

Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530



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

4-01089

Application	General Data
Project Name:  FOXCHASE, LOTS 1-22 & PARCELS A-C, BLOCK F  Location:  South side of Brooke Lane, approximately .6 mile west of Brown Station Road.  Applicant/Address:  Cambridge Group 5257 River Road, #115 Bethesda, MD 20816	Date Accepted10/25/01
	Planning Board Action Limit03/27/02
	Tax Map & Grid092/A-02
	Plan Acreage11.30
	ZoneR-R
	Lots22
	Parcels3
	Planning Area79
	Council District06
	MunicipalityUpper Marlboro
	200-Scale Base Map206SE11

Purpose of Application			Notice Dates	
RESIDENTIAL SUBDIVISION			Adjoining Property Owners (CB-15-1998)	
			Previous Parties of Record (CB-13-1994)	
			Sign(s) Posted on Site                      Not posted	
			Variance(s): Adjoining Property Owners	
Staff Recommendation			Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CON- DITIONS	DISAPPROVAL	DISCUSSION	
		X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-01089  
Foxchase Cluster

OVERVIEW

The subject property consists of 11 $\frac{1}{2}$  acres of land in the R-R Zone. Identified as Parcel 8, Tax Map 92, Grid A-2, the property is currently developed with one single-family home. The applicant proposes to subdivide the property into 22 residential lots.

Part of the property included in the plan is owned by the Maryland-National Capital Park and Planning Commission.

SETTING

The property is located on the south side of Brooke Drive, east of Tudor Road. Single-family homes in the R-R Zone abut the property to the east, south and west. Across Brooke Drive to the north is agricultural land.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Adequate Public Notice Section 2-b. of the Administrative Practice for the Prince George's County Planning Board requires that signs shall be posted on properties for a minimum of 30 days for cluster subdivisions for the purpose of public notice. The subject application was submitted on October 25, 2001, and the Subdivision Review Committee (SRC) meeting was held on November 9, 2001. On December 28, 2001, the applicant's engineer submitted a letter waiving the first 70-day review period and the case was scheduled for public hearing on March 14, 2002. The end of the second 70-day review period is March 27, 2002. The subject property was not posted for public notice.
2. Issues Several issues remain unresolved at this time. First, the original preliminary plan errantly included land owned by The Maryland-National Capital Park and Planning Commission. A revised plan deleting this property was to be submitted. In addition, staff required the following submittals:
  - a. Traffic counts.
  - b. Revised Forest Stand Delineation.
  - c. Revised Tree Conservation Plan.
  - d. A conventional layout sketch plan.
  - e. A wetlands evaluation.
  - f. A scenic inventory of structures along Brooke Lane.

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To date, none of these items has been submitted. Staff had expected the application to be withdrawn and resubmitted so the applicant would have adequate time to prepare, and staff would have adequate time to review, required information. However, no withdrawal letter has been submitted. Therefore, staff is compelled to recommend disapproval of this application.

#### RECOMMENDATION

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