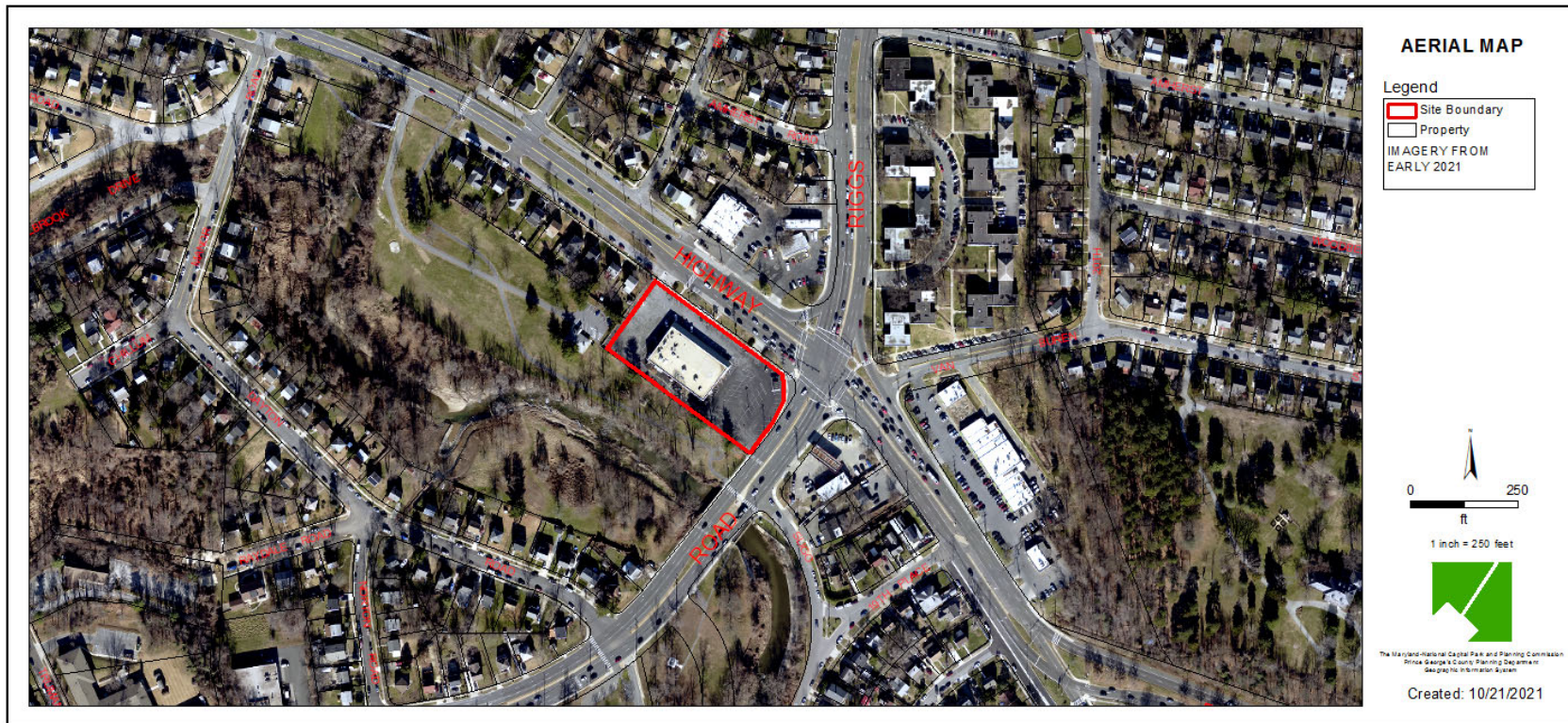


# ROYAL FARMS #393, HYATTSVILLE

Special Exception

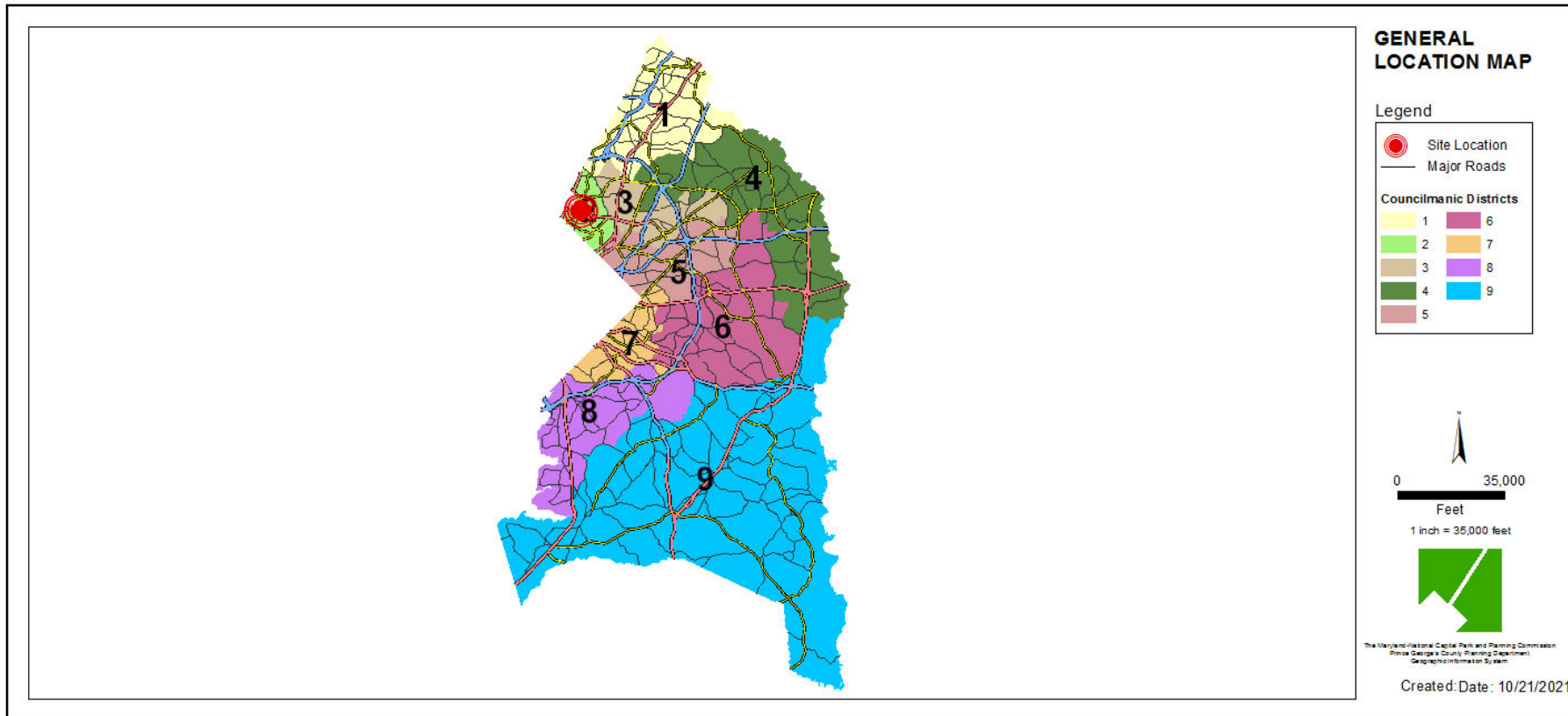
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

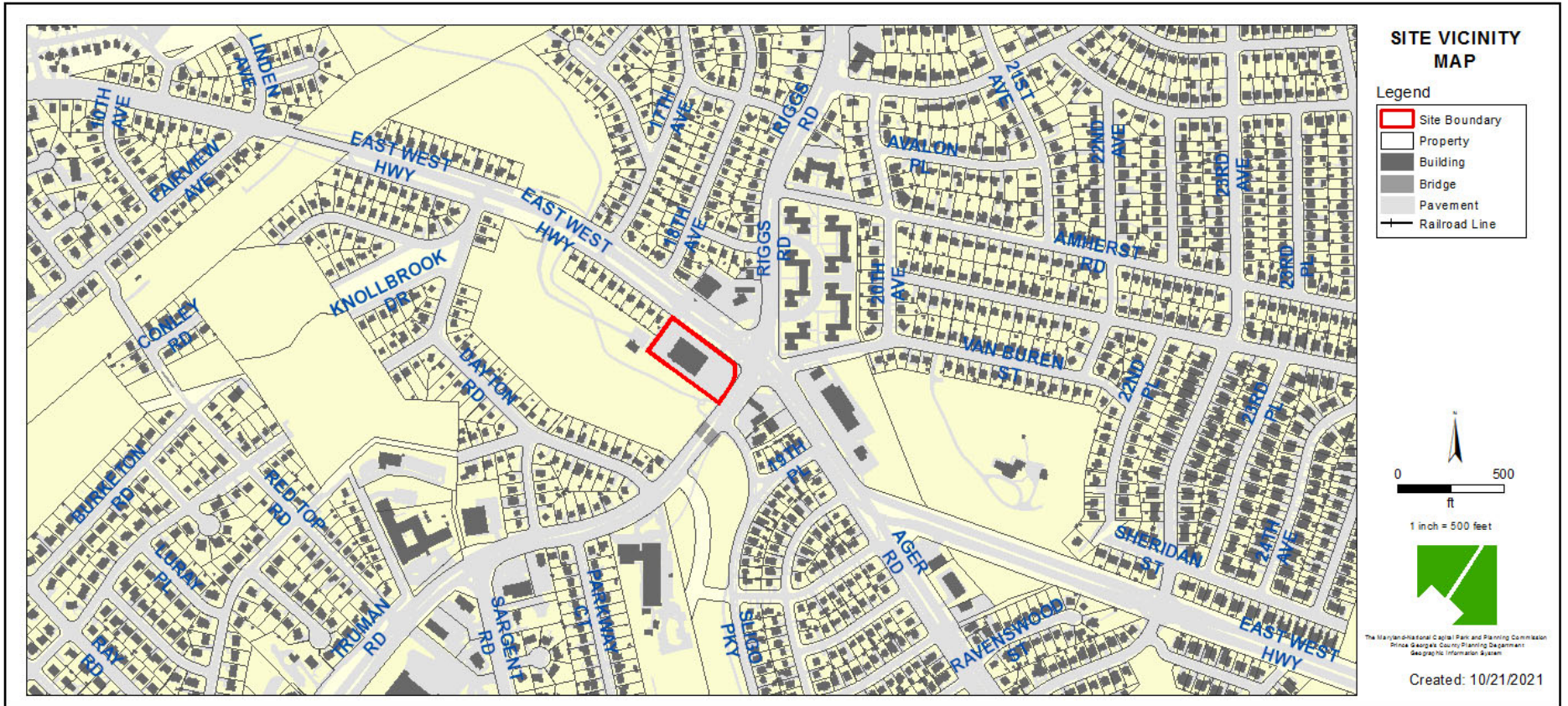
Council District: 02

Planning Area: 65



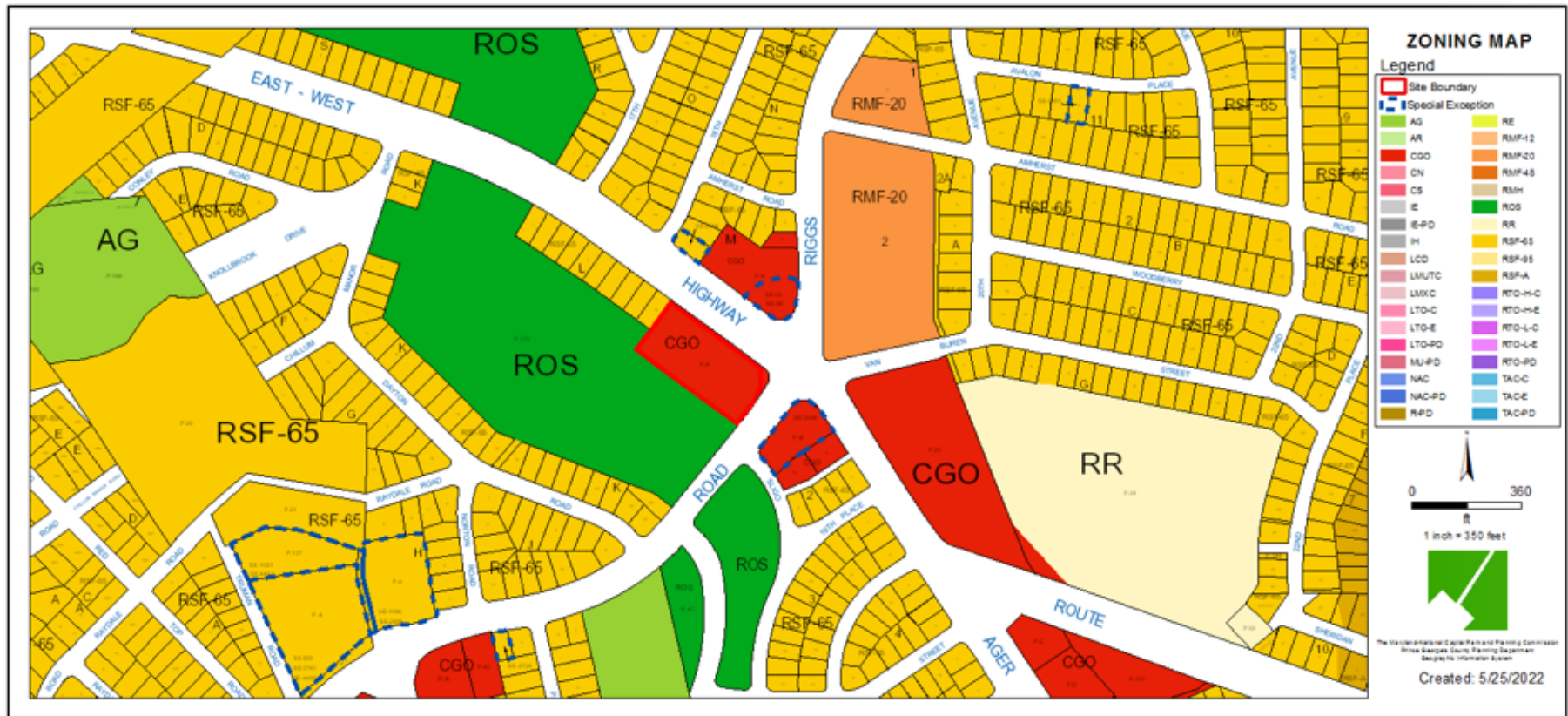


# SITE VICINITY MAP



# NEW ZONING MAP

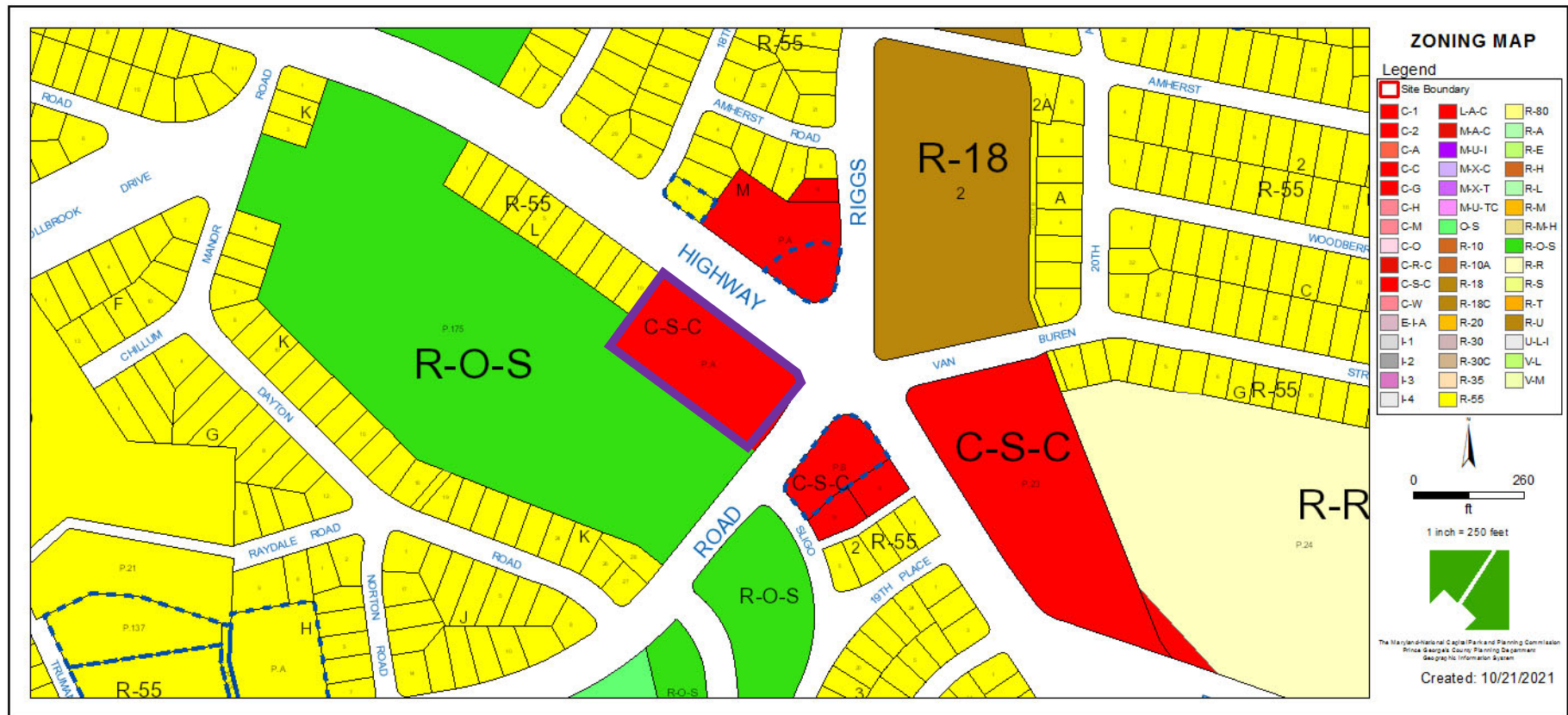
Property Zone: C-S-C





# PRIOR ZONING MAP

Property Zone: C-S-C

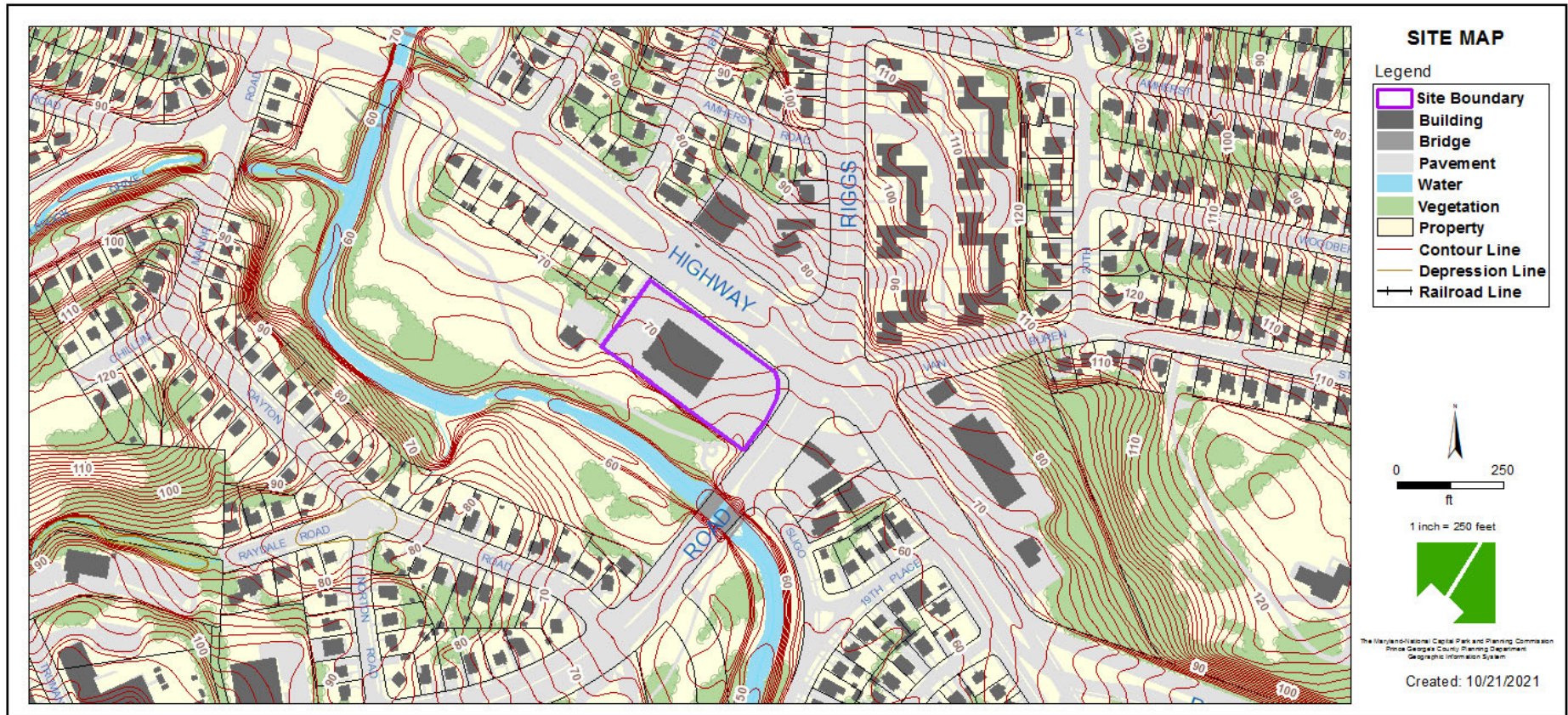


# AERIAL MAP

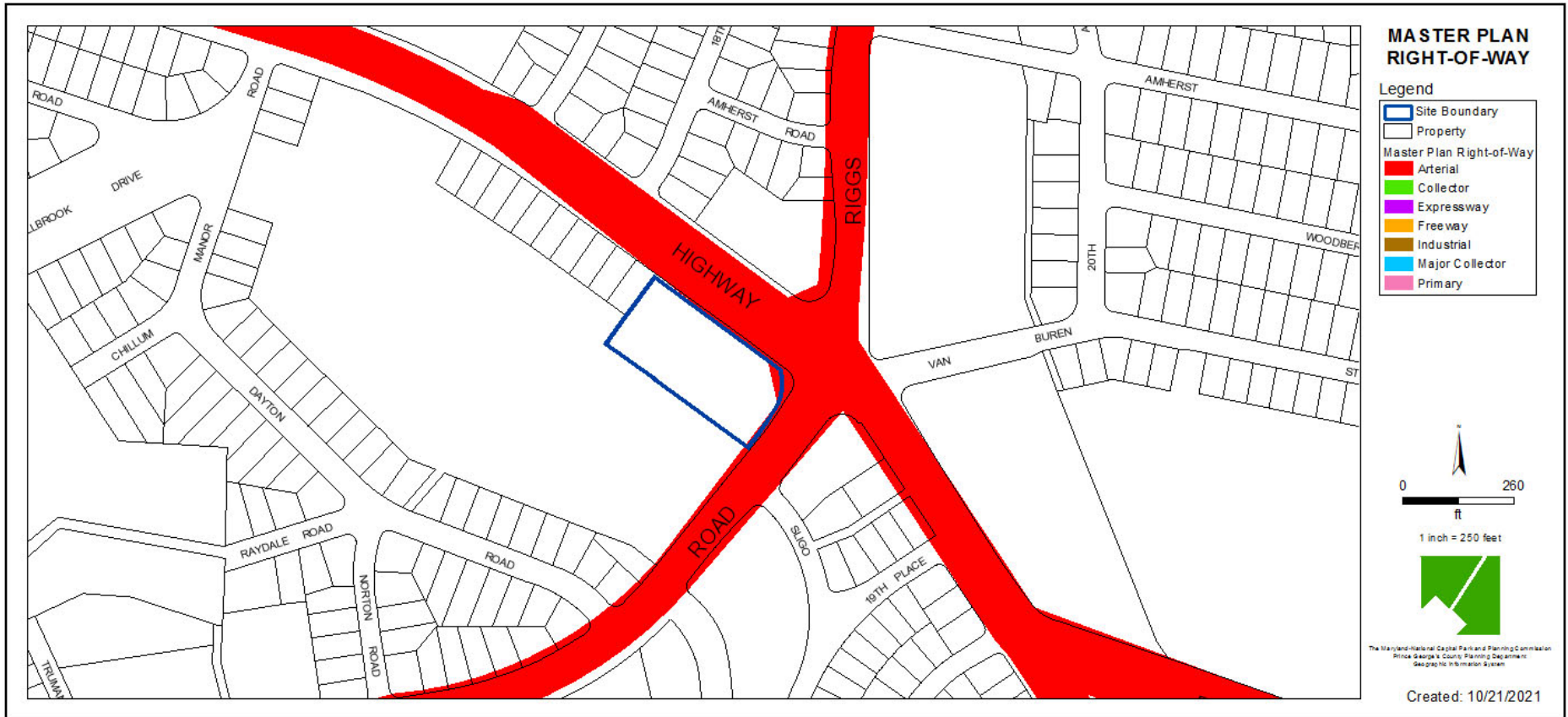




# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP





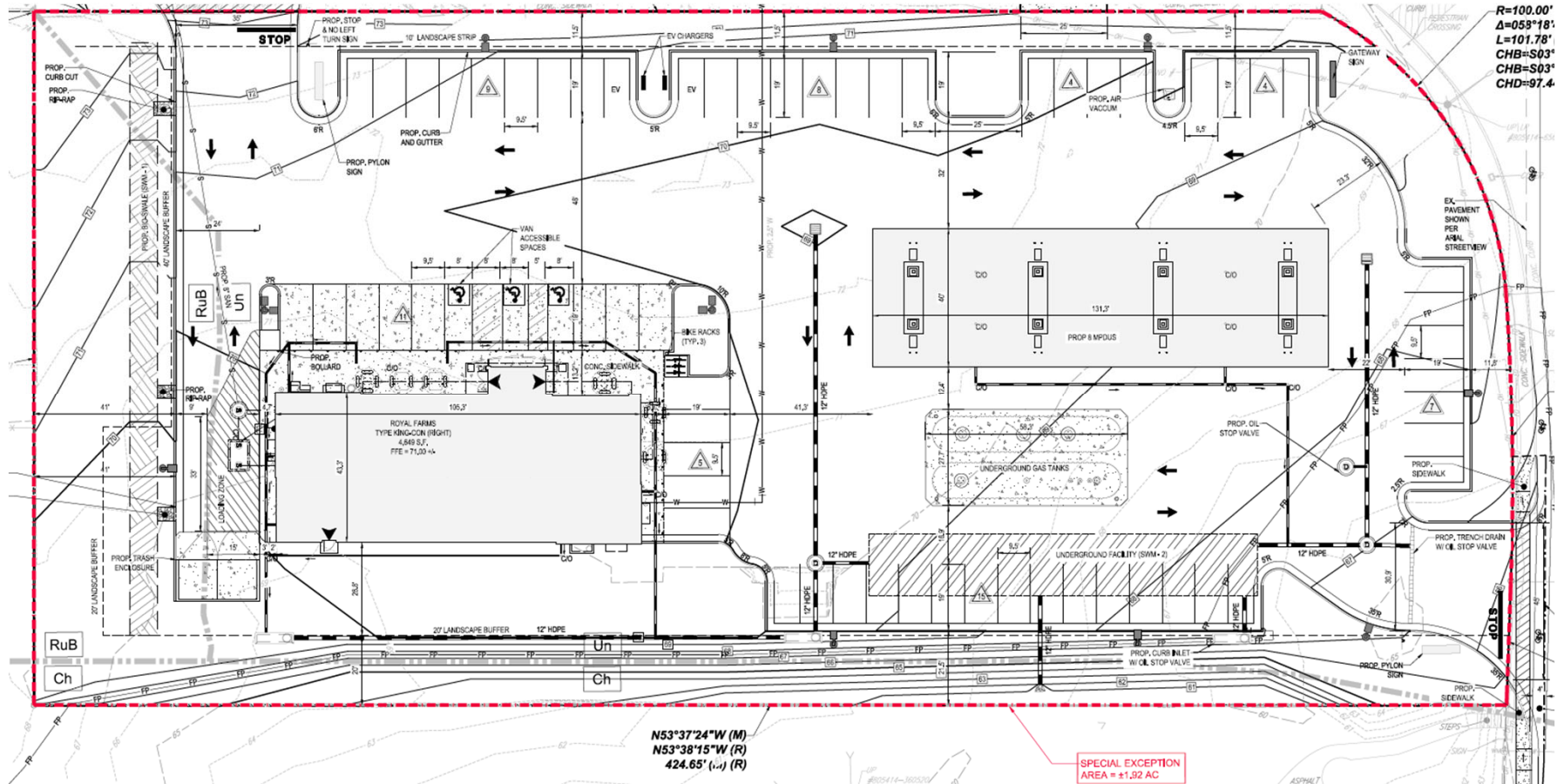
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



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# SITE PLAN

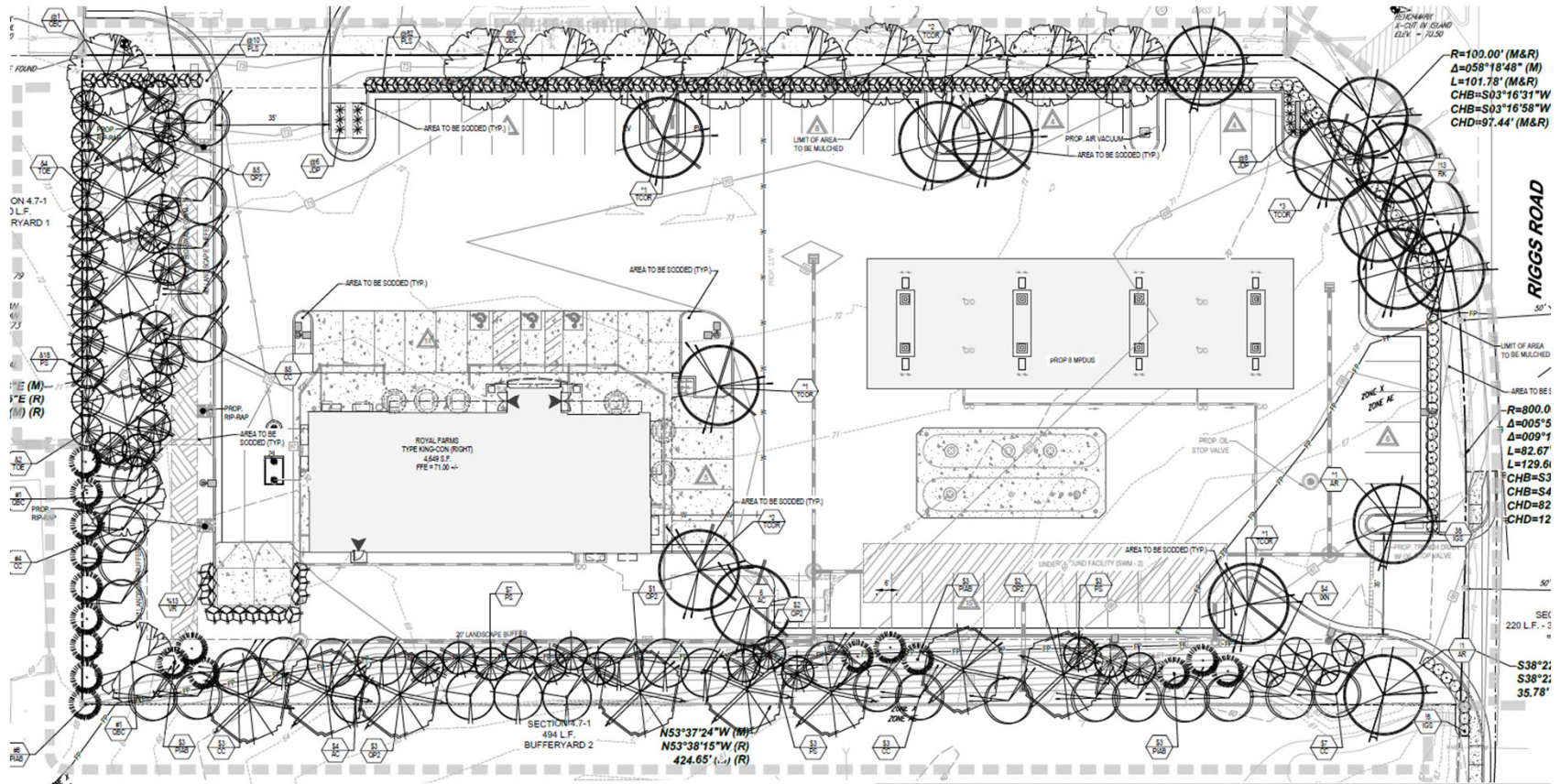


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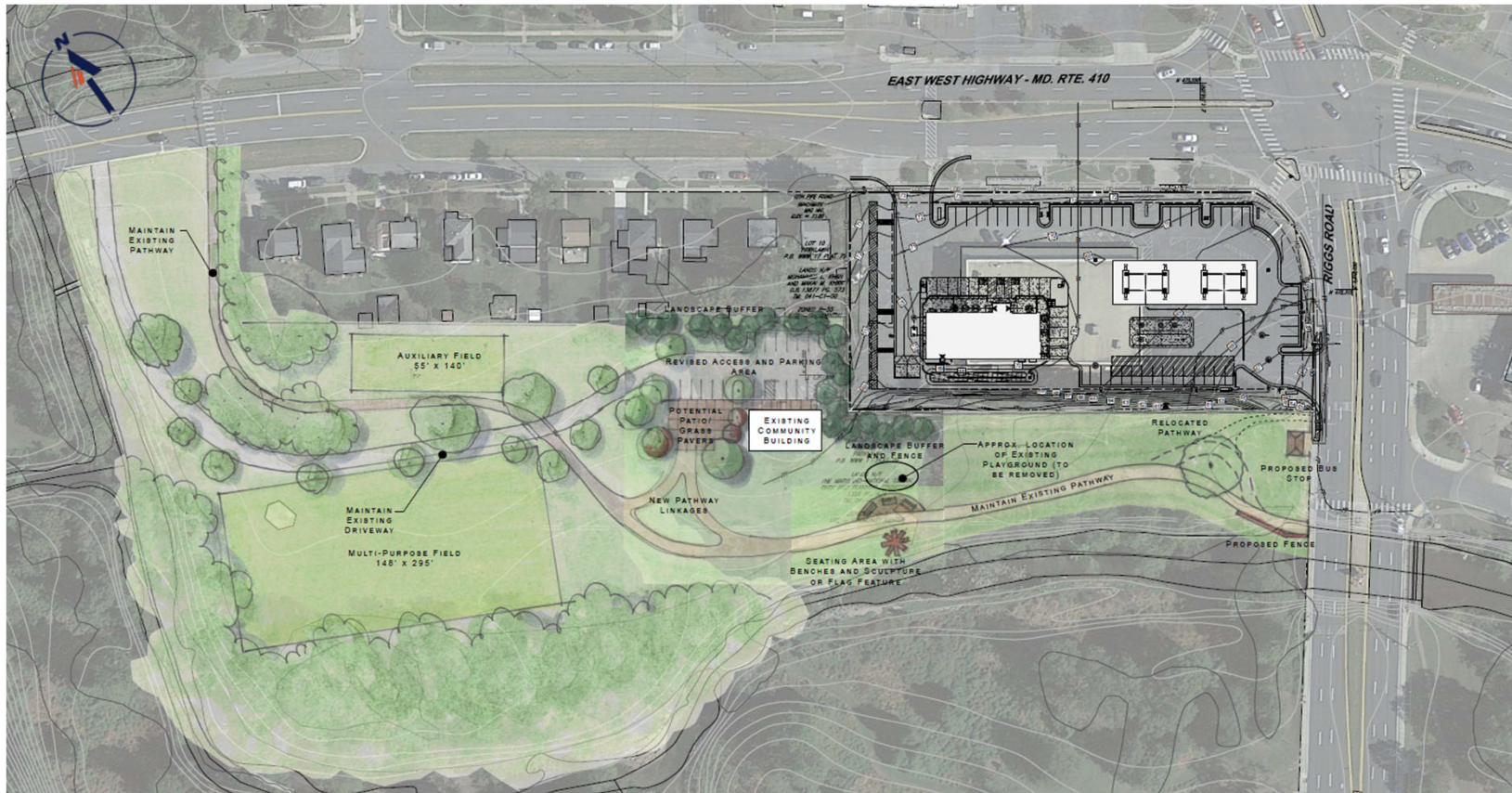
# LANDSCAPE PLAN



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# PARKLAWN PARK CONCEPT PLAN





# FRONT AND REAR ELEVATIONS

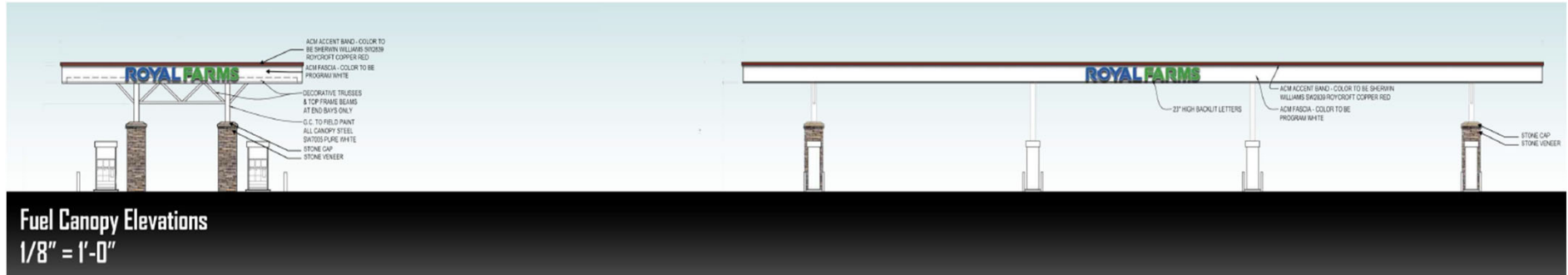


# LEFT AND RIGHT ELEVATIONS

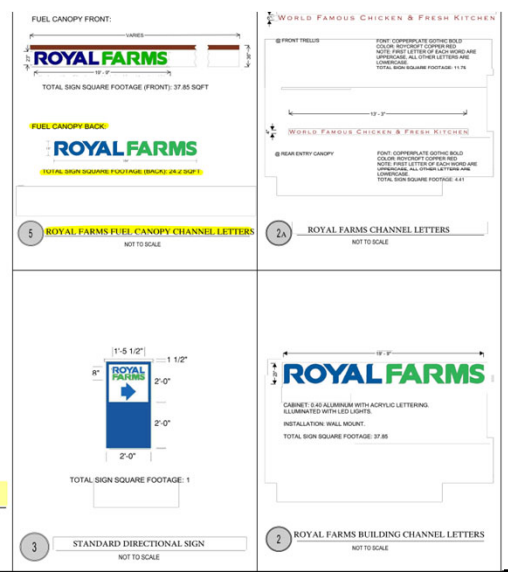




# FUEL CANOPY AND SIGNAGE ELEVATIONS



Fuel Canopy Elevations  
 1/8" = 1'-0"



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# STAFF RECOMMENDATION

**APPROVAL** with 2 Conditions

**Major/Minor Issues:**

- No Major Issues

**Applicant Community Engagement:**

- Informational Mailing: 4/6/2021
- Acceptance Mailing: 11/5/2021
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