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PRELIMINARY PLAN

4-01065

Application	General Data	
Project Name: Manokeek, Outlot A Location: North side of MD 228 to the east of Manning Road Applicant/Address: TSC/Muma Mattawoman, LP 814 West Diamond Avenue, #250 Germantown MD 20875	Date Accepted	8/15/01
	Planning Board Action Limit	1/17/02
	Tax Map & Grid	161/E-2
	Plan Acreage	7.3
	Zone	R-R
	Lots	0
	Outlots	1
	Planning Area	84
	Council District	9
	Municipality	N/A
	200-Scale Base Map	222 SW01

Purpose of Application		Notice Dates	
Recordation of Outlot		Adjoining Property Owners (CB-15-1998)	N/A
		Previous Parties of Record (CB-13-1994)	N/A
		Sign(s) Posted on Site	12/26/01
		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 Plan of Subdivision 4-01065
Manokeek, Outlot ■A●

OVERVIEW

The subject property consists of approximately 7.30 acres of land in the R-R Zone. Currently undeveloped, the property is identified part of Parcel 25, Tax Map 161, Grid E-2. The applicant originally intended to develop the property with residential uses, but revised the application to propose an outlot when an application to amend the water and sewer categories was denied. In this application, no development is proposed. The applicant merely wishes to record the property as an outlot and seek approval of a new preliminary plan application in the future if water and sewer categories allow. Therefore, this report is a bit unusual. Only three findings are made. Findings of adequacy of public facilities will be made when the property is proposed for development in a new preliminary plan application.

SETTING

The property is located on the northeast quadrant of the intersection of Indian Head Highway (MD 210) and Berry Road (MD 228) in Accokeek. Undeveloped land in the R-R Zone is to the east; undeveloped land in the M-X-T Zone is to the south; single-family homes on large parcels in the R-R Zone are to the west across Berry Road and to the north across Indian Head Highway.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Outparcel Designation●The entire property is proposed as an outlot. The property is currently identified as part of Parcel 25, Tax Map 161, Grid D-2. The other part of Parcel 25 is the subject of Preliminary Plan application 4-01064, filed concurrently; it, too, is proposed as an outlot.

The applicant originally filed a proposal to develop the site with residential development. Because the property is in the R-R Zone, Water and Sewer Categories 4 or 4C are required before a preliminary plan for development can be approved. The property is in Water and Sewer Categories 6. The applicant filed a category change application, but that application was not approved. Therefore, development can not proceed at this time.

The ■outlot● designation is applied when a property does not meet zoning requirements. The ■outparcel● designation is applied when a development of a property would not pass adequacy of public facilities tests. In this case, the development must be forestalled because the property does not have adequate public water and sewer designations. Therefore, the property should be platted as an *outparcel* rather than an outlot. The preliminary plan should be amended to reflect the appropriate designation.

Because no development is proposed, a preliminary plan is not normally required. However, in this case, this property is half of a parcel, the other half of which is included in an

adjoining preliminary plan application. The applicant has chosen to move forward with a preliminary plan application designating the property as an unbuildable outparcel at this time. Should the applicant desire to develop the property in the future, approval of a new preliminary plan application will be necessary. At that time, appropriate findings of adequacy will need to be made for all public facilities, including fire and rescue, police, transportation, schools (if applicable), water and sewer, and parks and recreation. Certain environmental and transportation issues need to be addressed at this time, however.

2. Tree Conservation Issues●This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet and there are more than 10,000 square feet of existing woodland. Because the proposed outlots are part of a parcel that was not included in the M-X-T zoning, they were not covered by TCPI/52/97 approved with Conceptual Site Plan for Manokeek, CSP-99050. A new Type I Tree Conservation Plan is required. The Type I Tree Conservation Plan (TCPI/25/01) as submitted includes Outlot A of Preliminary Plan of Subdivision 4-01065 and Outlot B of Preliminary Plan of Subdivision 4-01064. TCPI/25/01 has been reviewed and found to address the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance. TCPI/25/01 is recommended for approval. No additional information is required.

Additional environmental issues were raised in the memorandum from the Environmental Planning Section (December 20, 2001). The applicant should be aware that these issues will be further addressed when a new preliminary plan application is filed.

3. Right-of-Way Issues●The applicant proposes to record the developable portion of the property as an outparcel at this time, and so no development is proposed at this time. There would be no traffic impact by this subdivision on the critical intersections in the area.

Any proposal to develop proposed Outparcel A would require a new preliminary plan of subdivision, with a new finding of adequate transportation facilities at the time of review. The entire property is either within the outparcel, within a planned easement to serve an adjacent subdivision (preliminary plan of subdivision 4-01063), or within areas intended for dedication to public use.

Manning Road is a master plan collector (C-526 in the *Subregion V Master Plan*). At submittal, the initial plan indicated that Manning Road would connect into existing Manning Road East north of the site. However, the Master Plan indicates that C-526 would continue to the northwest from the subject property to serve the Claggett properties adjacent to MD 210. The alignment shown on the submitted plan generally conforms to the Master Plan concept by showing additional right-of-way which will allow C-526 to serve the Claggett properties in the future.

The plan also shows an access easement which is intended to serve proposed Lot 11 of Manokeek (preliminary plan of subdivision 4-01063). The location and size of this easement is acceptable.

Based on these findings, adequate transportation facilities would exist to serve the proposed subdivision as required under Section 24-124 of the Prince George's County Code if the

application is approved with a condition requiring dedication of the right-of-way so that access to other parcels is maintained.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval, the preliminary plan shall be revised to designate the property as ■Outparcel• A.
2. At the time of final plat approval, the applicant shall dedicate a right-of-way along Manning Road as shown on the submitted preliminary plan. Improvements within the dedicated right-of-way shall be determined by DPW&T.
3. Development of Outparcel A shall require approval of a new preliminary plan of subdivision.

STAFF RECOMMENDS APPROVAL OF TYPE I TREE CONSERVATION PLAN 1/25/01.