

July 2, 2001

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis
Subdivision Section

SUBJECT: Supplemental Memorandum to Revised Staff Report
Sellner's Farm 4-01017, Lots 30 and 31

At the June 28, 2001 Planning Board hearing the above referenced preliminary plan application was continued at the request of the applicant. The applicant requested the continuance to allow time to further evaluate optional approaches to the lotting pattern proposed. The Planning Board approved the request for the continuance and the hearing was set for July 12, 2001.

On July 2, 2001, staff received a revised lot layout. The revised layout proposes six feet of additional dedication along the front street line of Lots 30 and 31. This proposal would allow for adequate street frontage for both lots 30 and 31 without the need for a variance from the lot width at the front street line. This issue is further discussed in the Revised Staff Report, which was presented at the June 28, 2001 Planning Board hearing.

Based on evaluation of the revised lot layout received on July 2, 2001, by the Department of Public Works and Transportation, staff is recommending approval of the revised preliminary plan, 4-01017. The DPW&T has no objection to the applicant's proposal for the additional dedication to public use, over that required to implement the cul-de-sac at Sellner's Lane, in this specific instance. The Transportation Planning Section has no comment regarding the revised preliminary plan.