

SIGNATURE CLUB EAST

Conceptual Site Plan

TCP1-052-97-03

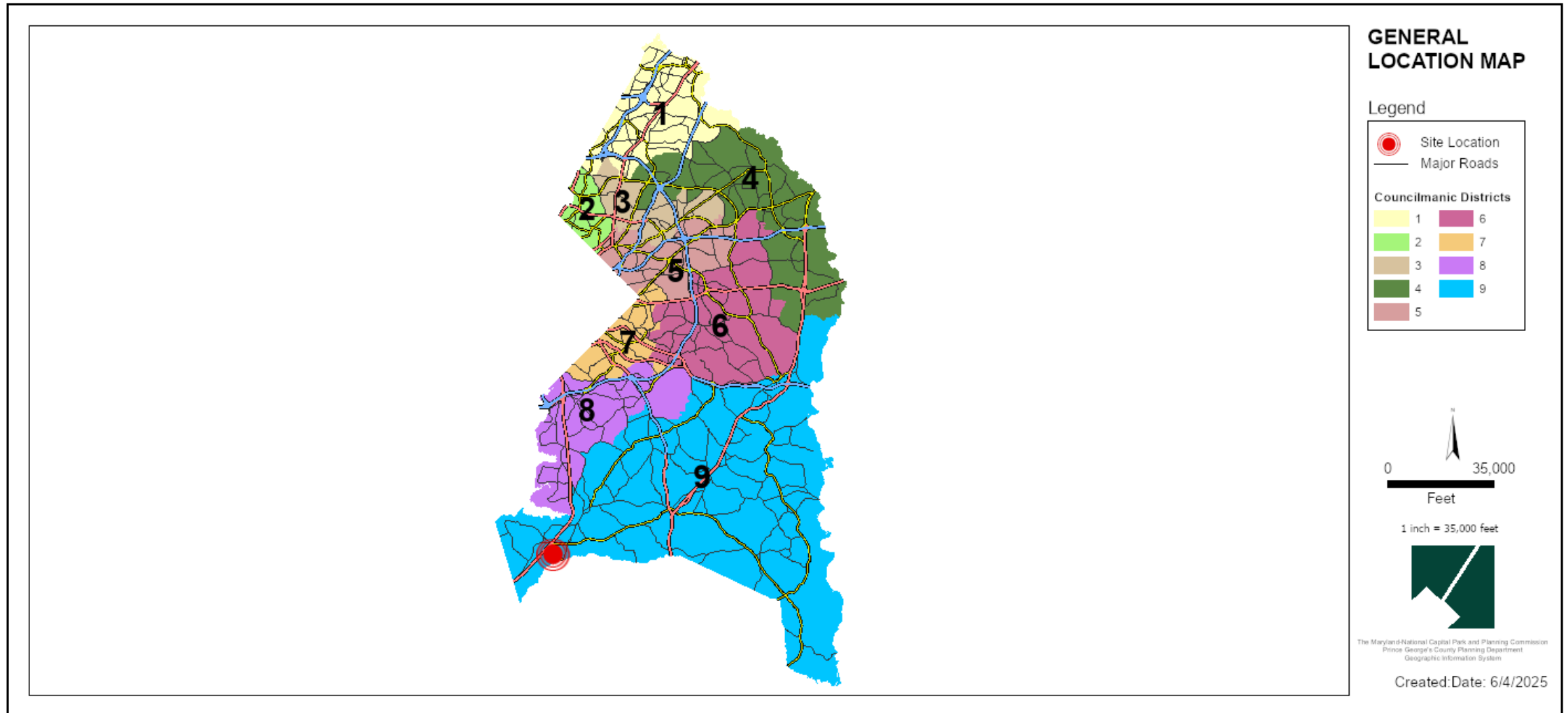
Staff Recommendation: APPROVAL with conditions



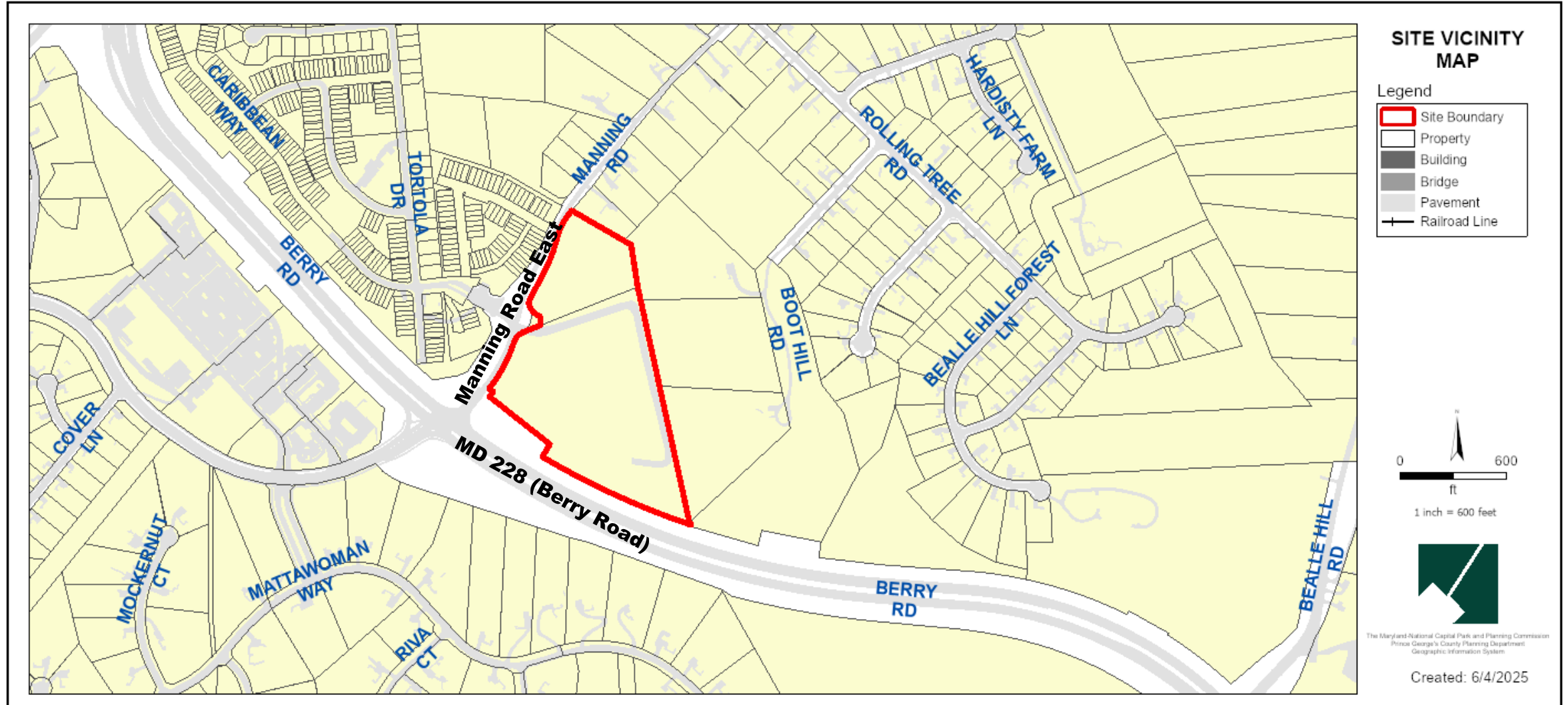
GENERAL LOCATION MAP

Council District: 09

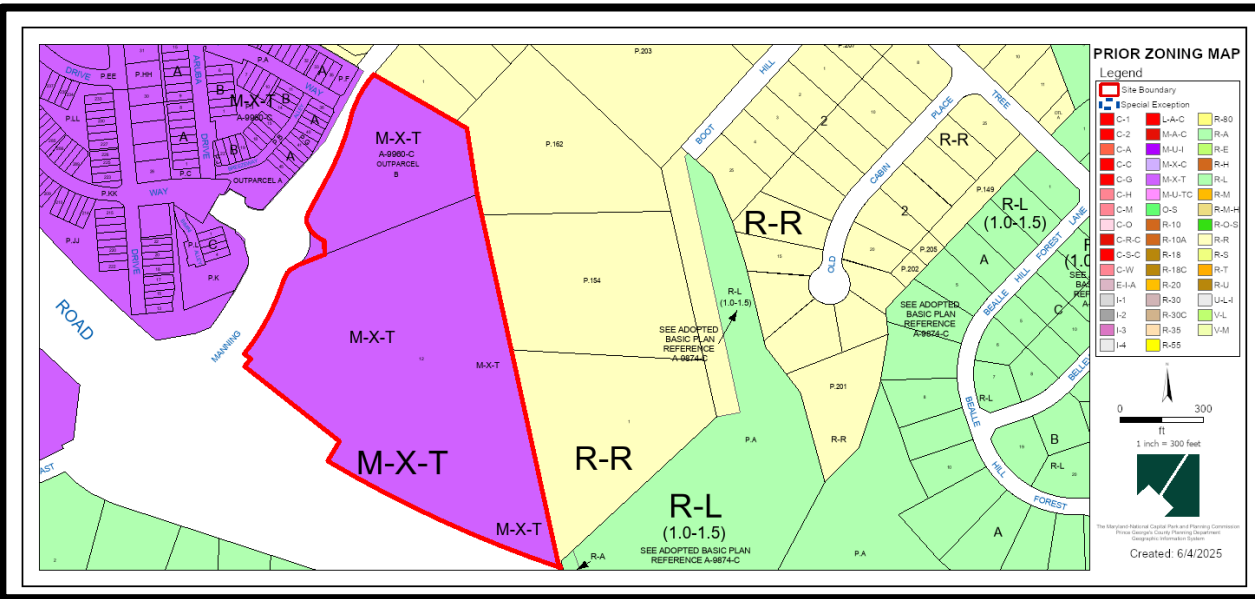
Planning Area: 084



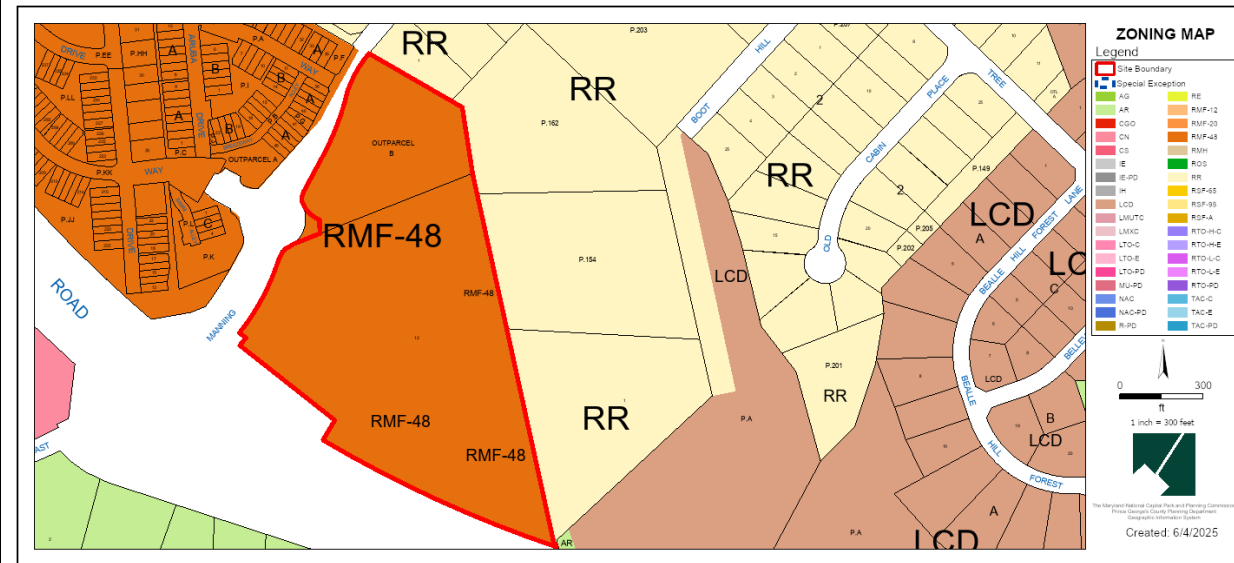
SITE VICINITY MAP



ZONING MAP

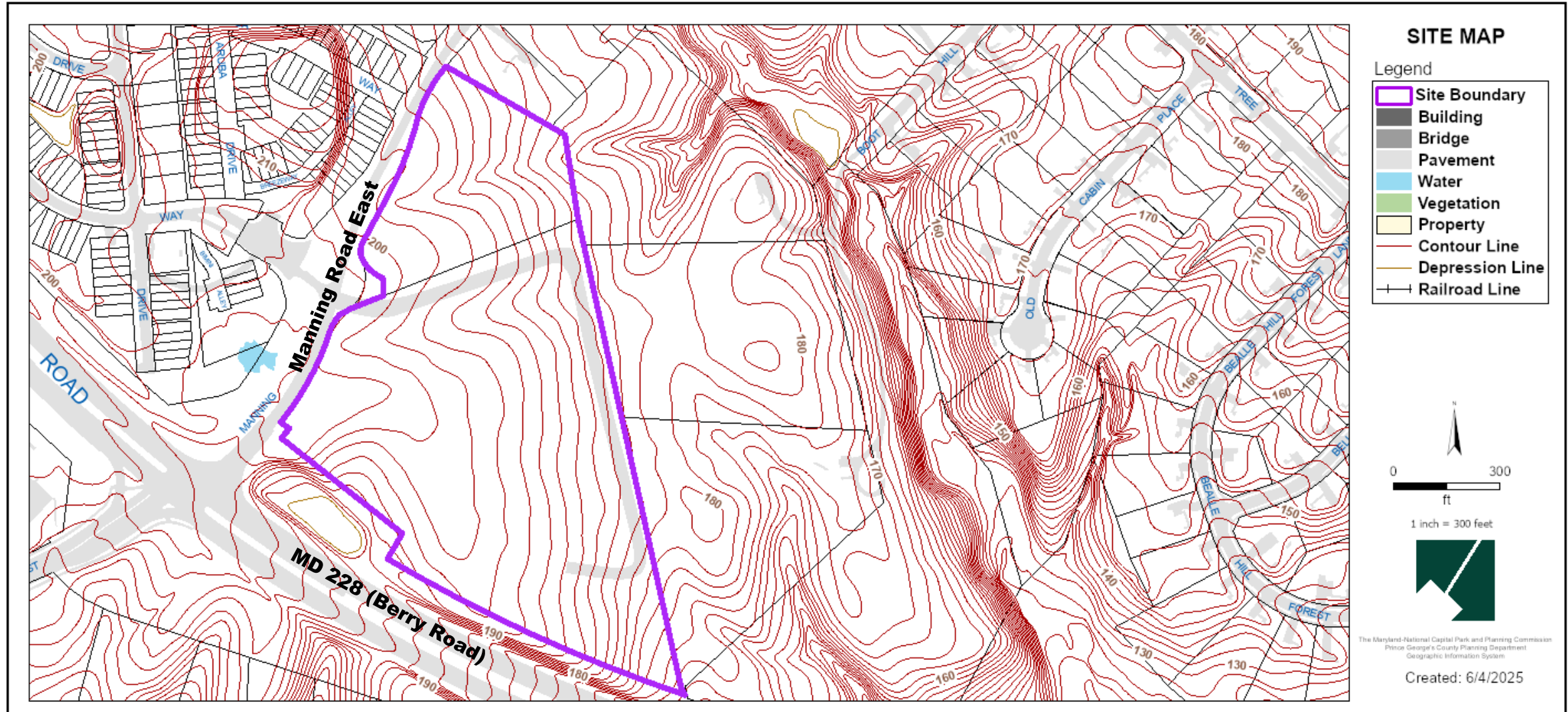


Prior Zoning Map: M-X-T

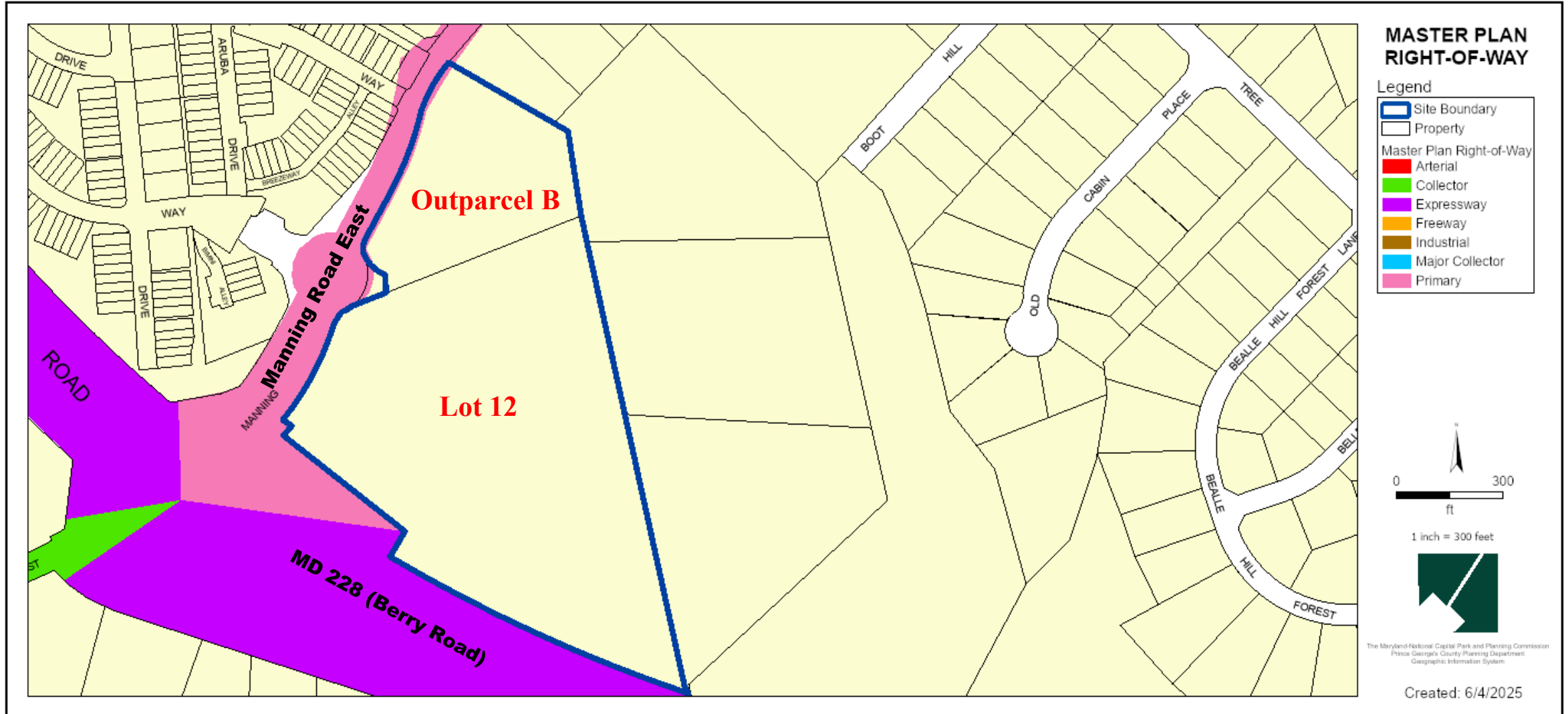


Current Zoning Map: RMF-48

SITE MAP



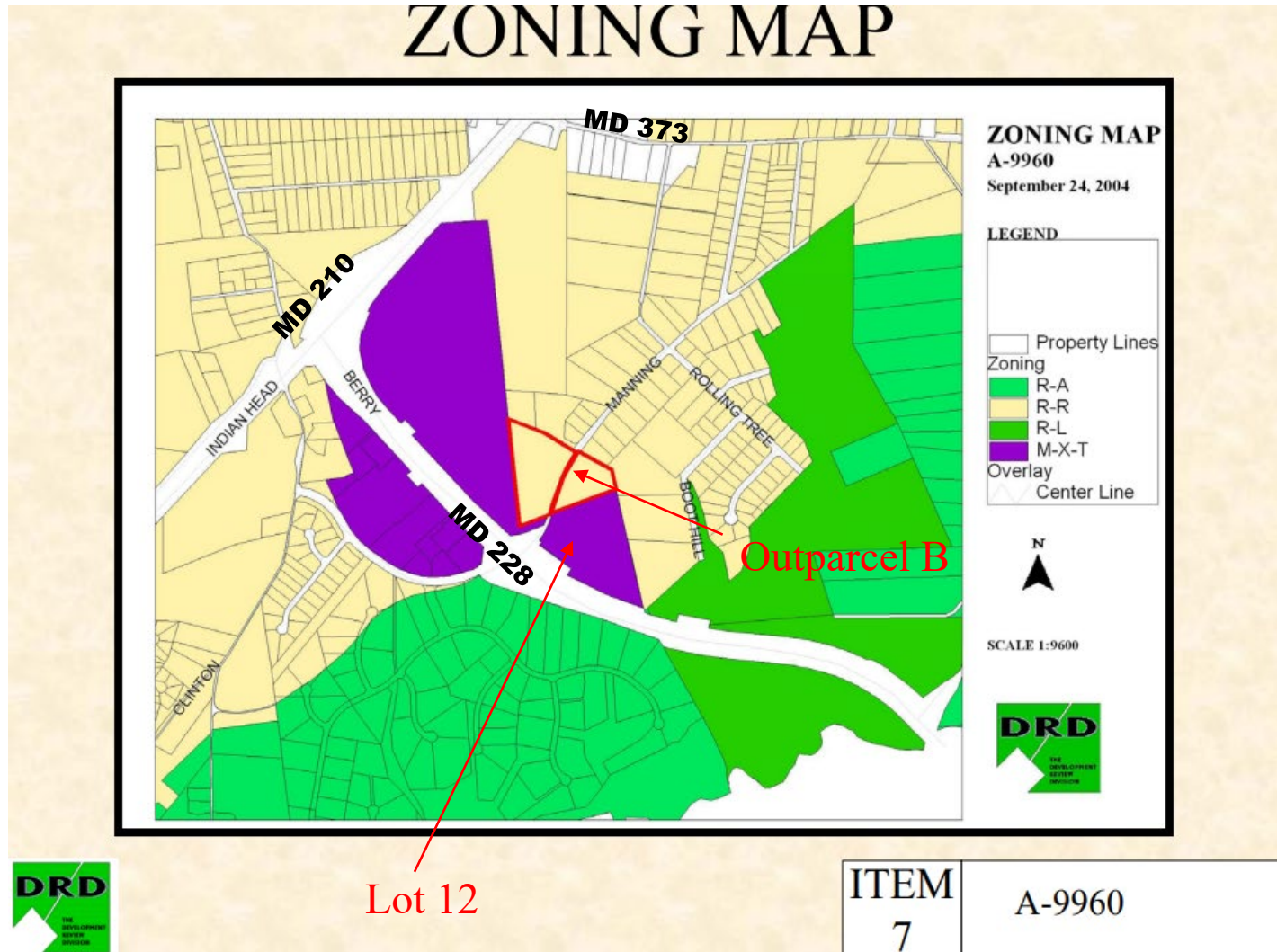
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



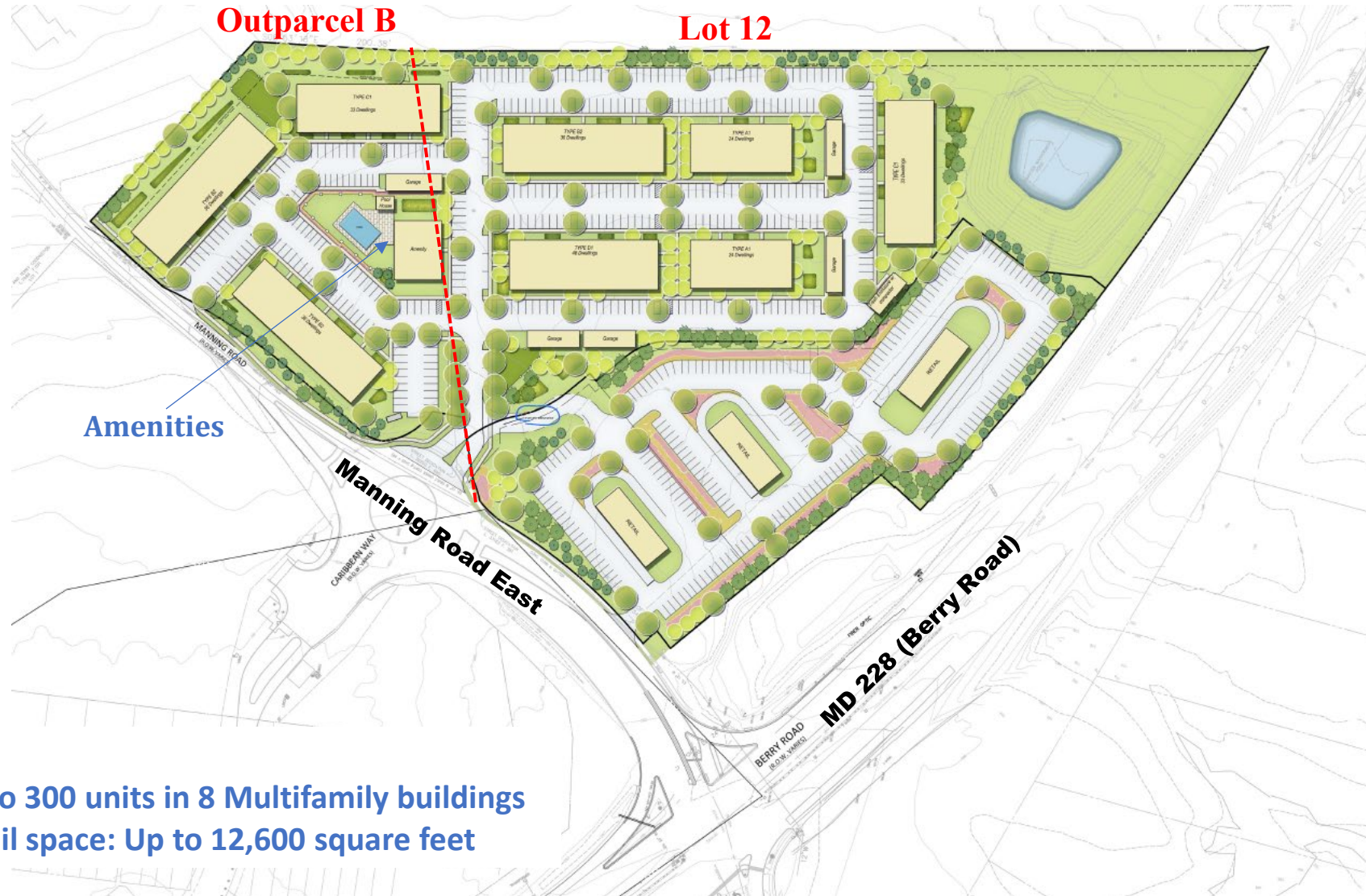
PRIOR APPROVAL: A-9960-C



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.



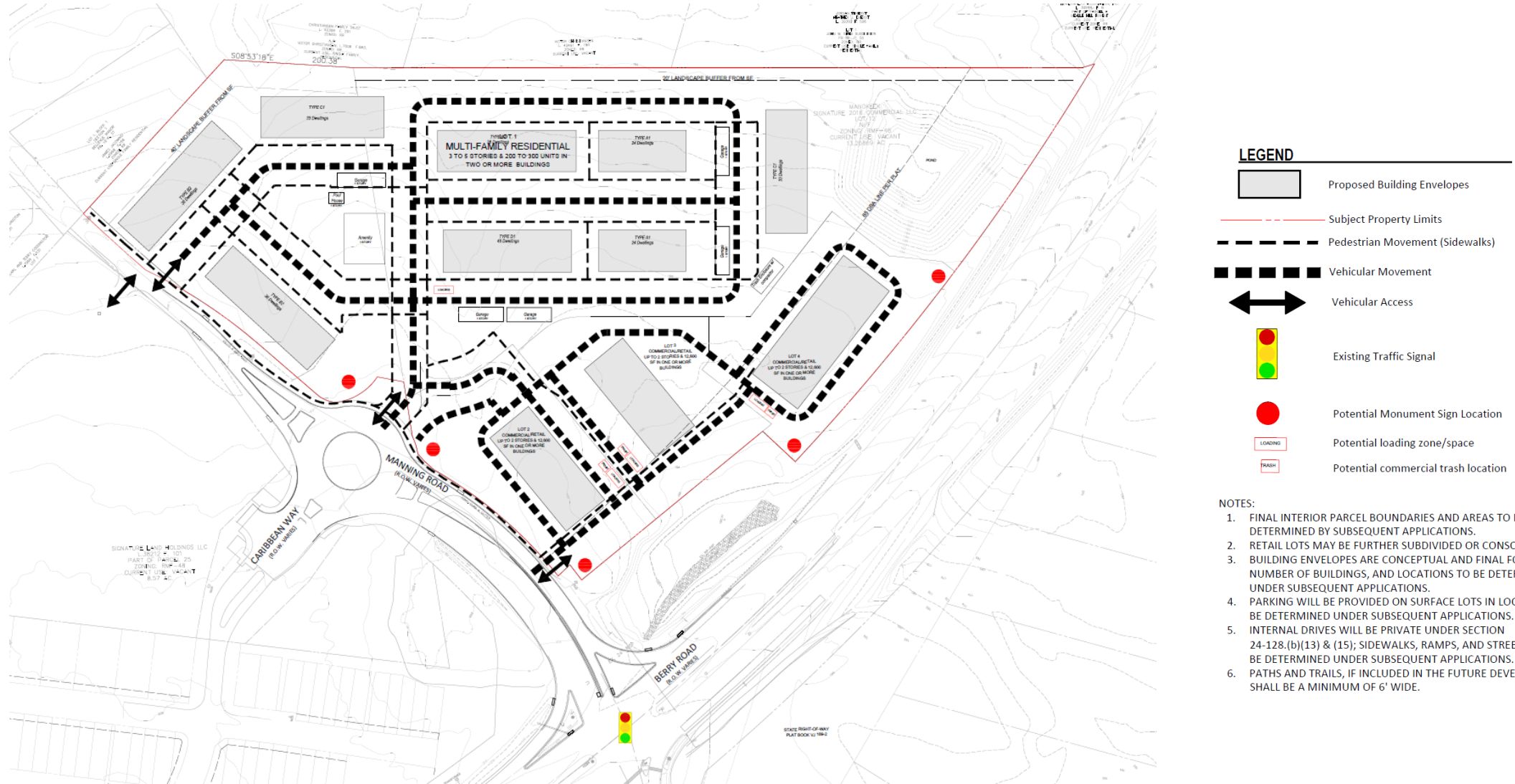
CONCEPTUAL SITE PLAN



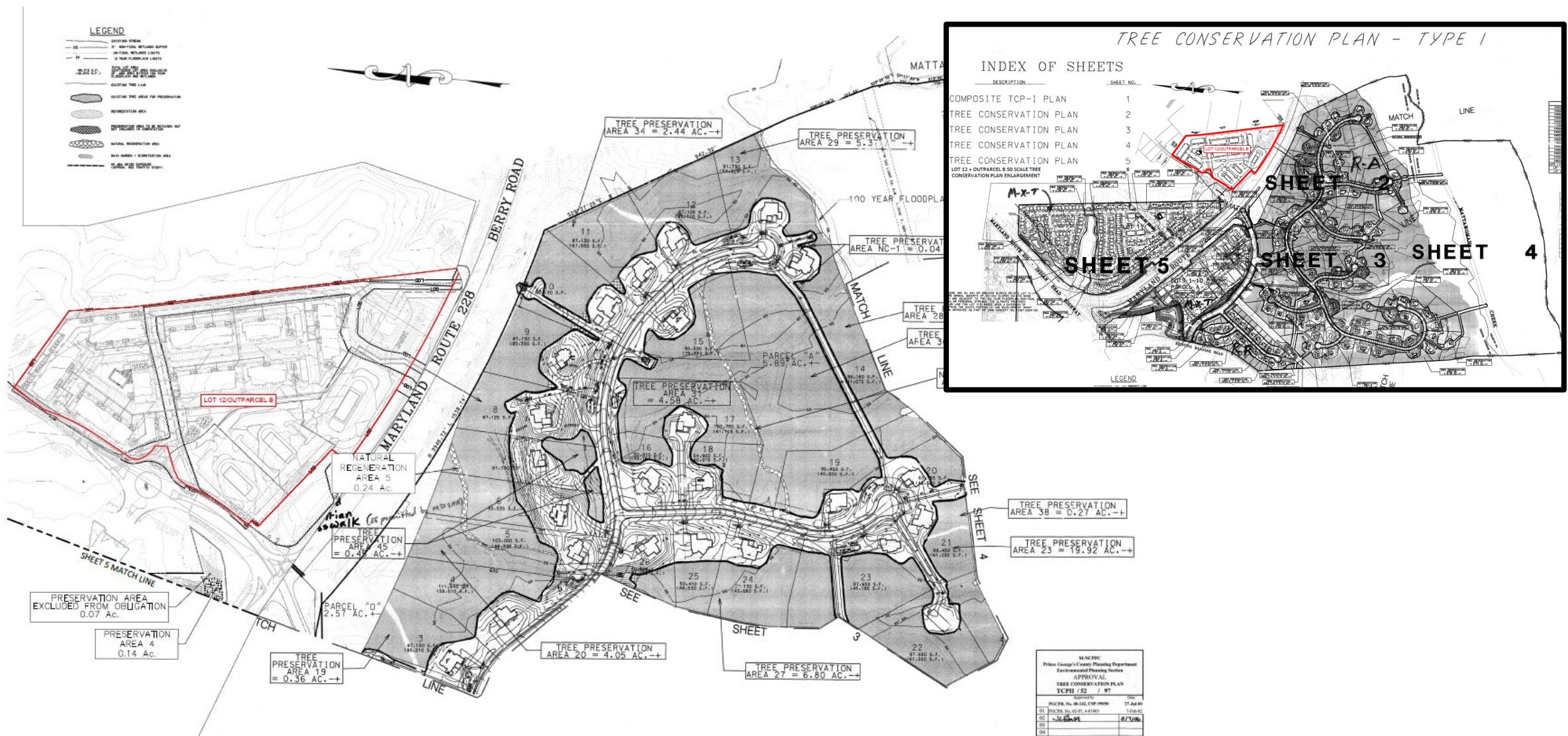
Development:
Residential: Up to 300 units in 8 Multifamily buildings
commercial/retail space: Up to 12,600 square feet



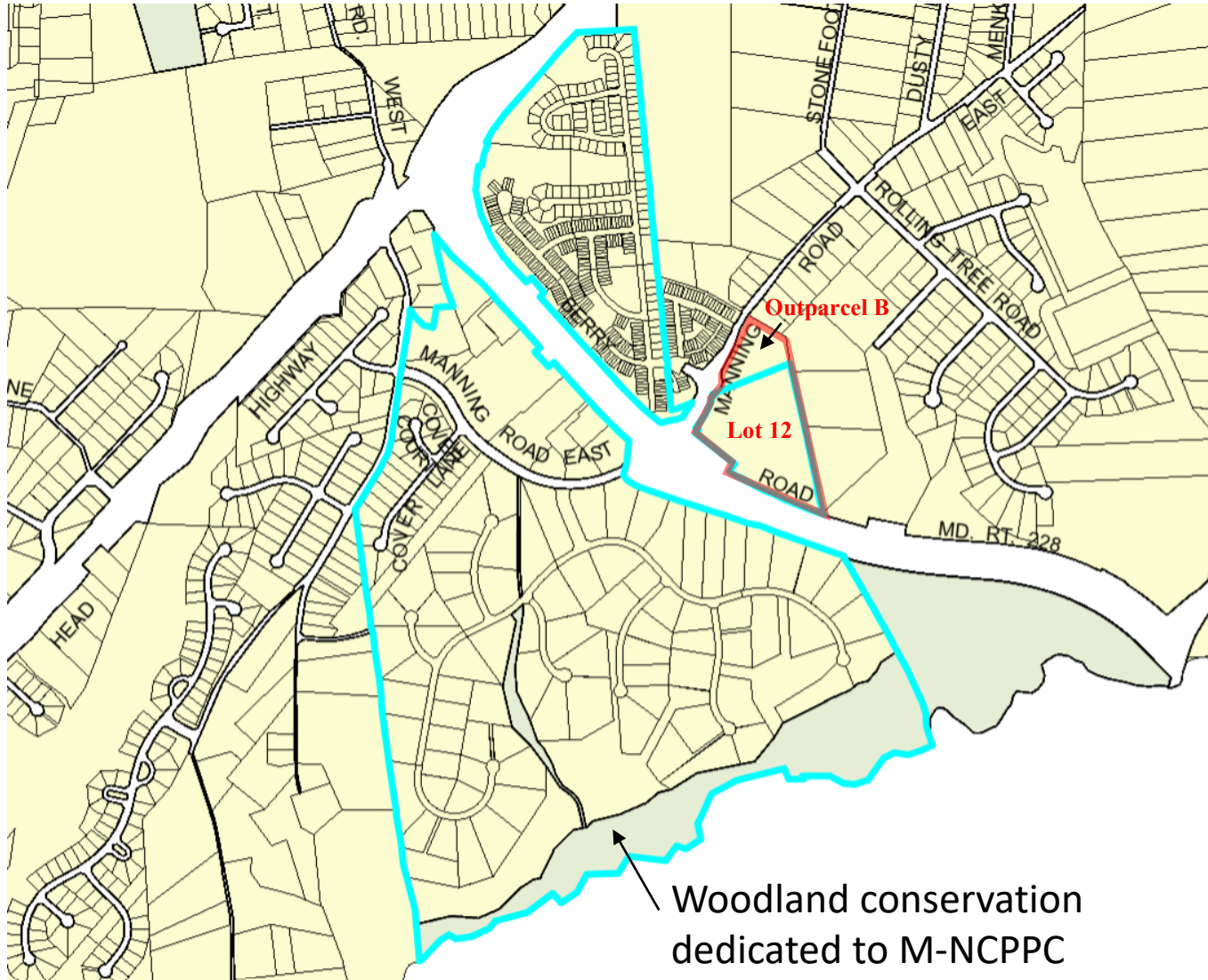
CIRCULATION PLAN





TYPE I TREE CONSERVATION PLAN

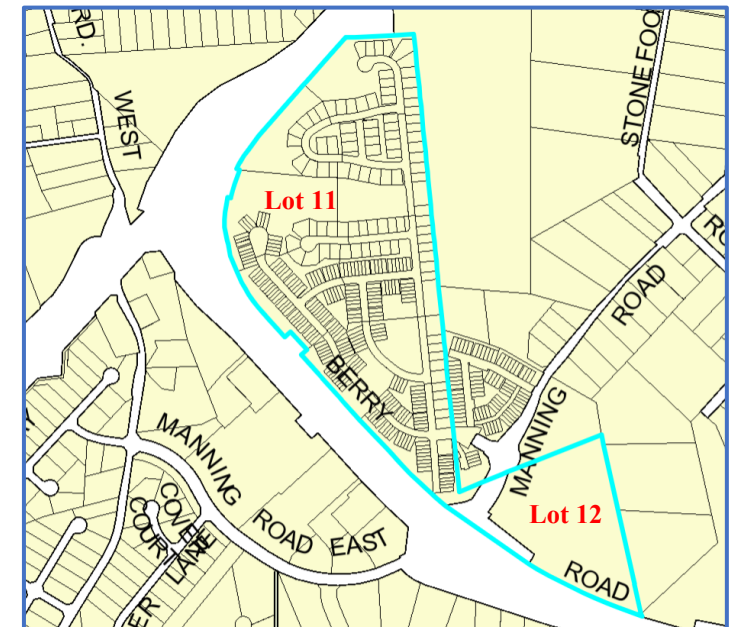


HISTORY OF TREE CONSERVATION PLANS



-  TCP1-052-97 (approx. 343.65 acres)
-  TCP1-052-97-03

Boundary of TCPII-039-01-03



STAFF RECOMMENDATION ON REMAND

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