

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.mnccppc.org/pgco/planning/plan.htm

PRELIMINARY PLAN

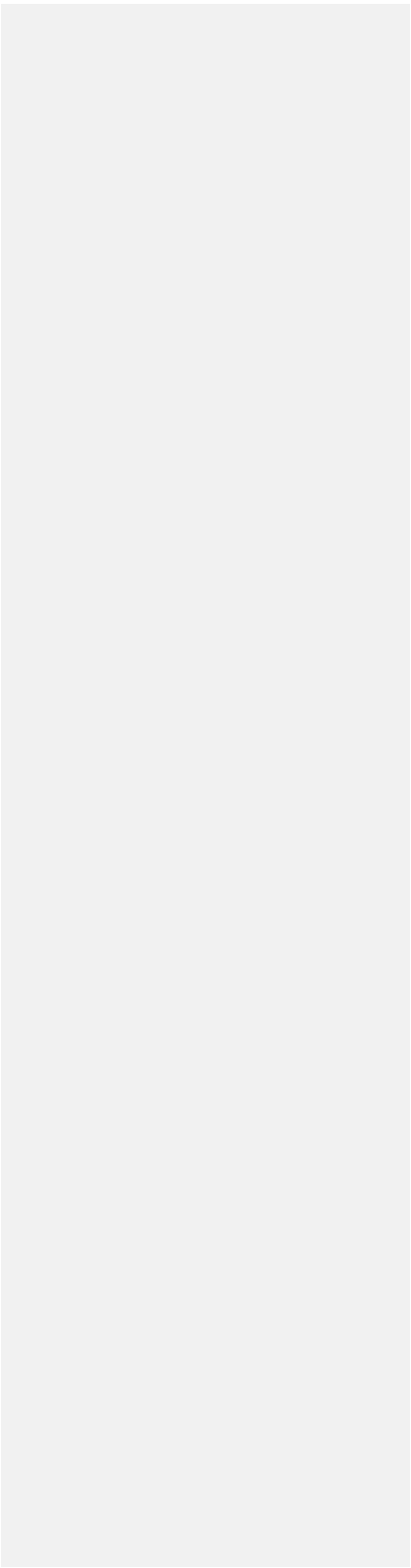
4-02021

Application	General Data
Project Name: Oddfellow Subdivision	Date Accepted 03/12/2002
	Planning Board Action Limit 07/29/2002
Location: North side of Allentown Road, 2000 ⁺ feet southwest of Brinkley Road, opposite Winchester Drive	Tax Map & Grid 106 F-1
	Plan Acreage 1.56
	Zone R-80
Applicant/Address: Robert Nargi, C/O Remax 5801 Allentown Road, Suite 106 Suitland, Md 20746	Lots 5
	Parcels 0
	Planning Area 76B
	Council District 08
	Municipality N/A
	200-Scale Base Map 209SE05

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: Joe Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS
DISAPPROVAL	DISCUSSION

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-02021
Oddfellow Subdivision, Lots 1 - 5

OVERVIEW

The subject property consists of approximately 1.56 acres of land in the R-80 Zone. It is found on Tax Map 106, Grid F-1, and is identified as Parcel 119. The property is wooded and fairly flat. The applicant proposes to develop the site with five lots, all having frontage on and direct access to Allentown Road.

Preliminary Plan 4-98004 was DISAPPROVED by the Planning Board on May 14, 1998. In that application, only four lots were proposed. The application was disapproved for lack of public notice and unresolved issues regarding access and wetlands. These same issues remain unresolved.

SETTING

The property is located on the north side of Allentown Road, approximately 2,000 feet southwest of Brinkley Road, across from Winchester Drive. It is surrounded by single-family homes in the R-80 Zone.

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 March 12, 2002, and the Subdivision Review Committee meeting was held on March 29, 2002. At that time, the case was tentatively scheduled for a public hearing on May 16, 2002. The applicant submitted a 70-day waiver and the case was rescheduled to July 18, 2002. The applicant was aware of this date. The subject property was never posted for public notice.
2. Issues There are a number of unresolved issues. The applicant was informed of several items of concern at the March 29, 2002, Subdivision Review Committee meeting. Staff requested the following items for review:
 - a. Revisions to the Tree Conservation Plans.
 - b. Conceptual Stormwater Management Plan approval.
 - c. A wetlands delineation or a jurisdictional determination.
 - d. A variation request to disturb wetlands.

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- e. Significant revisions to the preliminary plan, including the elimination of the flare-outs on the lots and the possible elimination of several driveway connections to Allentown Road and replacing them with a single cul-de-sac.

These items were requested to be submitted at least 30 days prior to the Planning Board hearing. As of July 10, 2002, none has been submitted. Staff last spoke with the applicant's engineer on July 8, 2002, regarding these deficiencies and based on that conversation, staff doubts that these items will be forthcoming.

RECOMMENDATION

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