



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

Preliminary Plan 4-06136

Application	General Data
Project Name: MIA'S RESERVE Location: South side of Woodyard Road opposite the southern terminus of Green Drive Applicant/Address: VENDEMIA HOMES 16000 Trade Zone Avenue, Suite 401A Upper Marlboro, MD 20774 Property Owner: TIMOTHY B. SPRECKER	Date Accepted: 2/1/07
	Planning Board Action Limit: 4/12/07
	Plan Acreage: 11.7
	Zone: R-R
	Lots: 11
	Parcels: 5
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Election District: 09
	Municipality: N/A
	200-Scale Base Map: 211SE08

Purpose of Application	Notice Dates
Single Family Detached Residential	Adjoining Property Owners Previous Parties of Record Registered Associations: 11/9/06 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 03/12/07

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 Plan of Subdivision 4-06136
Mia's Reserve, Lots 1-11 and Parcels A-E

OVERVIEW

The subject property is located on Tax Map 117, Grid C-1, and is known as Parcel 40. The subject property consists of approximately 11.7 acres and is zoned R-R. The site has frontage on both the south side of Woodyard Road (MD 223) and the eastern terminus of a stub from Hammerhead Court. This preliminary plan of subdivision proposes subdivision of the property into eleven lots for single-family residences and five parcels for stormwater management and Homeowner's Association open space. Each of the proposed lots will be served by an extension of a stub street from Hammerhead Court with no direct access to Woodyard Road. All of the proposed lots meet or exceed the 20,000 square foot minimum net lot area that is required in the R-R Zone, and range in size from 20,088 square feet up to 40,412 square feet. Due to insufficient and missing information, the submitted plans have been found inadequate to assess potential environmental impacts and staff is compelled to recommend disapproval.

SETTING

The subject property is located on the south side of Woodyard Road (MD 223) opposite the southern terminus of Green Street. The middle of the site is located at the eastern terminus of a stub street from Hammerhead Court, an urban secondary residential road within the Muffley Subdivision (REP 206@49), which is proposed to provide the sole access. To the north, west and south are detached single-family dwellings in the R-R Zone. To the east is a church in the R-R Zone.

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	11.7	11.7
Lots	0	11
Parcels	1	5
Dwelling Units:		
Detached	0	11
Public Safety Mitigation Fee		Yes

2. **Environmental**—The Environmental Planning Section has reviewed the Preliminary Plan of Subdivision for Mia's Reserve, 4-06136, and the Type I Tree Conservation Plan, TCPI/10/07, stamped as received by the Environmental Planning Section on March 13, 2007. The application package was found to insufficient for review due to missing information and inadequate plans. The following revisions and information must be addressed before a full review of the application can be conducted:

- a. A Letter of Justification was submitted with the revised package; however, the request failed to address all of the impacts shown on the plan, including one impact that appears to be solely for creating a residential lot, which is not generally supported by staff. The plan also failed to address alternative designs that would eliminate or reduce the proposed impact for the road near specimen tree 12. Per staff's discussion with the Transportation Planning Section, the entrance road can be relocated farther north and the impact to the wetland can be avoided. The redesign may result in the reduction of the proposed lots.
- b. The site fronts Woodyard Road; however, it is not clear why this location was not considered for the proposed entrance. The letter of Justification must include a discussion regarding why the proposed entrance cannot be relocated to Woodyard Road.
- c. The limits of disturbance do not reflect all of the proposed development. The plan needs to be revised to show the corrected tree line with respect to the proposed development.
- d. The plan shows off-site clearing; however, the acreage of the off-site woodland to be cleared is not reflected in the TCPI worksheet.
- e. The tree line is very confusing. The plan shows what appears to be existing structures in a wooded area north of the site. The existing tree line must be correctly shown for the entire area shown on the plan.
- f. The proposed tree line needs to be eliminated from the plan.
- g. All existing woodland in the right-of-way to be dedicated must be counted as cleared.
- h. The plan needs to address all woodland treatment areas on the site so that the woodland conservation worksheet may be fully evaluated.
- i. The plan shows an offsite utility easement; however it is not clear if it exists or proposed. All easements on the plan must be labeled existing or proposed, whichever applies.

At this time, due to the lack of sufficient information and adequate plans, staff is compelled to recommend disapproval of this application. Staff would note that this application is currently in its first 70-day action period.

RECOMMENDATION

DISAPPROVAL DUE TO INADEQUATE INFORMATION TO ASSESS POTENTIAL ENVIRONMENTAL IMPACTS.