

R E S O L U T I O N

WHEREAS, H. Houchens is the owner of a 6.8-acre parcel of land known as Houchens Addition to Highbridge (Lots 4 and 5), said property being in the 14th Election District of Prince George's County, Maryland, and being zoned R-R; and

WHEREAS, on April 14, 1987, Harry T. Houchens, et ux., filed an application for approval of a Preliminary Plan of Subdivision Plat (Staff Exhibit #1) for 2 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Subdivision Plat, also known as Preliminary Plat 4-87075 was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on June 11, 1987, for its review and action in accordance with Article 28, Section 7-116, Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended approval of the application with modifications; and

WHEREAS, on June 11, 1987, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board approved Preliminary Plat of Subdivision 4-87075 with the following modifications:

1. Approval of conceptual stormwater management plan by the Washington Suburban Sanitary Commission prior to Final Plat.
2. Approval of 100-year floodplain study by the Department of Public Works and Transportation prior to Final Plat.
3. Payment of fee-in-lieu of park dedication to the Maryland-National Park and Planning Commission prior to Final Plat.
4. As revised in red on Staff Exhibit #1 to show the centerline of Highbridge Road with 30 feet of dedication.
5. Site plan approval by the Planning Board for Lot 5 prior to Final Plat. This is to ensure that a safe and convenient vehicular access can be provided to proposed Lot 5.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified, meets the legal requirements of Subtitles 24 of the Prince George's County Code and Article 28, Annotated Code of Maryland.
2. A fee-in-lieu of park dedication is appropriate because the land that would be dedicated would be inadequate due to size and location.
3. Stormwater management may be required in order to protect downstream areas.
4. There is a 100-year floodplain within the property which should be restricted from development.
5. Pursuant to Section 7-115(e) of Article 28, Annotated Code of Maryland, street dedication is required to widen an existing road in order to serve the proposed subdivision.
6. Site plan review for Lot 5 is recommended to ensure that this lot has safe and convenient vehicular access.

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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Dabney, seconded by Commissioner Yewell, with Commissioners Dabney, Yewell, Botts, Keller, and Rhoads voting in favor of the motion at its regular meeting held on Thursday, June 11, 1987 in Upper Marlboro, Maryland.

Thomas H. Countee, Jr.
Executive Director

By Robert D. Reed
Community Relations Officer

THC/RDR/TYAB:lg:yw(copy for file)