

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00032  
Enterprise Estates, Lots 1 - 12, Outlot ■A•

OVERVIEW

The subject property consists of 8.02∇ acres of land in the R-R Zone. Identified as Parcel 22, Tax Map 53, Grid E-3, the property is currently developed with one single-family home. The applicant proposes to subdivide the property into 12 residential lots with a minimum lot size of 20,000 square feet. Access to the property is proposed to be provided from a public street connecting to Enterprise Road.

SETTING

The property is located on the northwest side of Enterprise Road, 200∇ feet south of Chantilly Lane. Single-family homes in the Enterprise Estates Subdivision (R-R Zone) abut the property to the north and west. To the east, across Enterprise Road are single-family homes on large lots in the R-A Zone. To the south is a single-family home on a large parcel in the R-E Zone.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Adequate Public Notice - Section 2-d. of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 15 days for the purpose of public notice. The subject application was submitted on June 7, 2000, and the Subdivision Review Committee (SRC) meeting was held on June 23, 2000. At that time, the case was scheduled for public hearing on September 7, 2000. The subject property was never posted for public notice.
2. Issues - There are a few unresolved issues. At the June 23, 2000, meeting of the Subdivision Review Committee Meeting, the applicant was informed of several items of concern. Staff requested several items for review. These included:
  - a. Traffic Counts for the Chantilly Lane/Enterprise Road intersection.
  - b. A variation request for disturbance to wetlands, or a wetland study indicating there would be no disturbance.
  - c. Revised Forest Stand Delineation and Tree Conservation Plans.
  - d. Conceptual Stormwater Plan approval.
  - e. Conceptual grading and house location plans.

These items were requested to be submitted at least 30 days prior to the Planning Board hearing. As of August 30, 2000, none have been submitted. Staff spoke with the applicant's engineer on August 30, 2000. This case is in the first 70-day review period and a waiver is likely, but has yet to be submitted. If the applicant submits a waiver prior to the hearing, staff would recommend an indefinite continuance so that issues may be resolved and public notice given. If the waiver is not granted, staff recommends the application be denied.

#### RECOMMENDATION

DISAPPROVAL, based on lack of public notice and unresolved issues.