

Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3470



Comment [COMMENT1]: WHEN INSERTING INFORMATION AT THE @ SIGN REMEMBER TO USE INDENT FOR SECOND LINE - NOT TAB. ALSO, IT WILL LOOK LIKE THE TEXT IS GOING WACKO, BUT DON'T WORRY - IT IS FINE.

PRELIMINARY PLAT

4-00052

Application	General Data
Project Name HAMPTON BUSINESS PARK Location Northwest intersection of I-95 & Ritchie Marlboro Drive. Applicant/Address Interchange Corporation 8901 Edgeworth Drive Capitol Heights, MD 20743	Date Accepted 09/27/00
	Planning Board Action Limit 2/28/01
	ZHE Hearing Date N/A
	Plan Acreage 110.40
	Zone I-1
	Lots 27
	Parcels 3
	Planning Area 75
	Council District 06
	Municipality N/A
	200-Scale Base Map 202SE08

Purpose of Application	Notice Dates
INDUSTRIAL SUBDIVISION	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1997) N/A
	Sign(s) Posted on Site Not posted
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer Del Balzo
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-00052
Hampton Business Park

OVERVIEW

The subject property consists of approximately 110.4 acres of land in the I-1 Zone. The applicant proposed to divide the property into 27 lots and 3 parcels for development with industrial uses.

SETTING

The property is located in the northwest quadrant of the Walker Mill Road/Capital Beltway interchange.

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 sign(s) on the property for a minimum of 15 days for the purpose of public notice.

The subject application was submitted on September 27, 2000, and the Subdivision Review Committee meeting was held on October 13, 2000. At that time, the case was scheduled for public hearing on November 30, 2000. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed. None have been submitted.

This case was originally scheduled before the Planning Board on November 30, 2000. Staff recommended disapproval at that time because the requested information was not submitted and the site was not posted. The applicant provided a 70-waiver and the Planning Board continued the case. The applicant was informed that the case would be scheduled for February 15, 2001. The new deadline for final action is February 28, 2001.

To satisfy the 15-day posting requirement for the February 15, 2001 hearing, the applicant needed to post public notice signs on the property no later than January 31, 2001. The subject property was never posted for public notice.

2. Outstanding Issues - There are several issues which remain unresolved. Staff is concerned about adequacy of transportation facilities and environmental impacts. To address these concerns, staff requested the following items:

- a. A variation request, 30 days prior to the hearing.
- b. A traffic study, 45 days prior to the hearing.
- c. A revised Tree Conservation Plan, 30 days before the hearing.
- d. A revised preliminary plat, 30 days prior to the hearing.

To this date, staff has received none of the requested information.

RECOMMENDATION

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

