



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

Preliminary Plan 4-04039 Under Reconsideration

Application	General Data
Project Name: KUMBAR'S ADDITION TO SUTTLAND Location: West side of Swann Road, approximately 300 feet south of its intersection with Mathilda Lane. Applicant/Address: Kumbar, William J. 3802 East View Terrace Bowie, Maryland 20716-3205	Date Accepted: 12/21/05
	Planning Board Action Limit: N/A
	Plan Acreage: 2.2
	Zone: R-55
	Lots: 9
	Election District: 06
	Planning Area: 75A
	Tier: Developed
	Council District: 07
	Municipality: N/A
	200-Scale Base Map: 205SE05

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION The applicant requests permission to amend the approved preliminary plan to accommodate an engineering error in the location of a private easement over an edge of the property.	Adjoining Property Owners Previous Parties of Record Registered Associations: 07/03/06 (Section 10 Rules of Procedure)
	Sign(s) Posted on Site: N/A

Staff Recommendation		Staff Reviewer: Tom Lockard	
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 Plan 4-04039 Under Reconsideration
Kumbar's Addition to Suitland, Lots 1-9 and Outlot A

OVERVIEW

The site contains approximately 2.2 acres of R-55-zoned land. It is a single deed parcel (P.95). The applicant is proposing to subdivide the site into nine lots. There is an existing dwelling unit on the property that is to be removed. Access to seven of the proposed lots would be from a new road, Kumbar Way, off Swann Road. The remaining two lots would access Swann Road. Proposed Outlot A is a ten-foot wide strip of land along the southern edge of the site, it contains one-half of a recorded twenty-foot private easement (Liber 9930, Folio 303) that serves parcels to the south and west. The Planning Board approved the application on September 30, 2004. The applicant requested, and was granted reconsideration of this application by the Planning Board on April 20, 2006, to accommodate an engineering error in the location of the private easement over an edge of the property.

SETTING

The site is located on the west side of Swann Road, approximately 300 feet south of its intersection with Mathilda Lane. The northern half of the site is wooded, while the southern half is developed with an abandoned single-family residence and several small outbuildings. All of the existing buildings are to be removed. The surrounding properties are zoned R-55 and are developed with single-family residences.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject preliminary plan application and the proposed development.

	EXISTING	PROPOSED
Zone	R-55	R-55
Uses	Single-Family Residence	Single-Family Residences
Acreage	2.2	2.2
Lots	0	9
Outlots	0	1
Parcels	1	0
Single-Family Residences	1 (to be razed)	9

2. **Outlot A**—The revised preliminary plan shows a ten-foot wide outlot (Outlot A) along the southern boundary of the site that accommodates one-half of a twenty-foot private easement serving property to the south and west, some of which is also owned by the applicant. The applicant is proposing to retain Outlot A, although they have also approached the property owner to the south to see if she is interested in having it conveyed to her. The four lots that lose the ten-

foot strip (Block B, Lots 1-4) still exceed the minimum 6,500 square feet lot area in the R-55 Zone, ranging from 7,407 to 8,869 square feet in area.

CONCLUSION AND RECOMMENDATION

Based on the above findings, staff concludes that the omission of Outlot A was due to an engineering error and that its inclusion would in no way alter the Planning Board's positive findings in this case. Therefore, staff recommends that Preliminary Plan of Subdivision 4-04039, Kumbar's Addition to Suitland, be amended to include Outlot A. All of the previous conditions of approval should remain as shown in PGCPB Resolution No. 04-228.