



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

Preliminary Plan 4-07090

Application	General Data	
Project Name: Camotop Conservation Subdivision Location: At the western terminus of Pates Drive, 200 feet from the intersection of Pates Drive and Taylor Lane Applicant/Address: Potomac Woods South, LLC. 811 Russell Avenue, Ste. No. 300 Gaithersburg, MD 20879 Property Owner: Potomac Woods South, LLC. 811 Russell Avenue, Ste. No. 300 Gaithersburg, MD 20879	Staff Report Date:	07/30/09
	Date Accepted:	04/15/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	8.45
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots:	12
	Parcels:	2
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	212SW01

Purpose of Application	Notice Dates	
RECONSIDERATION HEARING: By a letter dated April 6, 2009, the applicant requested a Reconsideration of Condition 8 to correct an error in the woodland conservation calculation. On May 14, 2009, the Planning Board granted this request.	Party of Record Mailing:	06/30/09
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Alan S. Hirsch	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 21, 2009

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Alan S. Hirsch, Planning Supervisor

SUBJECT: Camotop Conservation Subdivision Reconsideration Hearing
Preliminary Plan of Subdivision 4-07090

In a letter dated April 6, 2009, the applicant requested a reconsideration of the subject preliminary plan for the purpose of correcting an error in computing the mathematical requirement for on-site woodland conservation and amending the conditions of approval such that the provision of additional land (reconfigured Parcel 79) is no longer required. On May 14, 2009, the Planning Board approved the applicant's request to reconsider Preliminary Plan of Subdivision 4-07090.

Because additional on-site woodland conservation was thought to be needed at the time of preliminary plan, the applicant sought to negotiate a property line adjustment with the owner of Parcel 79 to have additional wooded land incorporated into the subdivision. Because this had not been completed by the time the preliminary plan was required to be brought to hearing, the following condition was added to the approval:

- 8. Prior to signature approval of the preliminary plan, the applicant, his heirs, successors, and or assignees shall submit executed deeds of conveyance for Parcel 79 (Dennison Property) which demonstrates that the lot line adjustment in accordance with Section 24-108(a)(3), has been signed by the property owner and recorded in Land Records.**

As noted in the applicant's request for reconsideration, despite the ultimate determination that all of the site's woodland requirement could be met on-site, the applicant still pursued fulfillment of Condition 8 in order to proceed in a timely fashion. It was not until they could not reach an agreement with the adjoining property owner that the applicant pursued the request for reconsideration to eliminate Condition 8 as a necessary step to move forward. A preliminary review by the Environmental Planning Section (EPS) found that the entire site's required woodland conservation could be met on-site and that the provision of additional woodland is no longer necessary.

Because the analysis at the time of the Conservation Sketch Plan (S-06004) mentioned a concern over the "...area of open space to the rear of Lot 1 as you enter the proposed subdivision" (which is where Parcel 79 is located), the applicant agreed with staff that additional landscape plantings and an entrance treatment were now appropriate. There are two open-space parcels and Lots 1 and 12 along the road at the entrance to the subdivision. As part of the original preliminary plan approval, a variation was approved to allow for this entrance road to cross the stream buffer. Staff suggested that the cleared area created by the road implementation and the side lot areas next to the cleared open space be planted with native species. Additionally, it was recommended that a subtle demarcation between the lots and the open space and supplemental plantings in the non-cleared areas would also enhance the entry.

Based upon these recommendations from staff, the applicant prepared two exhibits titled: "Entrance Improvement Landscape Plan" and "Landscape Improvement Plan for Lots 1 and 12." Together, these plans provide for the planting of 63 trees, 36 shrubs and 80 herbaceous plants on the two lots and two open-space parcels. Additionally, the plans reflect a split rail fence on each lot along the boundary with the open space. These fences run from the street line back a distance of forty feet. Staff believes the infusion of this plant material and the separating fences will create a more attractive, naturalized entrance in character with the existing site features and the existing residential development to the east.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, staff recommends that the Planning Board adopt all of the findings and conditions contained in the original action (PGCPB Resolution No. 08-41) as now modified or supplemented by the findings of this report, and APPROVE Preliminary Plan of Subdivision 4-07090, subject to the following change to existing Condition 8:

8. ~~[Prior to signature approval of the preliminary plan, the applicant, his heirs, successors, and or assignees shall submit executed deeds of conveyance for Parcel 79 (Dennison Property) which demonstrates that the lot line adjustment in accordance with Section 24-108(a)(3), has been signed by the property owner and recorded in Land Records.]~~ The final plat of subdivision shall reflect a note that building permits for Lots 1 and 12 shall incorporate the plant materials and fencing as specified for size and implementation on the "Entrance Improvement Landscape Plan" and "Landscape Improvement Plan for Lots 1 and 12."