



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

Preliminary Plan 4-06045

Application	General Data
Project Name: ESPERANZA ESTATES Location: South side of Old Stage Road, approximately 350 feet east of the intersection with Pleasant View Drive. Applicant/Address: James E. House 14011 Old Stage Road Bowie, Maryland 20720	Date Accepted: 10/31/06
	Planning Board Action Limit: 04/05/07
	Plan Acreage: 2.31
	Zone: R-R
	Lots: 4
	Parcels: 0
	Planning Area: 71A
	Tier: Developing
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 207NE12

Purpose of Application	Notice Dates
This application was continued from the 3/22/07, Planning Board Hearing to 4/5/07.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed:
	8/8/2006 2/21/2007
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 4-06045
Esperanza Estates, Lots 1 through 4

OVERVIEW

The subject property is located on Tax Map 46, Grid D-4, and is known as Parcel 130. The property is approximately 2.31 acres in area and is zoned R-R. The applicant is proposing to subdivide the site into four lots for single-family residences. There is an existing single-family residence that is to remain on Lot 1. The site is partly wooded. All four of the lots gain access from Old Stage Road. The applicant's proposal is for a subdivision utilizing flag lots. Staff is in support of the use of flag lots for the proposed development.

The subject property was originally reviewed as a pre-preliminary plan of subdivision. Pre-preliminary Plan P-06013 proposed the development of four lots and was the subject of discussion at the Subdivision Review Committee meeting on May 5, 2006. The water and sewer service categories are W-5 and S-5 according to water and sewer maps obtained from the Department of Environmental Resources dated June 2003. Water and sewer lines abut the property. A category change application was submitted to the Department of Environmental Resources for a water and sewer category change for the August 2006 cycle.

The requisite review and action by County Council for water and sewer category changes did not occur and all applications for the August cycle were carried over to the December cycle. The applicant, anticipating a review during the December cycle, submitted the preliminary plan application for a four lot subdivision on October 31, 2006, which was the last possible date for submission of any preliminary plan of subdivision utilizing flag lots (CB-4-2006). The subject application was reviewed at the November 17, 2006, Subdivision Review Committee meeting, where again, it was noted that the subject property is designated in water and sewer category 5. Staff and the applicant both noted that the category change application was submitted previously for the August cycle and would be reviewed as part of the December 2006 cycle. Again, the review and action by County Council for water and sewer category changes did not occur; therefore, the applicant submitted a 70-day waiver in anticipation of the County Council reviewing the water and sewer category changes prior to the end of the mandatory 140-day time limit.

The County Council is not expected to review and act on water and sewer category changes prior to April 5, 2007, which is the last day of the mandatory 140-day review period for preliminary plans of subdivision. The legislation in which the subject property, 4-06047 Esperanza Estates, is included was introduced on March 13, 2007, and the public hearing is scheduled for April 17, 2007. Adoption of this legislation is not expected to be effective until approximately April 24, 2007.

SETTING

The subject property is located on the south side of Old Stage Road, approximately 350 feet east of the intersection with Pleasant View Drive. Adjoining the site to the west are single-family residences, all in the R-R Zone that are also flag lots. Adjacent to the subject site are single-family residences also zoned R-R.

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-R	R-R
Use(s)	Single-family Residences	Single-family Residences
Acreage	2.31	2.31
Lots	0	4
Outparcels	0	0
Parcels	1	0
Dwelling Units:	1 (to remain)	4 (3 new)
Public Safety Mitigation Fee		No

2. **Subdivision**—Subdivision Regulation 24-122.01(b)(1) requires that the location of the subject property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval. According to water and sewer maps obtained from the Department of Environmental Resources dated June 2003, the water and sewer service categories are W-5 and S-5. Therefore, staff is compelled to recommend disapproval of the preliminary plan of subdivision due to the inadequacies set forth above.

RECOMMENDATION:

DISSAPPROVAL DUE TO INADEQUATE WATER AND SEWER SERVICES PURSUANT TO 24-122.01(b)(1) OF THE SUBDIVISION REGULATIONS.