



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

## Preliminary Plan 4-05058

Application	General Data
<b>Project Name:</b> <b>BANAN FOREST</b>  <b>Location:</b> North side of Edison Lane, approximately 550 feet east of the intersection of Cheltenham Road and Edison Lane.  <b>Applicant/Address:</b> Shelby Homes, LLC. 16916 Queen Anne Bridge Road Bowie, MD. 20716	Date Accepted: 09/26/05
	Planning Board Action Limit: 02/28/06
	Plan Acreage: 10.00
	Zone: R-R
	Lots: 19
	Parcels: 0
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 212SE08

Purpose of Application	Notice Dates
RESIDENTIAL SINGLE-FAMILY SUBDIVISION. This case was continued from the Planning Board hearing of December 8, 2005, at the request of the applicant.	Adjoining Property Owners Previous Parties of Record Registered Associations: 06/25/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 23, 2006

**MEMORANDUM**

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

**FROM:** Whitney Chellis  
Subdivision Section

**SUBJECT:** Preliminary Plan of Subdivision for Banan Forest, 4-05058

The property is the subject of Preliminary Plan 4-05058. This case was continued from the Planning Board date of December 8, 2005. At that hearing the applicant granted a 70-day waiver and requested a continuance to February 2, 2006, to further review a transportation condition recommended by staff to address transportation inadequacies. The Planning Board granted the continuance.

On December 7, 2005, the applicant submitted drawings with a proposal to change the lane configuration at the intersection of MD 223 and Dangerfield Road, the critical intersection for this property. Staff was recommending and continues to recommend the following improvements to that intersection:

4. Prior to the issuance of any building permits within the subject property, the following road improvements shall have full financial assurances, have been permitted for construction, and have an agreed-upon timetable for construction with SHA and/or DPW&T:
  - a. Lengthen the westbound right turn lane on MD 223 to completely remove the westbound right turns from the through lane. This also will involve some restripping along the MD 223 east leg of the intersection.
  - b. Restripe the northbound turn lanes on Dangerfield Road to provide separate left-turn, through, and right-turn lanes.

The condition above is consistent with the improvements approved by the State Highway Administration and the Department of Public Works and Transportation. The applicant's proposed lane configuration is not consistent with the intersection improvements that have been approved by SHA and DPW&T.

The staff recommendation remains the same as the recommendation contained in the original staff report dated December 8, 2005, and discussed further in the staff supplemental memorandum dated January 23, 2006 (Masog to Chellis).