

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

*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm)*

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## PRELIMINARY PLAN

4-02016

Application	General Data
Project Name:	Date Accepted 02/28/02
BALK HILL	Planning Board Action Limit 07/17/02
Location:	Tax Map & Grid 060/D-01
One half mile north of intersection of Campus Way North and Lottsford Road.	Plan Acreage 180.0
Applicant/Address:	Zone R-S
Rocky Gorge Communities	Lots 364
7611 Little River Turnpike, Suite #101E	Parcels 13
Annandale, VA 22003	Planning Area 73
	Council District 05
	Municipality N/A
	200-Scale Base Map 204NE08

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners (CB-15-1998) N/A
	Previous Parties of Record (CB-13-1994) 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 4-02016  
Balk Hill Property

OVERVIEW

The subject property consists of 180 $\frac{1}{2}$  acres of land in the R-S Comprehensive Design Zone. Identified as Parcel 53, Tax Map 60, Grid D-1, the property is currently undeveloped. The applicant proposes to subdivide the property into 364 residential lots. Access to the property is proposed to be provided from public streets connecting to Saint Joseph's Road. The Planning Board approved CDP-0201 on May 9, 2002.

SETTING

The property is located on the north side of Campus Way North, a half mile north of Lottsford Road. Saint James Road terminates at middle of the northern property boundary. It is proposed to extend into the property. Single-family detached and attached homes abut the property to the north. Undeveloped land to the south is in the I-3 and R-S Zones. To the west is land in the M-X-T Zone. To the east is land in the R-R Zone. M-NCPPC owns land to the southeast and northwest.

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 signs on the property for a minimum of 15 days for the purpose of public notice. The subject application was submitted on February 28, 2002, and the Subdivision Review Committee (SRC) meeting was held on March 15, 2002. At that time, the case was tentatively scheduled for public hearing on April 25, 2002. The applicant submitted a 70-day waiver and the case was rescheduled to June 20, 2002. When the property was not posted for that date, the case was rescheduled to June 27, 2002. The applicant was fully aware of this date. The subject property was never posted for public notice.
2. Issues There are a few unresolved issues. At the March 15, 2002 meeting of the Subdivision Review Committee, and in several prior meetings regarding the companion Comprehensive Design Plan application, the applicant was informed of several items of concern. Staff requested several items for review. These included:
  - a. A justification statement demonstrating that the Patuxent River Primary Management Area has been preserved to the fullest extent possible.
  - b. Significant revisions to the Forest Stand Delineation and Tree Conservation Plans.
  - c. Conceptual Stormwater Plan approval.

- d. Significant revisions to the preliminary plan, including changes to lots sizes, lotting pattern and road configuration.
- e. Conceptual grading and house location plans.
- f. Demonstration of conformance with the recently approved CDP-0201.

These items were requested to be submitted at least 30 days prior to the Planning Board hearing. As of June 19, 2002, none have been submitted. Staff last spoke with the applicant's engineer on June 18, 2002, regarding these deficiencies and the engineer indicated that these items could be submitted by June 21, 2002; that would be two days after the staff report due date.

#### RECOMMENDATION

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