



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 PLAN

4-01044

Application	General Data
Project Name:  <b>NAZCON CONCRETE</b>  Location:  South side of Odell Road at the intersection with Maryland Avenue.  Applicant/Address:  CHEC Limited Partnership 6500 Ammendale Road Beltsville, MD 20705	Date Accepted 05/18/01
	Planning Board Action Limit N/A
	Tax Map & Grid 013/B-04
	Plan Acreage 4.82
	Zone I-2
	Lots 0
	Parcel 1
	Planning Area 62
	Council District 01
	Municipality N/A
	200-Scale Base Map 214NE04

Purpose of Application	Notice Dates
By letter dated September 28, 2001, Bernard J. Becker, a party of record, requests reconsideration of Condition 11 of the Planning Board's approval of this preliminary plan. On October 18, 2001, the Planning Board approved this request on the basis of a mistake. The attached staff memorandum proposes new language for Condition 11.	Adjoining Property Owners (CB-15-1998)
	Previous Parties of Record (CB-13-1994)
	Sign(s) Posted on Site
	Variance(s): Adjoining Property Owners
Staff Recommendation	Staff Reviewer
APPROVAL	DISAPPROVAL
APPROVAL WITH CONDITIONS	DISCUSSION
X	

DEL BALZO

July 29, 2009

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Joe Del Balzo, Subdivision Section

SUBJECT: Preliminary Plan 4-01044  
Nazcon Concrete

The Planning Board approved this application on July 26, 2001, with 11 conditions. Condition 11 read:

**All concrete trucks accessing the site shall use Maryland Avenue to Odell Road.**

This condition came about by a proffer from the applicant to address a concern of the Vansville Heights Citizens' Association regarding truck traffic. The exact language was not discussed at the hearing; staff constructed the language based on our understanding of the agreement. That understanding proved in error, and Mr. Bernard Becker requested reconsideration of the condition. The Planning Board approved the reconsideration on the basis of mistake on October 18, 2001.

After reviewing letters from the applicant's attorney and Mr. Becker, staff believes the following language satisfies all parties.

All concrete trucks generated by the concrete plant and accessing the site from the south shall do so via Cook Road, to Old Baltimore Pike, to Frederick Avenue, to Maryland Avenue. These concrete trucks shall follow a reverse course of this route when departing the site traveling south. All concrete trucks generated by the concrete plant and accessing the site from the north shall do so via Edmonston Road, to Odell Road. These trucks shall follow a reverse course of this route when departing the site and traveling north. The operator of the site shall prepare and distribute, to any companies involved, an informational brochure describing these routes.

Staff recommends replacing original Condition 11 with this new language. Enforcement will be difficult, and cooperation of all parties will be necessary to ensure compliance with the condition.