



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

Preliminary Plan 4-06140

Application	General Data
Project Name: Arbor Park, Leon's Addition To Location: South side of Lake Arbor Way; 100 feet west of Falls Lake Drive. Applicant/Address: Palisades Development, LLC 7700 Leesburg, Pike, Ste. 431 Falls Church, VA 22043 Property Owner: MB Leon Properties, LLC 1000 Bank of America Center Norfolk, VA 23510	Date Accepted: 5/19/08
	Planning Board Action Limit: 7/28/08
	Plan Acreage: 1.04
	Zone: R-80
	Gross Floor Area: N/A
	Lots: 3
	Parcels: 0
	Planning Area: 73
	Tier: Developing
	Council District: 06
	Election District: 13
	Municipality: N/A
	200-Scale Base Map: 202NE09

Purpose of Application	Notice Dates
Three lots proposed for 3 detached single family dwellings	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/19/08 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: Property Not Posted

Staff Recommendation		Staff Reviewer: Ivy 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 Subdivision Plan 4-06140
Arbor Park, Leon's Addition To

OVERVIEW

The subject property consists of approximately 1.04 acres of land in the R-80 Zone. The applicant proposed to subdivide the property into three lots for development with single-family homes.

SETTING

The property is located on South side of Lake Arbor Way; 100 feet west of Falls Lake Drive.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Adequate Public Notice**—Section 2-d. of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post sign(s) on the property for a minimum of 30 days for the purpose of public notice.

The subject application was submitted on May 19, 2008, and the Subdivision Review Committee (SRC) meeting was held on June 13, 2008. At that time, the case was scheduled for public hearing on July 24, 2008. At the Subdivision Review Committee meeting, staff informed the applicant of issues related to access for the proposed development. The applicant was advised at that time to waive the 70-day review time limit to allow additional time to address the access concerns. The applicant has not yet submitted the 70-day waiver.

The deadline for Planning Board action on this case is July 28, 2008. To satisfy the 30 day posting requirement for a July 24, 2008, hearing, the applicant was required to post a public notice sign no later than June 24, 2008. The subject property was not posted for public notice.

2. **Outstanding Issues**—The following was requested of the applicant at the June 13, 2008, Subdivision Review Committee meeting:

- a. Revised Preliminary Plat
- b. Storm Water Management Concept Approval
- c. Revised Forest Stand Delineation

Staff has not received any of these items. Staff is concerned about transportation impacts. We have not received adequate information to review this application.

RECOMMENDATION

Staff recommends **DISAPPROVAL**, based on lack of public notice and unresolved issues.