

SOUTHERN HILLS

Conceptual Site Plan

Type 1 Tree Conservation Plan TCP1-001-2025

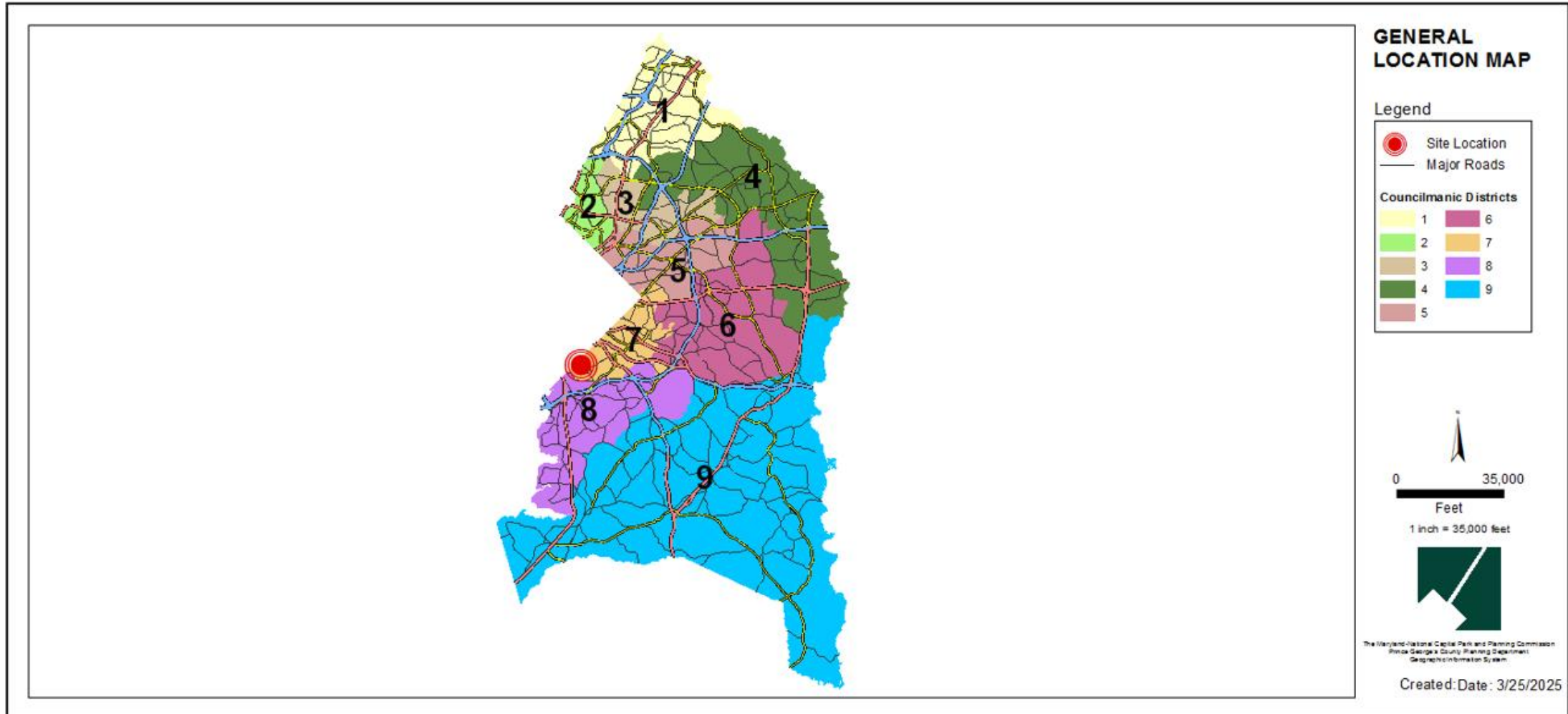
Staff Recommendation: APPROVAL with conditions



GENERAL LOCATION MAP

Council District: 07

Planning Area: 76A



Southern Avenue Metro Station

SITE VICINITY MAP

Legend

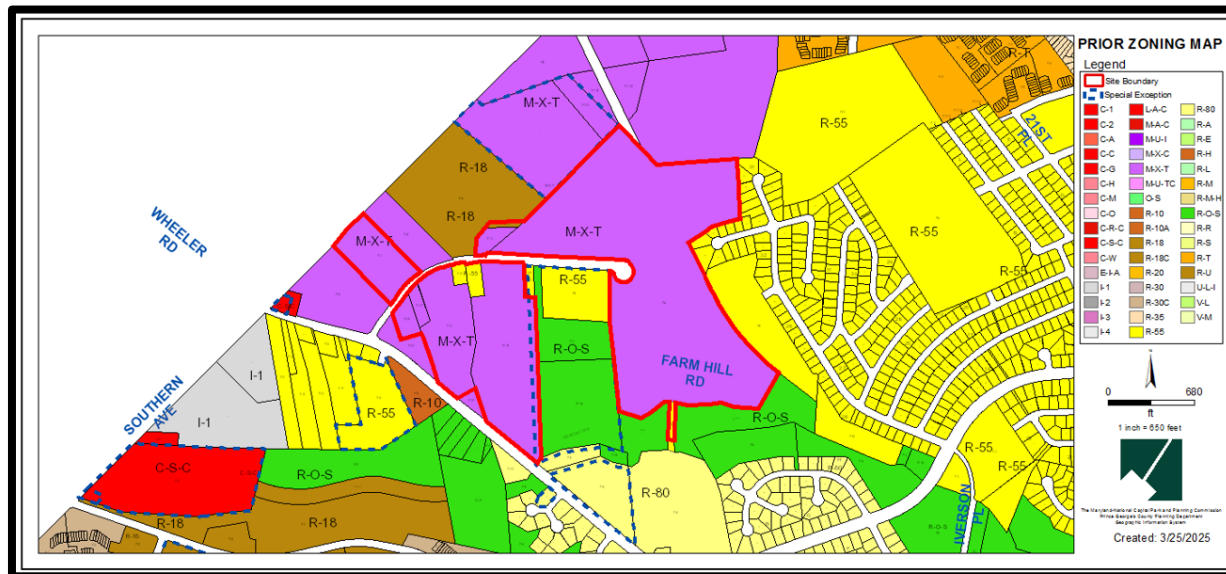
- Site Boundary
- Property
- Building
- Bridge
- Pavement
- Railroad Line

0 1,240 ft
1 inch = 1,300 feet

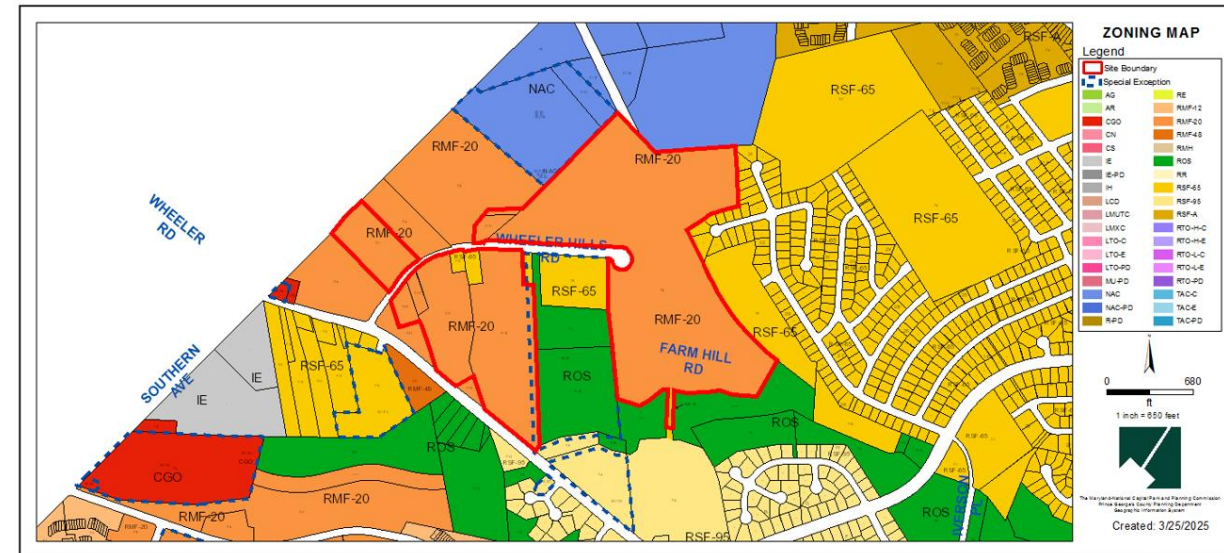
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 3/25/2025

ZONING MAP

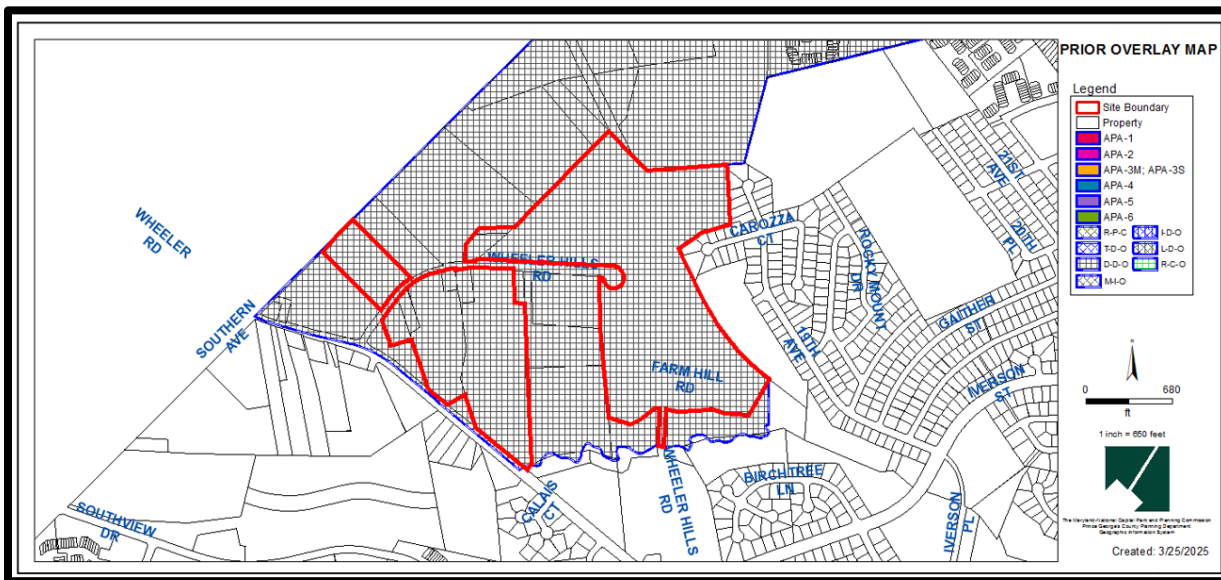


PRIOR ZONING: M-X-T, R-18, R-55

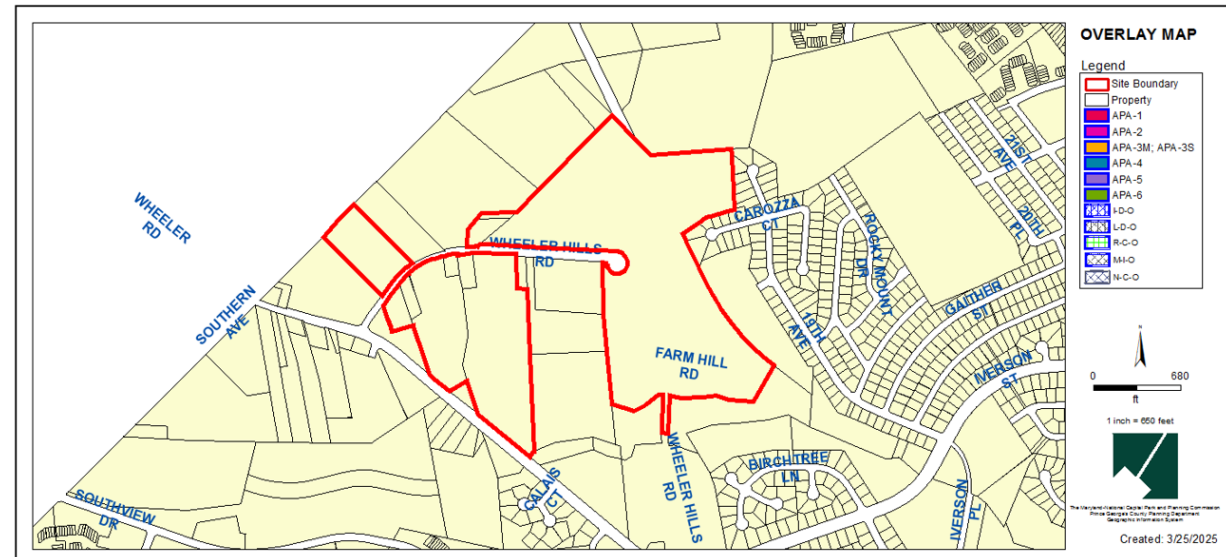


CURRENT ZONING: RMF-20, RSF-65

OVERLAY MAP

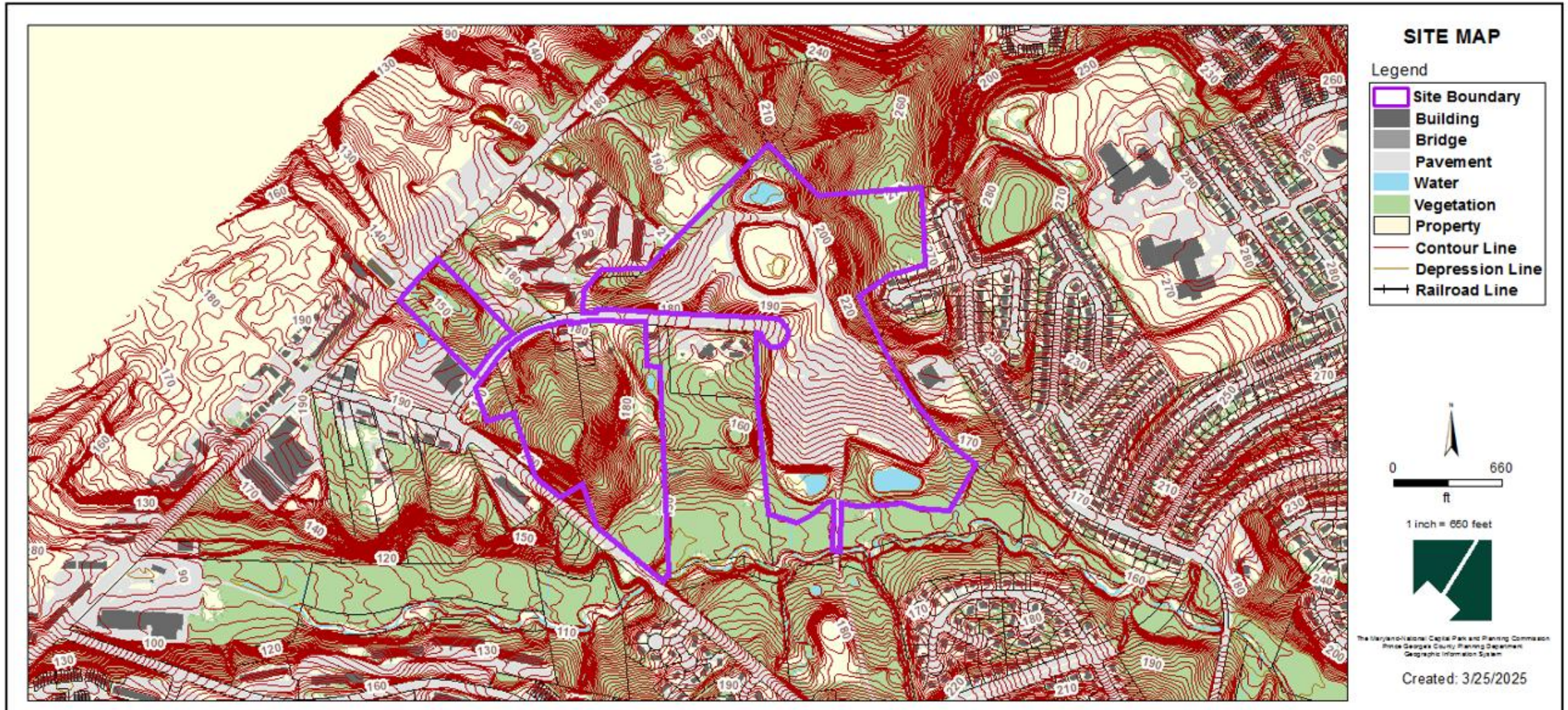


PRIOR OVERLAY MAP: D-D-O

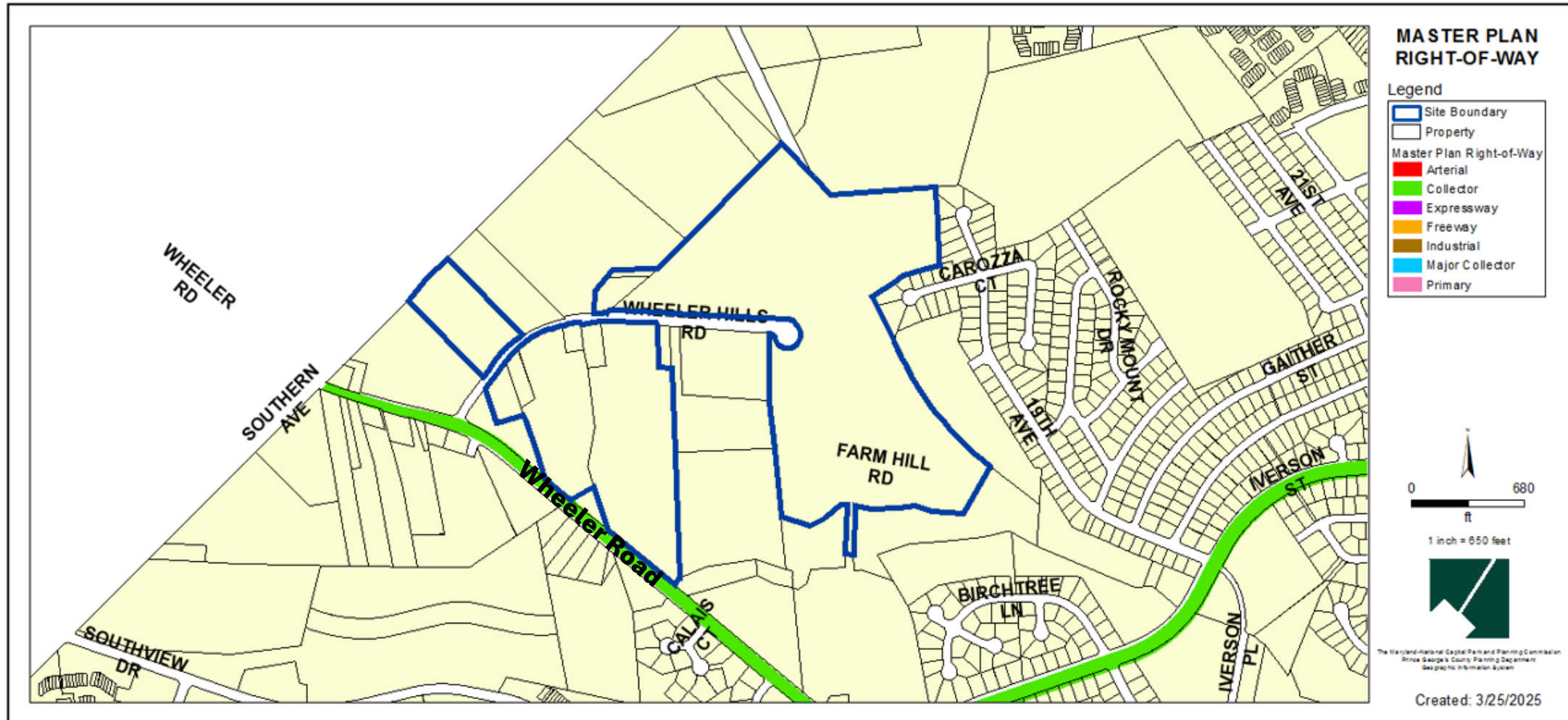


CURRENT OVERLAY MAP: None

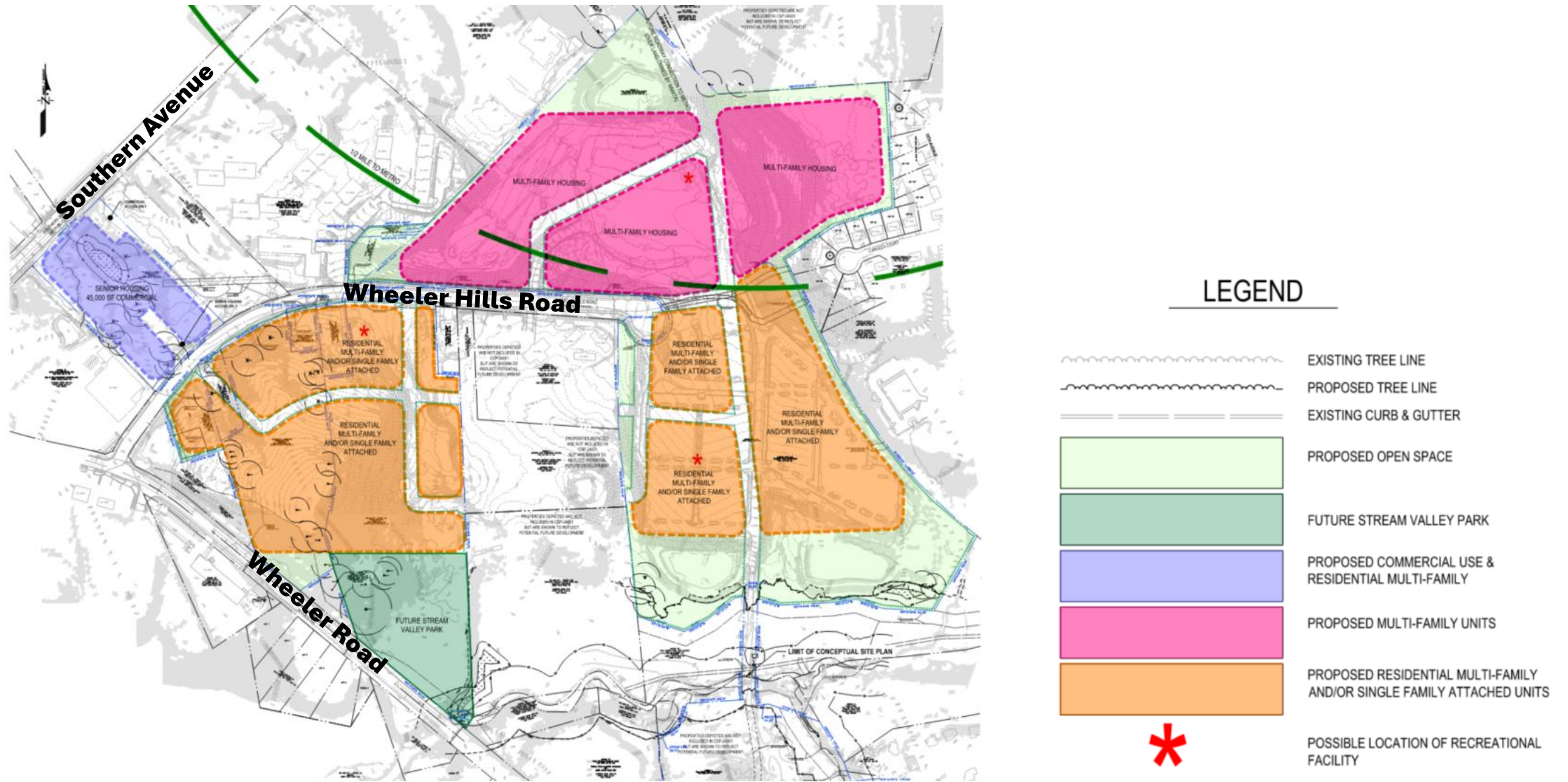
SITE MAP



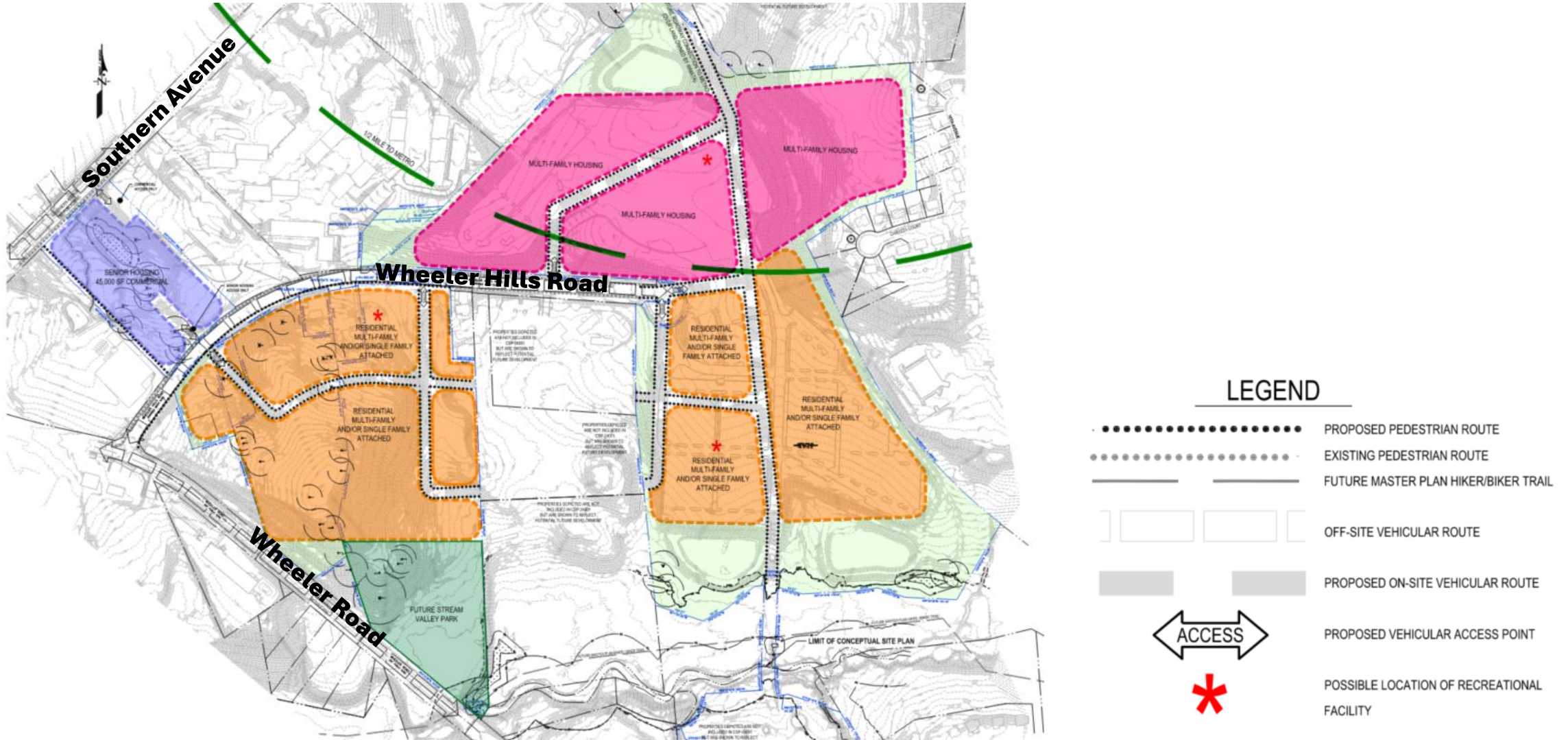
MASTER PLAN RIGHT-OF-WAY MAP



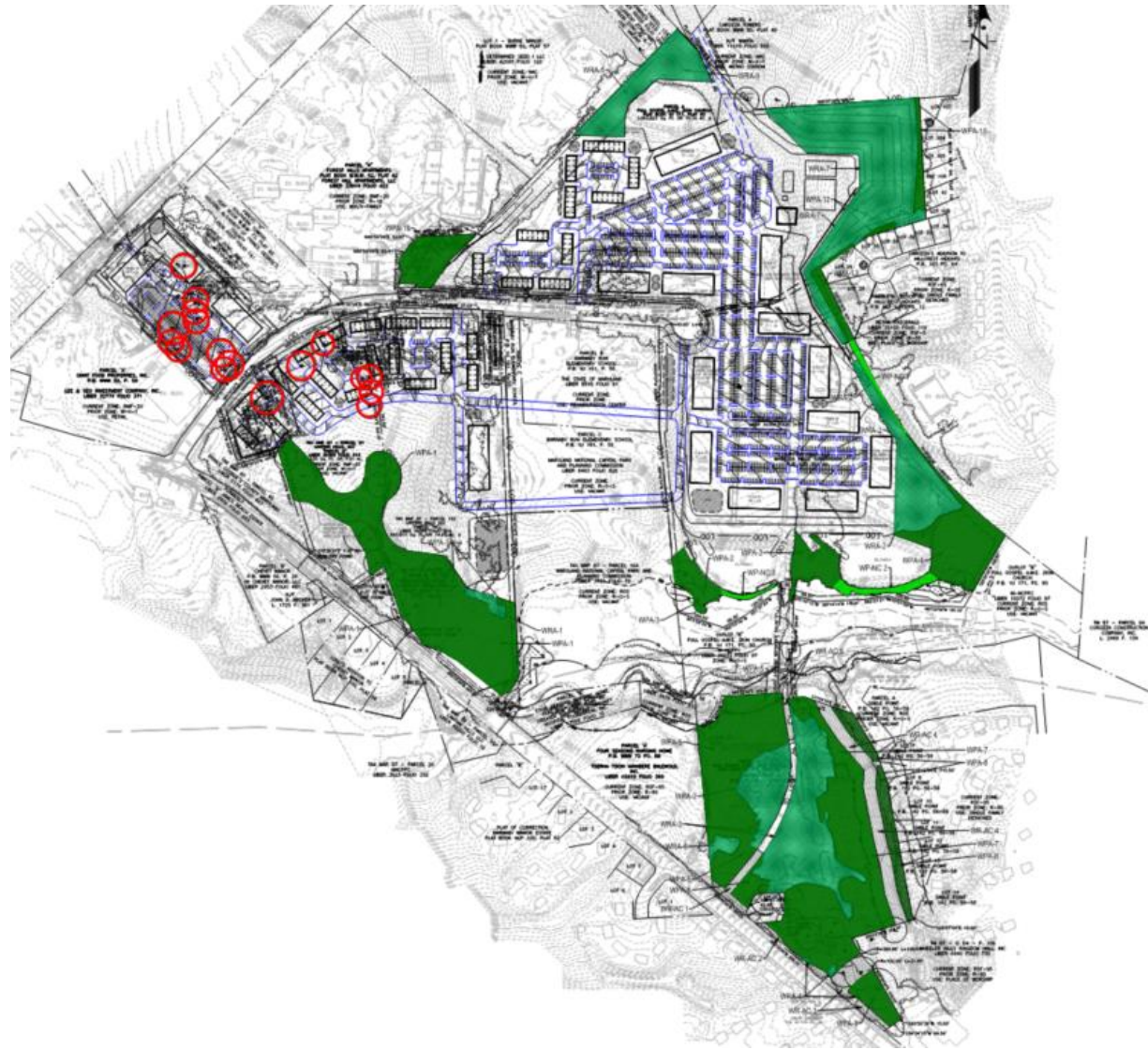
CONCEPTUAL SITE PLAN



LAND USE & CIRCULATION PLAN



TYPE 1 TREE CONSERVATION PLAN



LEGEND

WOODLAND PRESERVATION
AREA (WPA)



WOODLAND REFORESTATION/
AFFORESTATION AREA (WRA)



WOODLAND PRESERVATION -
NOT CREDITED (WP-NC)



WOODLAND RETAINED -
ASSUMED CLEARED (WR-AC)



NATURAL REGENERATION
AREA (NRA)



SPECIMEN, CHAMPION,
HISTORIC TREE PROPOSED
FOR REMOVAL



SPECIMEN, CHAMPION,
HISTORIC TREE TO BE
SAVED



STAFF RECOMMENDATION

APPROVAL with conditions

- Conceptual Site Plan CSP-24001
- Type 1 Tree Conservation Plan TCP1-001-2025
- Variance from Section 25-122(b)(1)(G) for the removal of ST-1 through ST-3, and ST-18 through ST-31

Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 2/19/2024
- Acceptance Mailing: 1/15/2025