



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

## Preliminary Plan 4-05121

Application	General Data
<b>Project Name:</b> <b>McKENDREE ROAD PROPERTY</b>  <b>Location:</b> North side of McKendree Road, approximately 3.5 miles west of Crain Highway.  <b>Applicant/Address:</b> Randall & Sams Associates 50 Post Office Road, Suite #303 Waldorf, MD. 20602	Date Accepted: 12/28/05
	Planning Board Action Limit: 03/23/06
	Plan Acreage: 12.9
	Zone: R-R & C-M
	Lots: 12
	Parcels: 2
	Planning Area: 85A
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 221SE07

Purpose of Application	Notice Dates
RESIDENTIAL AND COMMERCIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/9/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 04/18/06

Staff Recommendation			Staff Reviewer: Ivy R. Thompson
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 4-05121.  
McKendree Road Property, Lots 1-12 & Parcels A& B (Single Family Development)

OVERVIEW

The subject property is located on the north side of McKendree Road, approximately 3.5 miles west of Crain Highway. Rectangular in shape, the property is predominately located in the R-R Zone with a small portion located in the C-M zone. The property is adjacent to the McKendree Wawa development. The proposal is to subdivide the property into 12 lots for single-family residential development.

SETTING

Located in the Developing Tier, the 12.5-acre property is surrounded by open space parcels and single-family residential development in the R-R Zone. Property south of the subject site is zoned R-A. Property north and east of the subject property is zoned C-M.

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-80	R-R
Use(s)	Single-family residential	Single-family residential
Acreage	12.5	12.5
Lots	1	12
Parcels	0	2
Structures	1 (To be Removed)	12
Mitigation		Yes

2. **Subdivision**—The Subdivision Section has reviewed Preliminary Plan 4-05121 and has determined that the split zoning for the property does not provide for the subdivision proposed.

RECOMMENDATION

Staff recommends DISAPPROVAL of TCPI/55/05, a Request for Variation from Section 24-113, and Preliminary Plan 4-05121, due to inappropriate zoning.