

WESTGATE APARTMENTS

Special Exception

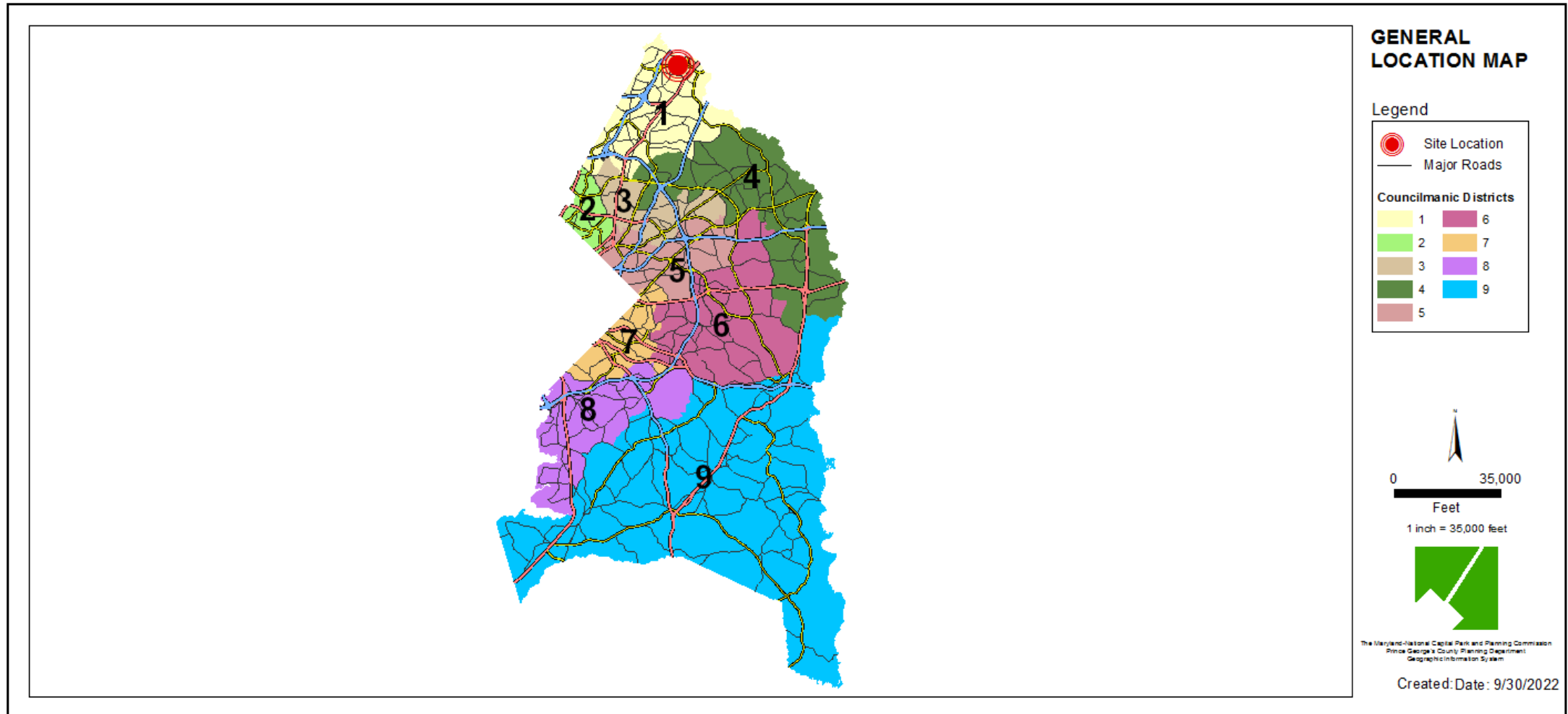
Staff Recommendation: APPROVAL with conditions



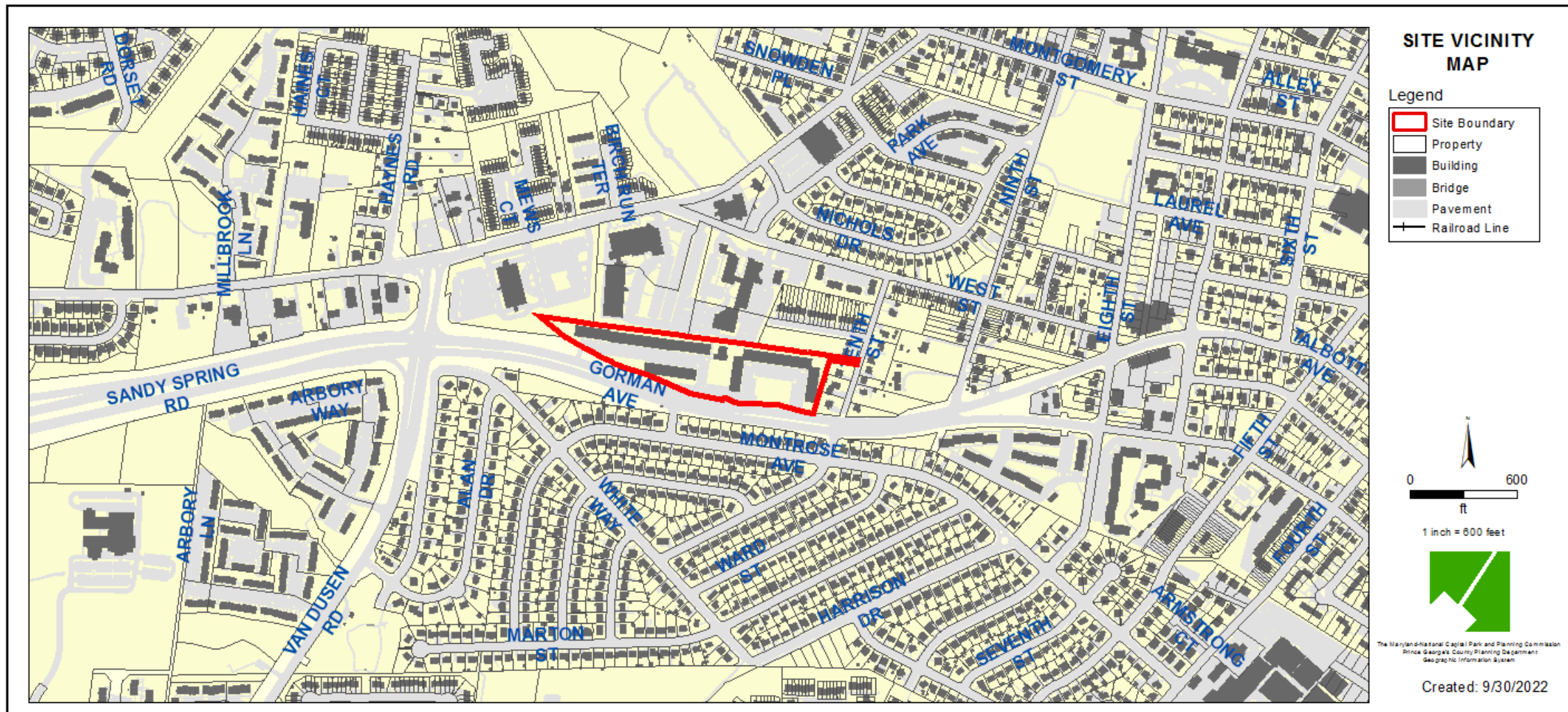
GENERAL LOCATION MAP

Council District: 01

Planning Area: 60



SITE VICINITY MAP

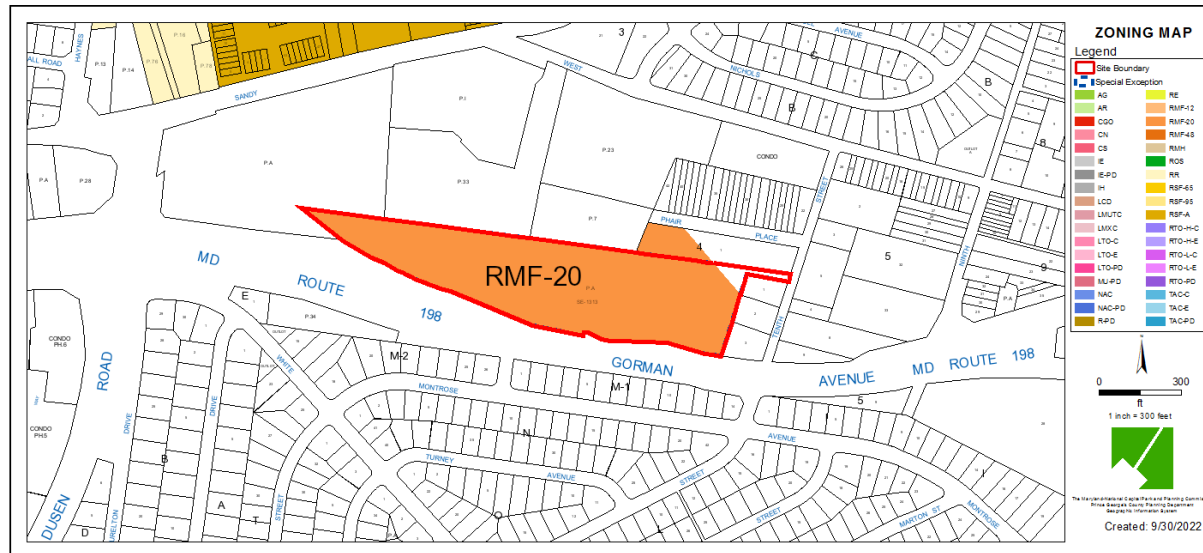


ZONING MAP (CURRENT AND PRIOR)

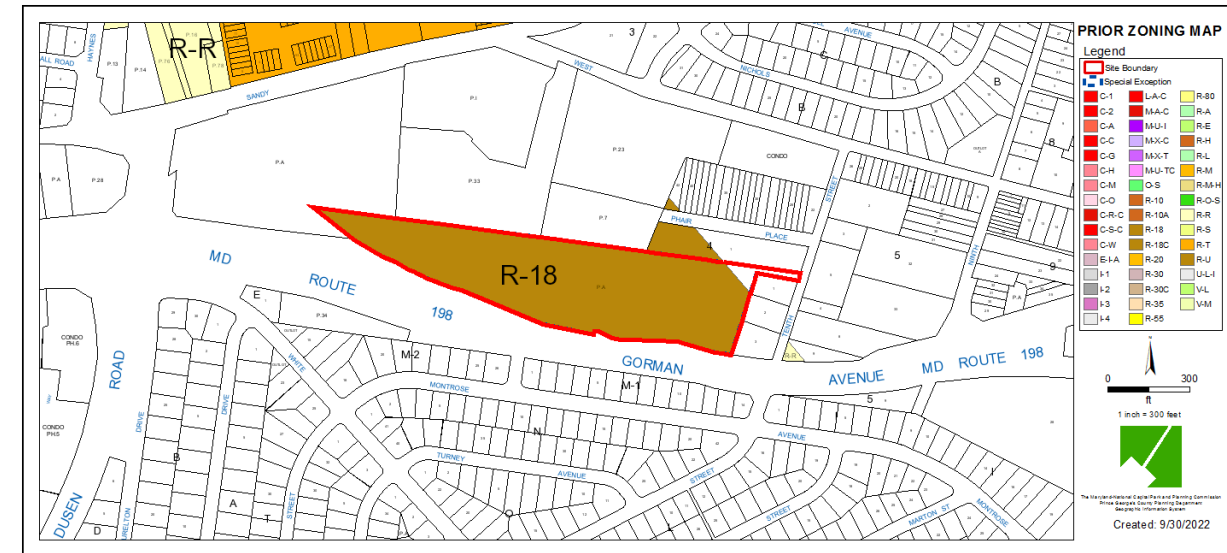
Current Property Zone: RMF-20

Prior Property Zone: R-18

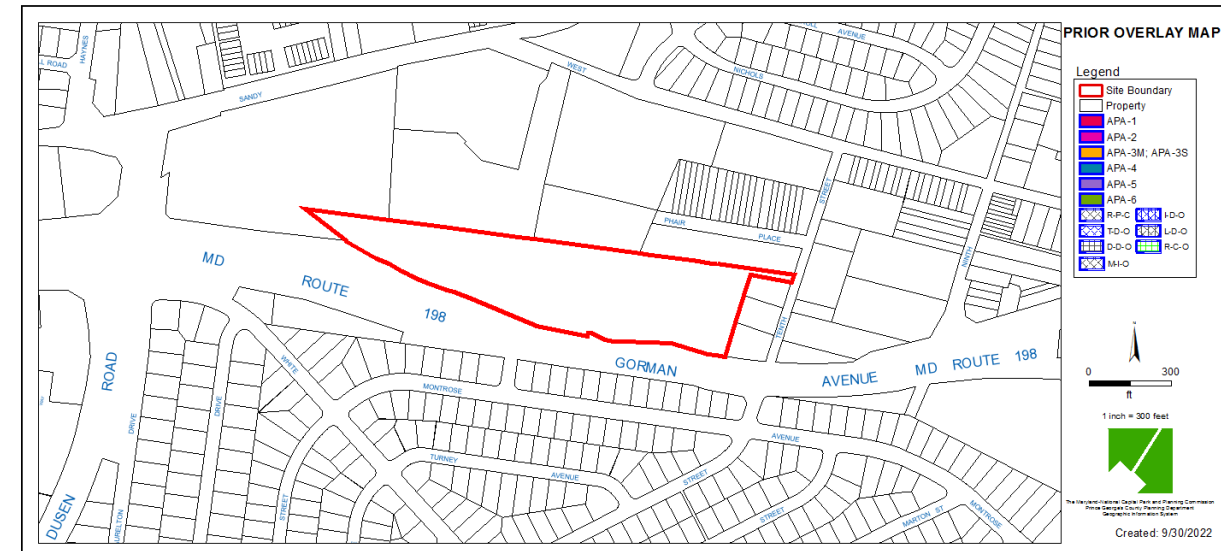
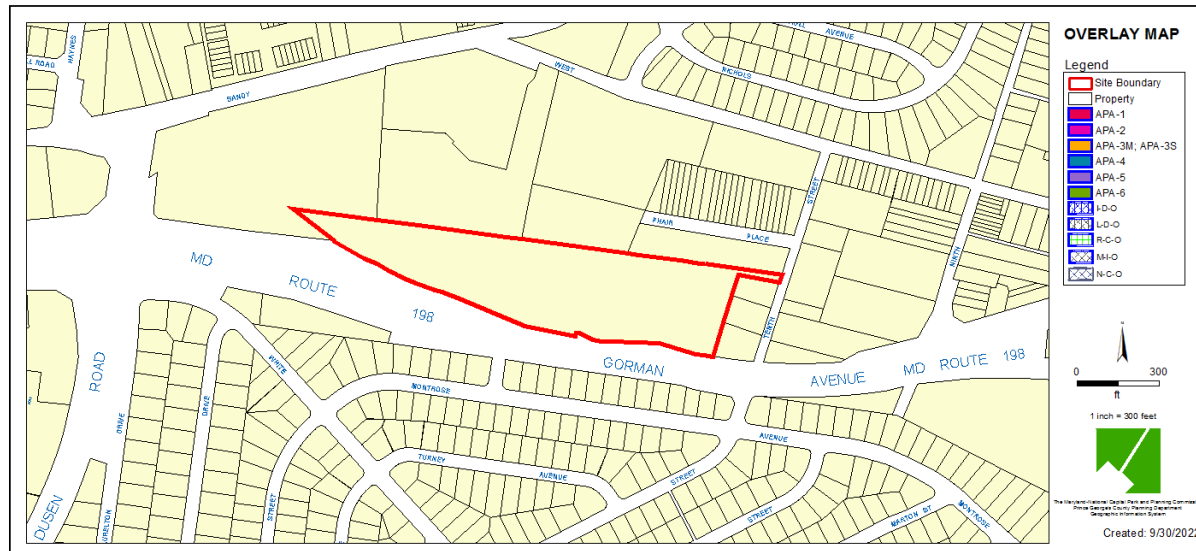
Current Property Zone



Prior Property Zone



OVERLAY MAP (CURRENT & PRIOR)



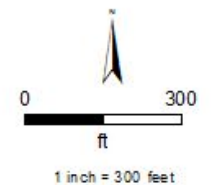
AERIAL MAP



AERIAL MAP

Legend

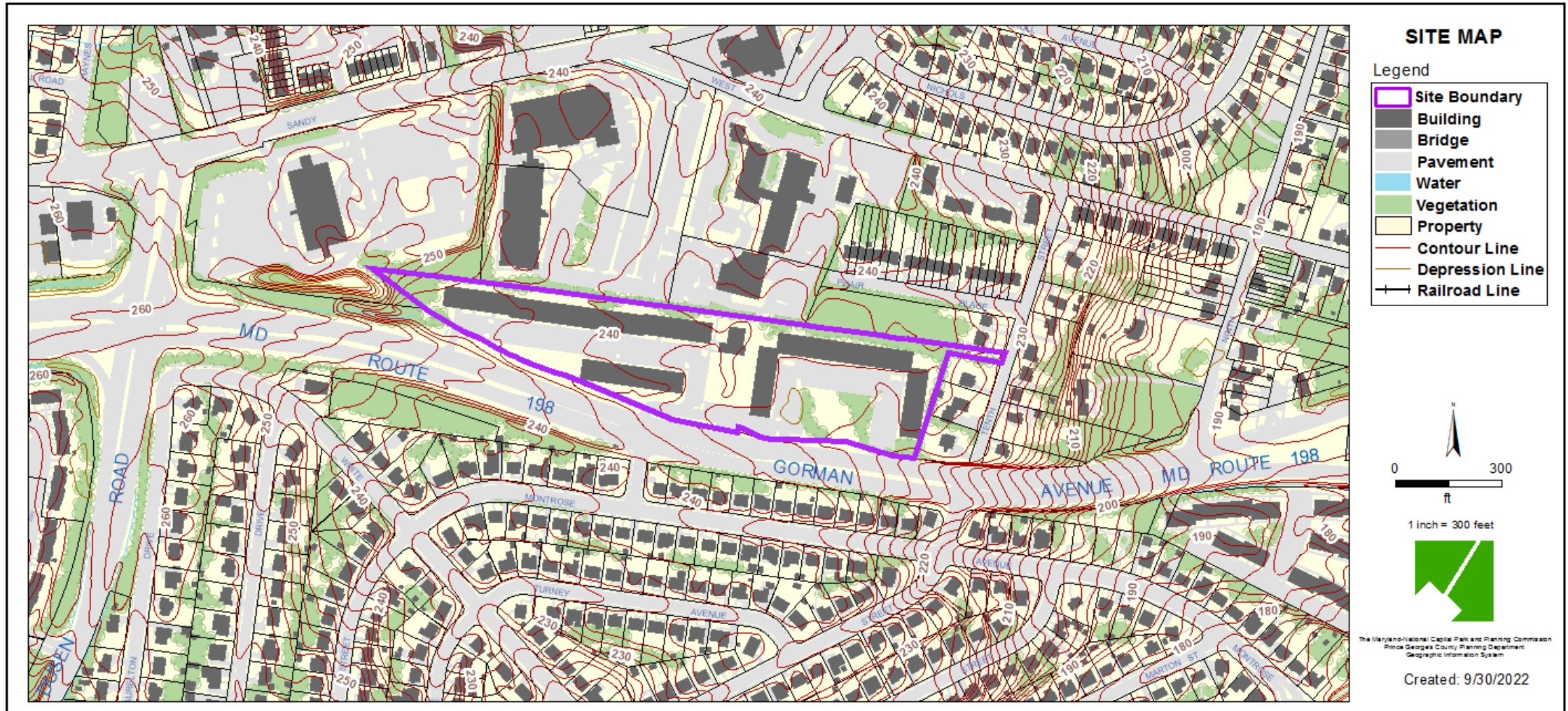
- Site Boundary
 - Property
- IMAGERY FROM
EARLY 2021



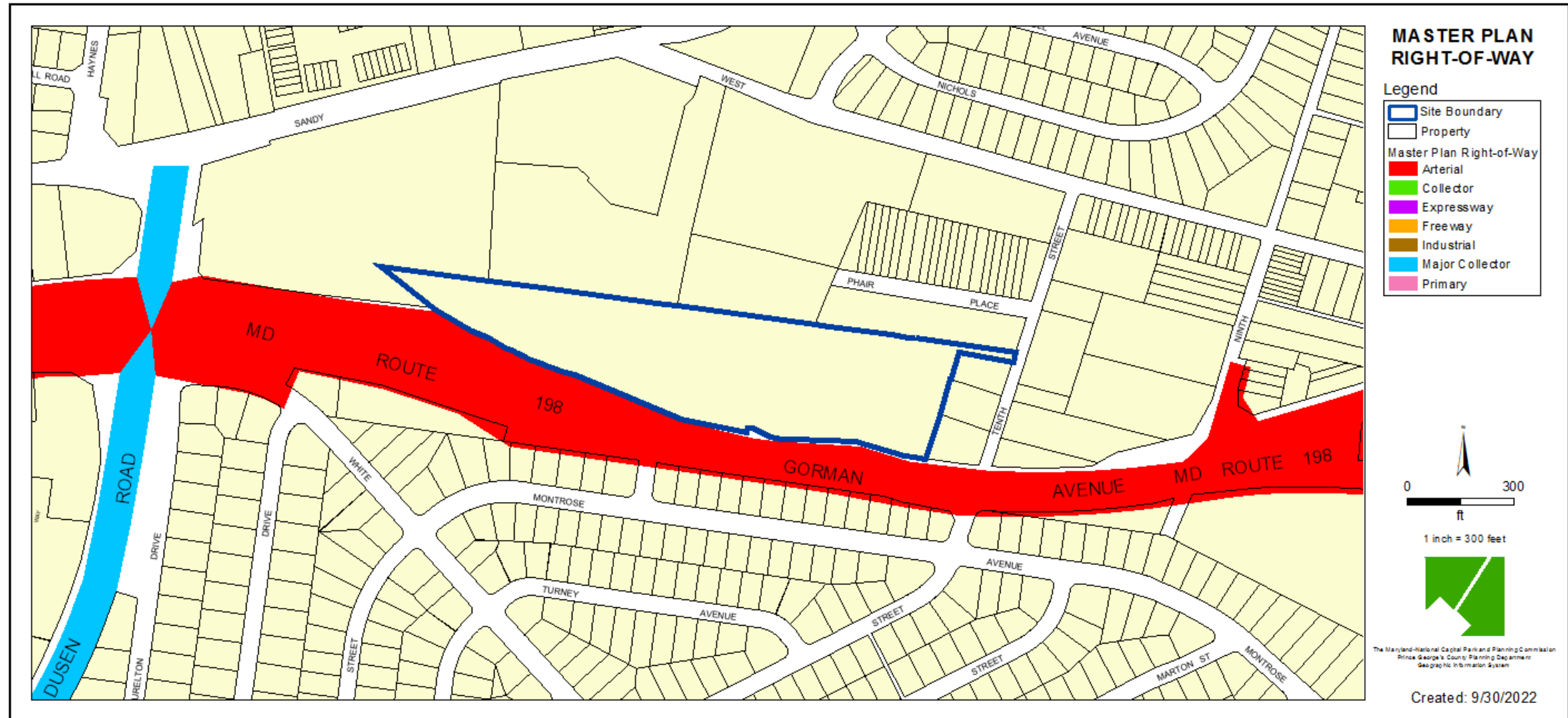
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 9/30/2022

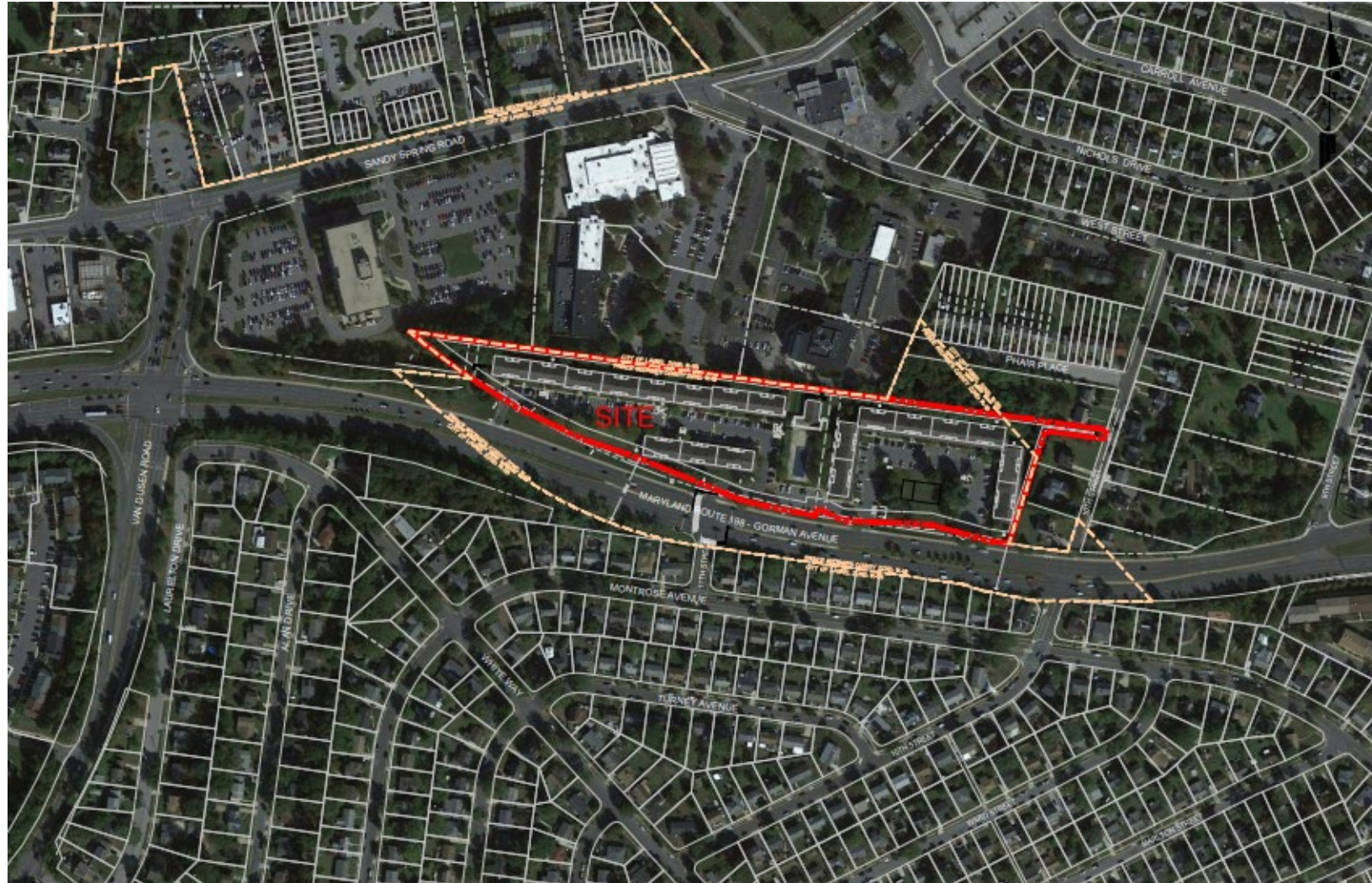
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

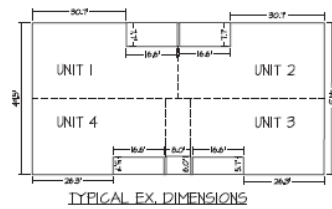


BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED

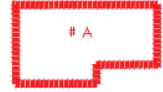


SPECIAL EXCEPTION SITE PLAN

4. 800R-2000-4 WAS APPROVED ON LINE 16, 2007 AND RENEWED JULY 1, 2023.
BOUNDARY AND PROPERTY SURVEY PER ALTA, DECEMBER, 2019 CONTOURS AND
ADJACENT FEATURES PER COUNTY GIS DATA.



17. FINAL LINE ALLOCATIONS:
PLEASE NOTE THAT ITEMS A-2 MAY BE REQUIRED AT A FUTURE DATE AS
PROJECT CONDITIONS VARY.



SECTION	DESCRIPTION	AREA	YES
SECTION 17A	MIN 10' BETWEEN MULTI-FAMILY BLDGS	48'	YES
SECTION 17A	MAX 30' BLDG W/ MIN 10' BLDG	35.2'	YES
SECTION 17C	1 PARKING SPACE/ 1.25 DUS OR 250	206	YES
SECTION 17C	MIN 40'20" PARKING SPACE	4520'	YES
SECTION 17B	MIN 100' GREEN	56.0'	YES

4. PRINCE GEORGE'S COUNTY APPROVED CERTIFIED NONCONFORMING USE, MAY 2000,
PERMIT NUMBER 4802-2000-4, 206 DWELLING UNITS, 250 REQUIRED PARKING SPACES,
250 PARKING SPACES PROVIDED.

5. PRINCE GEORGE'S COUNTY APPROVED VALIDATION OF A RIGHT ISSUED IN 2009,
2004 CASE NO. 09-180, 210 DWELLING UNITS, 250 REQUIRED PARKING SPACES,
250 PARKING SPACES PROVIDED.

SECTION	DESCRIPTION	AREA	YES
SECTION 21A	MIN 5' BETWEEN MULTI-FAMILY BLDGS	45'	YES
SECTION 21A	MAX 12' UNITS/VAC	24.4' INTERSPACE	NO
SECTION 21A	MIN 10' NON-PARALLEL STD. SPACE	4520'	NO
SECTION 21A	2.0 EFFICIENCY 4 1 BEDROOM 2.5 PSY 2 BEDROOM 3 PSY 3 BEDROOM TOTAL = 304 PS	204	NO
SECTION 21A	1.0 LOADING SPACES FOR 100-800 DUL	NONE	NO

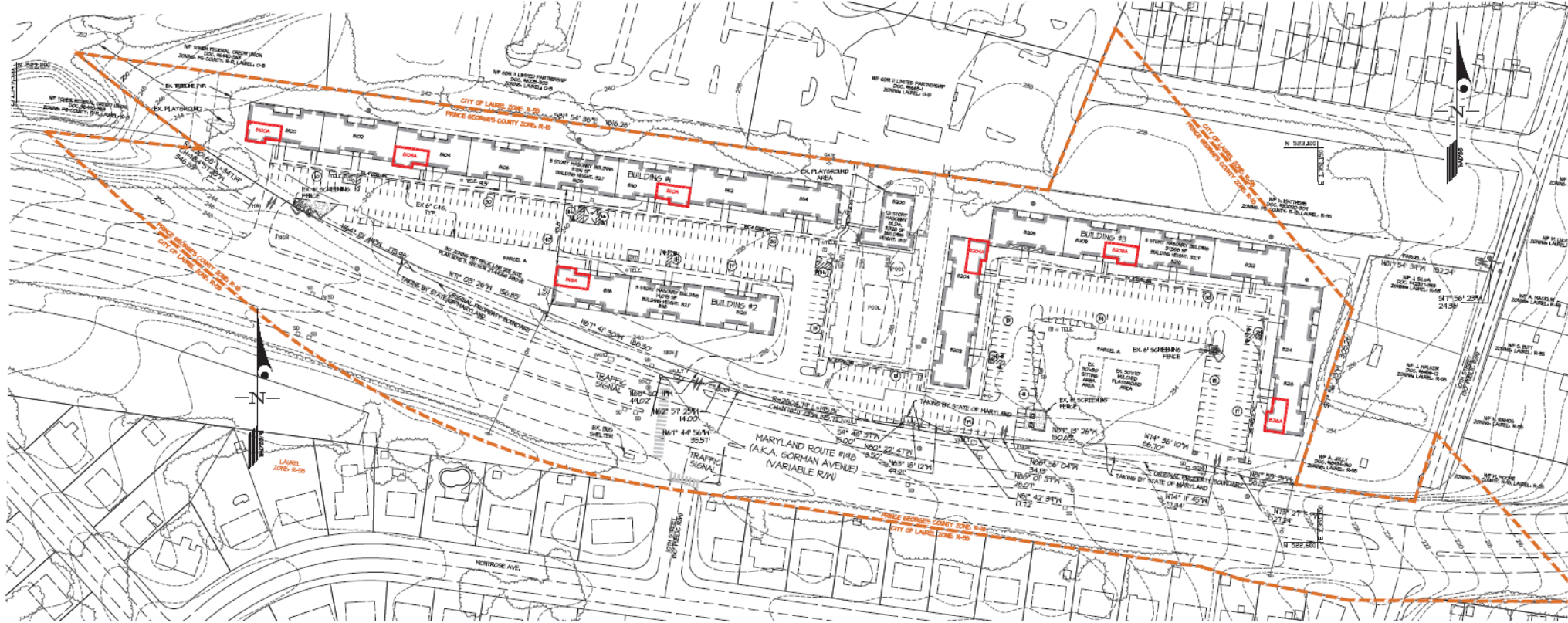
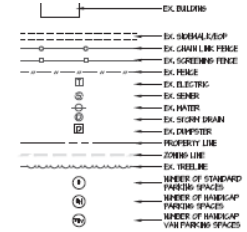
1. THE DISCREPANCY BETWEEN THE GREEN AREA PERCENTAGES IN 1984 AND 2022 IS DUE TO
THE REDUCTION OF THE SITE AREA AS A RESULT OF THE STATE TAKING FOR MD-16.

2. THIS NONCONFORMITY IS DUE TO THE STATE TAKING FOR MD-16.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF
THAT THE PLAN IS CORRECT AND TRUE AND CORRECT, HAS BEEN PREPARED IN
ACCORDANCE WITH THE SUBTITLE 16, DIVISION 2 OF THE PRINCE GEORGE'S COUNTY
CODE AND I HAVE INSPECTED THIS SITE AND THE DRAINAGE ONTO THIS SITE FROM
OTHER SURROUNDING PROPERTIES AND FROM THIS SITE ONTO OTHER DRAINAGE
PROPERTIES HAS BEEN APPROVED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE
CODES. I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED OR APPROVED
BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NO. 2794, EXPIRATION DATE: 10-31-25.

7/13/22
DATE

SETH C. GERRARD, P.E.



SPECIAL EXCEPTION NUMBER: SE-4852

EXTERIOR ELEVATIONS AND PROPOSED FLOORPLAN



BUILDING #3
TYPICAL BUILDING BLOCK VIEW



BUILDING #1
TYPICAL 2.5 - 3 STORY BUILDING



BUILDING #3
TYPICAL BUILDING PASSAGE CONNECTIVITY



END OF BUILDING #2
TYPICAL BUILDING STREETSCAPE



REAR OF BUILDING #1
SERVBACK AND UTILITY AREA



BUILDING #1
TYPICAL PROPOSED UNIT LOCATION



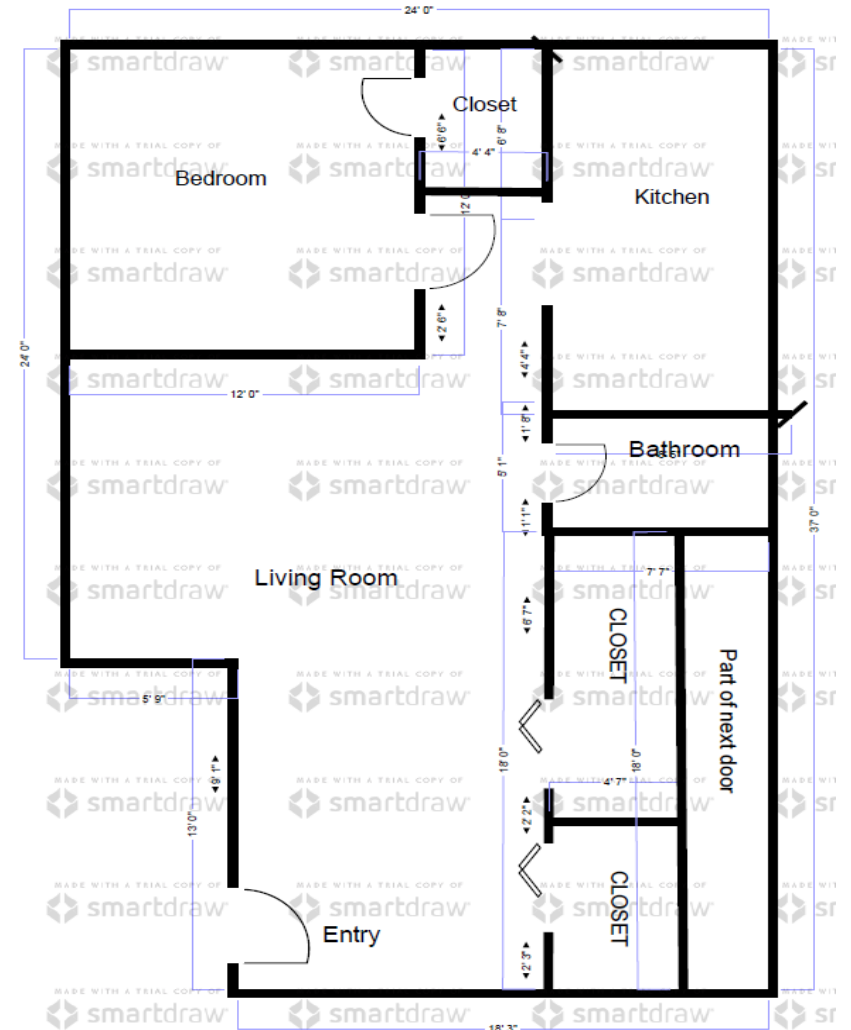
BUILDING #3



BUILDING #3



BUILDING #4



STAFF RECOMMENDATION

APPROVAL with conditions

- 3 Conditions

Major/Minor Issues:

- No Major Issues

Applicant Required Mailings:

- Information Mailings: 10/11/2021
- Acceptance Mailings: 07/13/2022