



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

## Preliminary Plan 4-04003

| Application  | General Data                          |
|--|---------------------------------------|
| <b>Project Name:</b><br><b>RIVER'S EDGE</b><br><br><b>Location:</b><br>West side of Riverview Road, approximately<br>1,600 feet south of West Riverview Road.<br><br><b>Applicant/Address:</b><br>Florida on the Potomac<br>14416 Old Mill Road, Suite #201<br>Upper Marlboro, MD. 20772 | Date Accepted: 03/4/04                |
|  | Planning Board Action Limit: 07/21/04 |
|  | Plan Acreage: 23.50                   |
|  | Zone: R-E/R-C-O                       |
|  | Lots: 8                               |
|  | Outlot: 1                             |
|  | Planning Area: 80                     |
|  | Tier: Developing                      |
|  | Council District: 08                  |
|  | Municipality: N/A                     |
|  | 200-Scale Base Map: 214SW01           |

| Purpose of Application  | Notice Dates   |
|---|--|
| <b>RESIDENTIAL SUBDIVISION, THIS CASE<br/>                     WAS CONTINUED FROM THE PLANNING<br/>                     BOARD HEARING OF MAY 6, 2004.</b> | Adjoining Property Owners<br>Previous Parties of Record<br>Registered Associations: 01/20/04<br>(CB-58-2003) |
|   | Sign(s) Posted on Site: 06/08/04   |

| Staff Recommendation |                             | Staff Reviewer: Whitney Chellis |            |
|----------------------|-----------------------------|---------------------------------|------------|
| APPROVAL             | APPROVAL WITH<br>CONDITIONS | DISAPPROVAL                     | DISCUSSION |
|                      | X                           |                                 |            |

June 30, 2004

**MEMORANDUM**

**TO:** Prince George's County Planning Board

**FROM:** Whitney Chellis, Subdivision Section

**SUBJECT:** Preliminary Plan 4-04003, River's Edge

Attached is a memo from the Historic Preservation Section, dated June 30, 2004 (Rothrock to Chellis), setting forth efforts associated with the subject application since the May 6, 2004, public hearing. This case was continued to July 8, 2004, from that date. Also find attached the Historic Preservation Commission decision on this case, dated June 30, 2004.

There appears to have been a good faith effort by the parties involved to reach an understanding as to appropriate methodologies in determining the extent, if any, of the existing artifacts on the property. As of June 29, 2004, an agreement in principle but not in writing has been reached as to the methodologies to be utilized.

As a reminder and as set forth in the attached original staff report, the subject property:

- Is self contained with no proposed vehicular or pedestrian connections to other properties,
- Has no access issues associated with the existing street frontage along Riverview Road,
- Proposes no more than eight lots,
- Contains no significant environmental features.

Given the above, the preliminary plan could be approved with a requirement for a detailed site plan (DSP) prior to approval of a final plat **and** any disturbance of the property. The DSP submission should include the following, as recommended in the Historic Preservation Section memorandum dated June 30, 2004 (Rothrock to Chellis):

1. That the research design from the ground penetrating radar (GPR) be approved by the consulting group,
2. That the GPR be conducted over the entire 9.6-acre site (outside the limits of the Chesapeake Bay Critical Area Overlay Zone), and

3. That the GPR survey be supplemented by stripping in areas, to be agreed upon by the consulting group, to include the hot spots identified by GPR, areas where tradition and oral history suggest additional burial, and any evidence of a Revolutionary War skirmish.

In the review of the DSP the following should be taken into consideration, as well as any other action or requirements as deemed necessary, as recommended in the Historic Preservation Section memorandum dated June 30, 2004 (Rothrock to Chellis):

1. That any areas of significant findings be protected through a conservation easement(s) and through adjustments of the lotting pattern to avoid disturbance. Specifics relating to the nature of the conservation easement should be determined at the time of DSP, if deemed appropriate.
2. That any significant findings be memorialized by an appropriate marker or plaque at the entrance to the subdivision, to be determined at the time of review of the DSP.

Staff would note that approval of the subject preliminary plan with a DSP condition, as noted above, could require changes to the proposed street and lotting pattern and could result in a loss of the number of lots proposed with this preliminary plan.

## RECOMMENDATION

Staff recommends **APPROVAL** of Preliminary Plan 4-04002 with the 12 conditions as contained in the original staff report and with the additional conditions 13 and 14 below, requiring the review and approval of a DSP, as described above:

13. Prior to the approval of a final plat of subdivision **and** any disturbance on the property the Planning Board shall approve a Detailed Site Plan (DSP). The DSP submission requirements shall include the following:
  - A. That the research design from the ground penetrating radar (GPR) be approved by the consulting group,
  - B. That the GPR be conducted over the entire 9.6-acre site (outside the limits of the Chesapeake Bay Critical Area Overlay Zone), and
  - C. That the GPR survey be supplemented by stripping in areas, to be agreed upon by the consulting group, to include the hot spots identified by GPR, areas where tradition and oral history suggest additional burial, and any evidence of a Revolutionary War skirmish.
14. At the time of review of the DSP the following shall be taken into consideration as well as any other action or requirements deemed necessary:
  - A. That any areas of significant findings be protected through a conservation easement(s) and through adjustments of the lotting pattern to avoid disturbance. Specifics relating to the nature of the conservation easement should be determined at the time of DSP, if deemed appropriate.
  - B. That any significant findings be memorialized by an appropriate marker or plaque at the entrance to the subdivision, to be determined at the time of review of the DSP.