

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00006  
Brandywine Sand and Gravel Property, Lots 1 - 19 and Parcels ■A● and ■B●

OVERVIEW

The property consists of 90.77 $\frac{1}{2}$  acres of land in the I-2 Zone. It is found on Tax map 145, Grids E-3 and E-4 and is known as Parcels 74, 75 and 111. The applicant proposes the development of 500,000 square feet of heavy industrial space.

SETTING

The property is located on the south side of MD 381 between Air Force Road (serving the Globecom facility) and the Conrail tracks (serving the PEPCO plant at Chalk Point). The United States Air Force Globecom facility is to the south.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issue and Variation Requirement - Wetlands have been found to occur on this property and have been reflected on the plans submitted. The required 25-foot wetland buffer has generally been shown on the plans with the exception of the proposed road crossing for Industrial Boulevard. It is at this road crossing that the wetland buffer is not reflected on the plans. The proposed road crossing will impact the wetland buffer and a very narrow strip of the wetlands. In accordance with Section 24-130(b) of the Subdivision Ordinance these areas are to be protected. The applicant was notified by the February 15, 2000 memorandum from the Environmental Planning Section that a variation to Section 24-130(b) of the Subdivision Regulations would be required. This information was distributed to the applicant at the February 18, 2000 meeting of the Subdivision Review Committee. The applicant has not submitted that variation request.

Development of this site is not possible without approval of a variation since the impacts are near the entrance to the property. Given this, staff would likely support a reasonable variation request. However, Section 24-113(b) of the Subdivision Regulations requires an applicant to submit the required variation request at least 30 days prior to the Planning Board hearing. It further requires that the variation request be discussed at a meeting of the Subdivision Review Committee.

Staff notes that the 30-day requirement for filing a variation request is not negotiable as may be other deadlines established during the subdivision review process. That deadline is statutorily mandated. Since no variation request was ever submitted and one is clearly necessary to proceed with development, staff has no option but to recommend disapproval of the subject application.

2. Transportation - The Transportation Planning Section has reviewed the subdivision application referenced above. A traffic study was requested of the applicant at the Subdivision Review Committee meeting of February 18, 2000. The applicant was told that the traffic study must be accepted by staff at least 45 days prior to the Planning Board hearing. Given the June 8, 2000 hearing for this application, the traffic study needed to have been accepted by April 24, 2000.

A traffic study was submitted to the Subdivision Office on May 2, 2000, and was accepted by the transportation staff and referred for comment on May 3, 2000. The Department of Public Works and Transportation (DPW&T) and the State Highway Administration (SHA), by agreement with planning staff, have no fewer than 30 days for review of the traffic study. To date, neither agency has commented on the traffic study.

The transportation staff earnestly believes that the subdivision is approvable from the standpoint of transportation. As the input of DPW&T and SHA is very important in formulating the final recommendation, the transportation staff is averse to completing a recommendation prior to input from these agencies. Therefore, the transportation staff has no recommendation at this time.

Lacking sufficient time to review all data and receive necessary comments from operating agencies, the Transportation Planning Section cannot conclude at this time that adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the application is approved. Therefore, staff recommends the application be disapproved.

## RECOMMENDATION

DISAPPROVAL, based on late submission of a traffic study and lack of a required variation request.