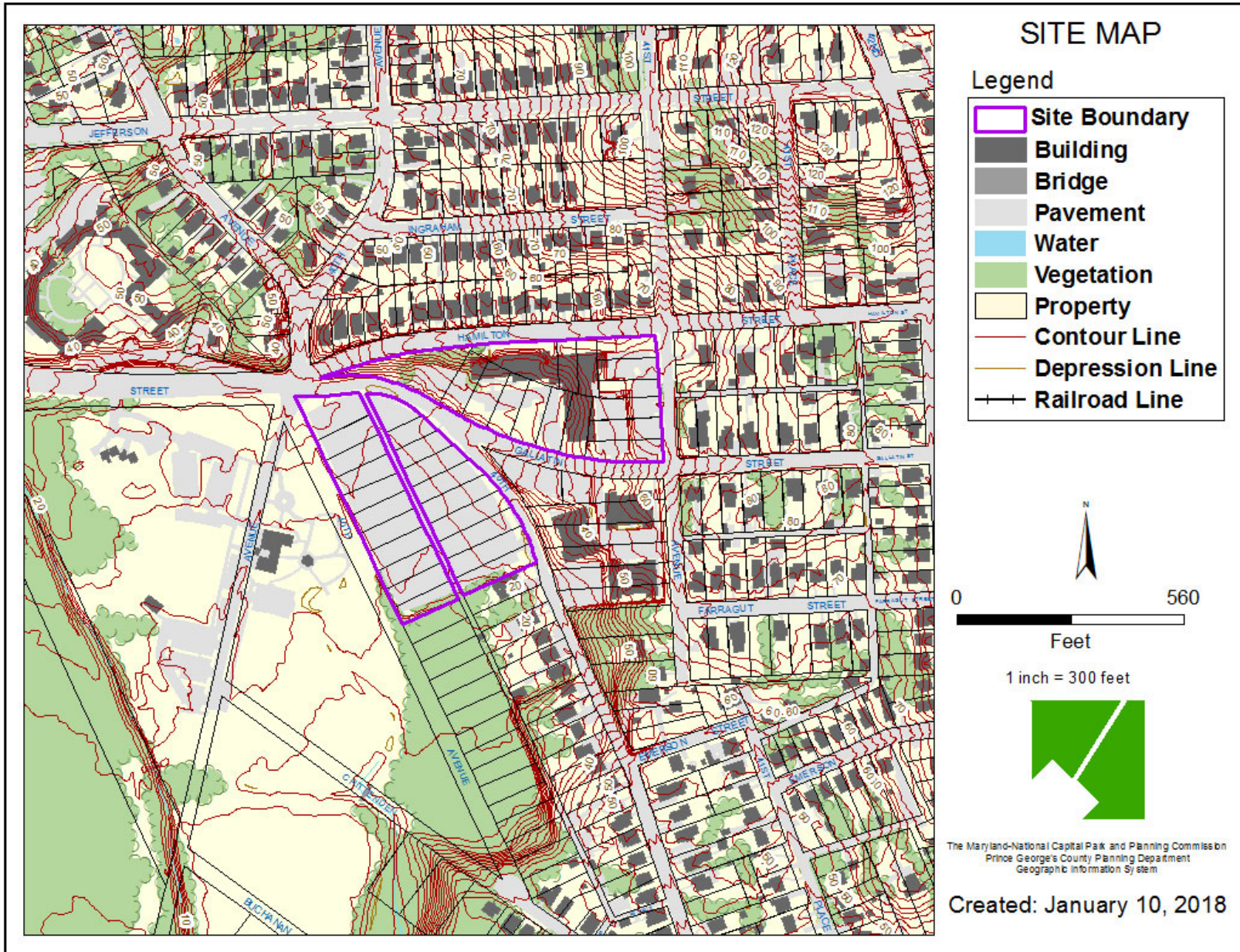
OVERLAY MAP



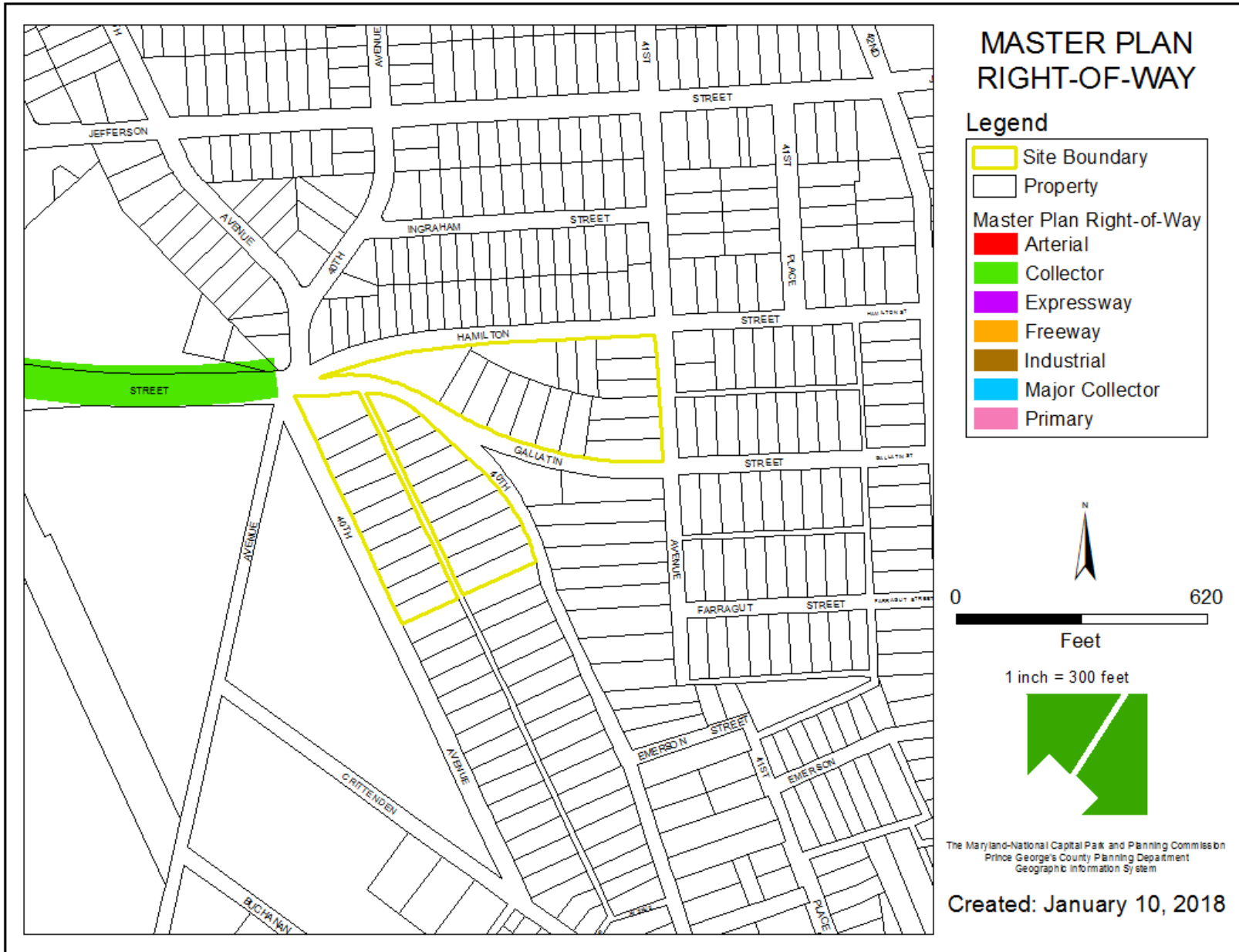
AERIAL MAP



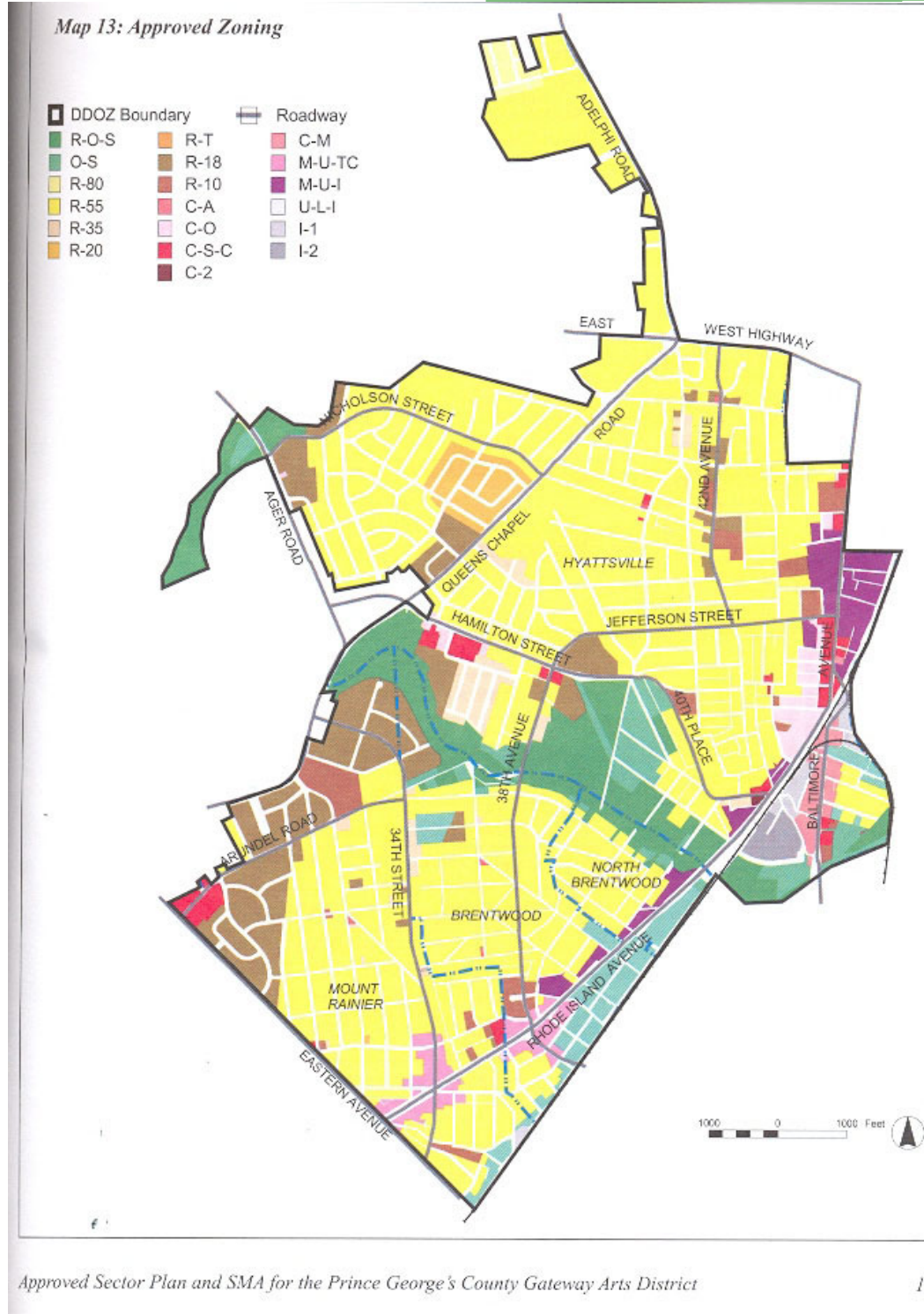
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



APPROVED ZONING FOR GATEWAY ARTS DISTRICT (MAP 13)

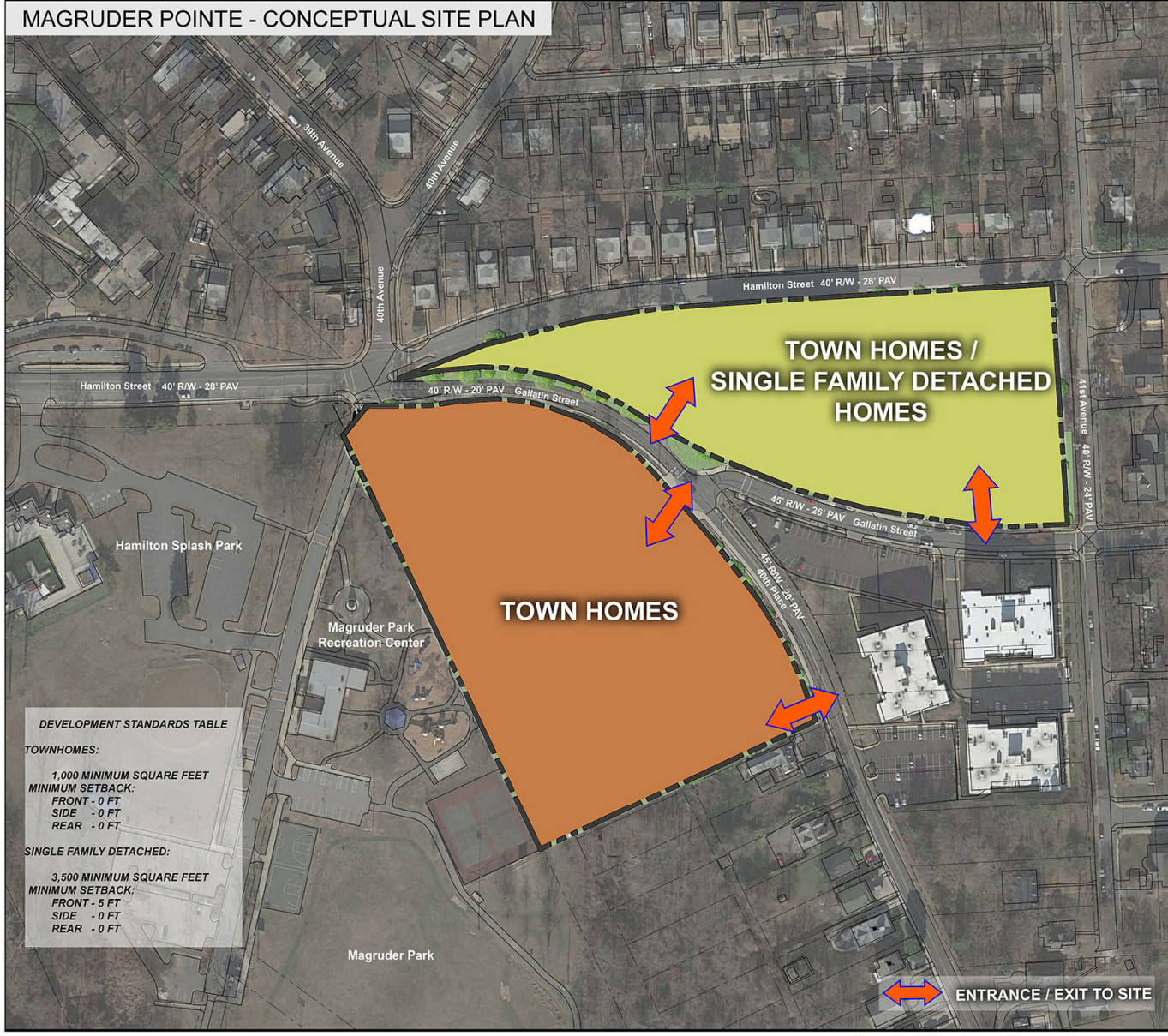


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



ILLUSTRATIVE PLAN

MAGRUDER POINTE - CONCEPTUAL SITE PLAN



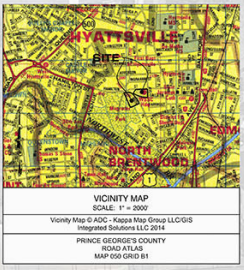
DEVELOPMENT STANDARDS TABLE

TOWNHOMES:

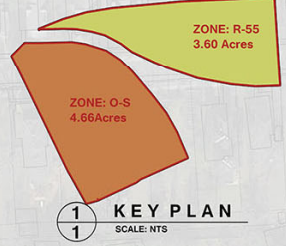
1,000 MINIMUM SQUARE FEET
 MINIMUM SETBACK:
 FRONT - 0 FT
 SIDE - 0 FT
 REAR - 0 FT

SINGLE FAMILY DETACHED:

3,500 MINIMUM SQUARE FEET
 MINIMUM SETBACK:
 FRONT - 5 FT
 SIDE - 0 FT
 REAR - 0 FT



- General Notes:
- 1.) Project Name: Magruder Pointe
 - 2.) Owner:
Werreim WSSC LLC
522 Defense Highway
Annapolis, MD 21401
 - 3.) Total Acreage: 8.26AC
 - 4.) Existing Zoning:
O-S (Open Space): 4.66 AC
R-55 (One-Family Detached Residential): 3.60 AC
 - 5.) Existing Use of Property:
Parking Lot: 4.66 AC
WSSC Property (Vacant): 3.60 AC
 - 6.) Proposed Use of Property: Residential
 - 7.) 200 foot Reference (WSSC Map): 206NE03
 - 8.) Tax Map Number and Grid: 050B1
 - 9.) Number of Units:
66 Attached DU
16 Detached Single Family
82 Total Dwelling Units (Max.)
 - 10.) Water Category (Existing/Proposed): W-3
Sewer Category (Existing/Proposed): S-3



Dewberry
 4601 FORBES BOULEVARD, SUITE 300
 LANHAM, MD 20776
 P: 301.731.5551

The information provided herein, which is subject to change, is for conceptual purposes only and is based on current regulations and existing information available. Detailed planning and engineering must be completed and all jurisdictional approvals must be obtained prior to finalization of this plan.

29 MARCH 2018



REMAND POINT 1

The Planning Board shall schedule a new hearing to consider the application in accordance with Section 27-125.05(a) to allow the applicant and opposition adequate time to present evidence for and against the application. If requested, any person may be allowed to sign up or register to become a person of record and participate in the proceedings.

REMAND POINT 2

The Planning Board shall provide supplemental analysis for the R-55 Zone recommendation. The Board's supplemental analysis shall focus on Section 27-548.26(b)(1)(B)(i) and (ii) and if applicable, any new evidence or argument in support of or against the application.

REMAND POINT 3

The Planning Board shall also provide supplemental analysis and explanation of the maximum density per acre for single-family attached and single-family detached dwelling units for the R-55 Zone recommendation.

REMAND POINT 4

The Planning Board shall issue a decision on the application within 60 days of the date the notice of remand is transmitted from the Clerk of the Council.