

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00021
Parkcrest, Lots 1-8 and Parcel ■A●

OVERVIEW

The subject property consists of approximately 2.2 acres of land in the R-80 Zone. Known as Parcel 43, Tax Map 43, Grid A-2, the property is currently improved with one single-family residence. The applicant proposes to subdivide the property into eight lots for single-family detached homes. Access will be from 60th Avenue. The applicant proposes to construct a cul-de-sac to serve the lots.

This proposal is similar to one approved in 1994. Preliminary Plat 4-94021 for Riverdale Heights was approved on August 4, 1994 for eight lots. The approval expired on August 4, 1996. In reviewing this proposal, staff makes different findings than it did in 1994. The Department of Parks and Recreation (DPR) is recommending dedication of the full amount required in this application. In 1994, a fee in lieu was allowed. DPR policies have changes since 1994; now vehicular access is desired. This would result in the reduction of one lot. A full discussion of this topic is found in Finding 3 of this report. Furthermore, the Woodland Conservation requirements have also changed since 1994. This, too, presents a problem for this application. The Tree Conservation Plan does not meet minimum standards and is recommended for denial. Since the preliminary plat can not be approved without an approved Tree Conservation Plan, staff must recommend denial of the application as well. The applicant should be aware that once a preliminary plat expires, it no longer carries the weight of vesting with regard to that specific development proposal. A new application is subject to the laws and policies in effect when it is filed, not the laws and policies in effect during the previous application.

SETTING

The property is located on the northeast corner of the 60th Avenue/Tennyson Street intersection. To the north, east, southwest and west are single-family detached homes in the R-55 Zone. To the southeast is the Riverdale Hills Neighborhood Park.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Environmental Issues - This site is subject to the provisions of the Woodland Conservation Ordinances because the site is more than 40,000 square feet and contains more than 10,000 square feet of woodland. A Tree Conservation Plan is required to satisfy the requirements of the Woodland Conservation Ordinances.

Tree Conservation Plan, TCP I/16/00 has been reviewed and cannot be recommended for approval. The problem in designing a Woodland Conservation Area on property zoned for

small lots is apparent. A Woodland Conservation Area must be at least 35 feet wide and contain at least 2,500 square feet of woodland. None of the proposed on-site woodland