

July 2, 2007

**MEMORANDUM**

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

**FROM:** John Ferrante, Planner, Subdivision Section

**SUBJECT:** Porter Property, Lots 1 and 2  
Preliminary Plan of Subdivision 4-06111

The applicant for the above-referenced preliminary plan of subdivision has requested a continuance until an unspecified date. On June 1, 2007, the Subdivision Review Committee heard the above-referenced case, and the applicant was provided with written comments from all of the applicable agencies. In response to the outstanding comments received at the Subdivision Review Committee meeting, the applicant submitted revised plans on June 11, 2007. Because the applicant submitted the requested plan revisions in a timely manner, signs were released, and the property was posted on June 12, 2007, for the July 12, 2007, public hearing.

On June 28, 2007, the Department of Public Works and Transportation issued revised comments, which now requested that an 80-foot-wide right-of-way width be provided along Rollins Avenue, fronting the subject property. The applicant's recent plan submittal reflected a 60-foot-wide right-of-way width for Rollins Avenue in accordance with the May 24, 2007, DPW&T referral memo, which was provided to the applicant at the Subdivision Review Committee meeting. DPW&T has stated that the change within the Rollins Avenue right-of-way width is based on the community-proposed road network recommendations within the 2000 Addison Road Metro Town Center and Vicinity Sector Plan.

In light of the above, the applicant believes that approval of the continuance request would allow them additional time to reflect the proper Rollins Avenue right-of-way width in accordance with DPW&T's revised referral comments. Staff supports the applicant's request for a continuance to an unspecified date, and a 70-day waiver has been granted by the applicant.