



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

Preliminary Plan 4-04027

Application	General Data
Project Name: KONTERRA AT SWEITZER LANE Location: Terminus of Frost Place, approximately 800 feet west of Sweitzer Lane. Applicant/Address: Konterra Reality, LLC. 6985 Muirkirk Meadows Drive Beltsville, MD. 20705	Date Accepted: 04/7/04
	Planning Board Action Limit: 06/15/04
	Plan Acreage: 35.92
	Zone: I-3
	Lots: 5
	Outparcel: 1
	Planning Area: 60
	Tier: Developing
	Council District: 01
	Municipality: N/A
	200-Scale Base Map: 219NE06

Purpose of Application		Notice Dates	
RECONSIDERATION of Condition 6 This preliminary plan was approved by the Planning Board June 10, 2004. By letter dated June 22, Andre Gingles, attorney for the applicant, requests a reconsideration of Condition 6 of that approval, on the basis of mistake. Staff supports the changes to Condition 6.		Parties of Record	06/28/04
		Sign(s) Posted on Site:	N/A
Staff Recommendation		Staff Reviewer: Del Balzo	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

June 30, 2004

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Joe Del Balzo, Subdivision Section

SUBJECT: Preliminary Plan 4-04027
Konterra at Sweitzer Lane
Reconsideration of Condition 6

This preliminary plan was approved by the Planning Board on June 10, 2004. The approval included 10 conditions. By letter dated June 22, 2004, Andre Gingles, attorney for the applicant, requests a reconsideration of Condition 6. Staff supports the reconsideration.

Condition 5 requires a signal warrant study at Sweitzer Lane and Chevy Chase Drive; Condition 6 requires a study at Contee Road and Sweitzer Lane. Language in Condition 5 was changed at the hearing to exempt the building that is the subject of DSP 99027/04 from this requirement. Future site plans in this subdivision would be subject to the study. It was the applicant's intent to request this for Condition 6 as well.

In addition, the applicant contends that Condition 6 references the wrong intersection. Rather than the Contee Road/Sweitzer Lane intersection, the condition should reference the Van Dusen Road/Sweitzer Lane intersection. Staff concurs that this was an error.

Staff concurs that an error occurred in the original resolution and recommends that Condition 6 be revised as follows:

6. Prior to the approval of any further detailed site plans on the subject property (excluding DSP-99027/04), the applicant shall submit an acceptable traffic signal warrant study to DPW&T for the intersection of ~~Contee~~ Van Dusen Road and Sweitzer Lane. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of DPW&T. If a signal is deemed warranted by DPW&T at that time, the applicant shall bond the signal prior to the release of any building permits, other than building permits associated with DSP-99027/04 within the subject property and install it at a time when directed by DPW&T. This requirement shall not apply to any minor revision to DSP-99027.

Added Language Underlined

Deleted Language ~~Struck out~~