



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-03008

Application	General Data
Project Name: ISABELLE'S ESTATE Location: Northwest side of Woodyard Road, approximately 2,000 feet north of its intersection with Dower House Road. Applicant/Address: Ray-Sun, Inc. 230 B Maryland Avenue, N.E. Washington D.C. 20002	Date Accepted: 02/26/03
	Planning Board Action Limit: 07/15/03
	Plan Acreage: 11.4
	Zone: R-R
	Lots: 20
	Election District: 15
	Planning Area: 77
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 209SE09

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) 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 Plan of Subdivision 4-03008
Isabelle's Estates

OVERVIEW

The property is approximately 11.43 acres of land in the R-R Zone. Currently undeveloped, the applicant proposes to develop the property with 20 residential lots.

SETTING

The property is located on the northwest side of Woodyard Road, approximately 2,600 feet north of its intersection with Dower House Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **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 26, 2003 and the Subdivision Review Committee (SRC) meeting was held on March 14, 2001. The applicant's engineer was informed of the Planning Board hearing date and the requirement for posting. A 70 waiver was granted and the case was scheduled for hearing on July 3, 2003. To satisfy the 15-day posting requirement, signs needed to be posted on the property no later than June 18, 2003. The site was never posted.
2. **Outstanding Issues** – At the Subdivision Review Committee meeting, staff asked the applicant to provide the following information:
 - a. A revised preliminary plan to address lotting pattern and depth issues and to include the centerline of Woodyard Road.
 - b. A variation request for lot depth.
 - c. Traffic counts.
 - d. Revised Forest Stand Delineation and Tree Conservation Plan
 - e. Soils study.

As of June 26, 2003, none of these have been submitted.

RECOMMENDATION

DISAPPROVAL, based on inadequate public notice and unresolved issues.

