



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Strickland Funeral Home

4-22015

REQUEST	STAFF RECOMMENDATION
One parcel for 20,796 square feet of commercial development.	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Preliminary Plan of Subdivision 4-22015

Location: On the west side of MD 193 (Enterprise Road), approximately 615 feet south of its intersection with US 50 (John Hanson Highway).

Gross Acreage:	7.39
Zone:	RR
Prior Zone:	R-R
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	20,796 sq. ft.
Dwelling Units:	0
Lots:	0
Parcels:	1
Planning Area:	73
Council District:	05
Municipality:	None

Applicant/Address:
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Temple Hills, MD 20748

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Planning Board Date:	09/07/2023
Planning Board Action Limit:	09/09/2023
Mandatory Action Timeframe:	70 days
Staff Report Date:	08/22/2023
Date Accepted:	05/31/2023
Informational Mailing:	10/24/2022
Acceptance Mailing:	05/25/2023
Sign Posting Deadline:	08/08/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mnccppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-22015
Strickland Funeral Home

OVERVIEW

The property is located on the west side of MD 193 (Enterprise Road), approximately 615 feet south of its intersection with US 50 (John Hanson Highway). The property is described by deed in Liber 45742 folio 326 of the Prince George's County Land Records and is not subject to any prior record plat. The property measures 7.39 gross acres and is located in the Residential, Rural (RR) Zone. However, this preliminary plan of subdivision (PPS) has been submitted for review under the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations, pursuant to Section 24-1900 of the Subdivision Regulations. Under the prior Zoning Ordinance, the property is subject to the standards of the equivocal version of the Rural Residential (R-R) Zone, which applied to this property prior to April 1, 2022. The 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford* (master plan) is applicable to this development. The recommendations of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* are applicable to MD 193, along the eastern frontage of the property.

The subject PPS proposes one parcel for 20,796 square feet of commercial development. Specifically, an 11,612-square-foot funeral home and 9,184-square-foot reception hall are proposed. The uses were approved with Special Exception SE-4795, which was approved by the Prince George's County District Council on October 26, 2020. The property was previously improved with a single-family dwelling, a nursery and garden, and numerous outbuildings, all of which have been removed. There are no previous PPS applications that apply to the property. Pursuant to Section 24-111(c) of the prior Subdivision Regulations, a PPS is required because the proposed development consists of more than 5,000 square feet of nonresidential gross floor area. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2023-025.

Staff recommend **approval** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is located on Tax Map 53 in Grids E-2 and E-3 and is within Planning Area 73. North of the property is Belvidere Road, with woodlands in the RR Zone beyond. East of the property is MD 193, with single-family dwellings in the Agricultural-Residential Zone beyond. South of the property are single-family dwellings in the RR Zone, with Chantilly Lane beyond. West of the

property are single-family dwellings in the RR and Residential Single-Family-95 Zones, along with Venison Lane and Whittier Road, which connect to Belvidere Road. The proposed development will take access from Belvidere Road, instead of Venison Lane and MD 193.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

- 1. Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

	EXISTING	EVALUATED
Zones	RR	R-R
Use(s)	Vacant	Commercial (nonresidential)
Acreage	7.39	7.39
Parcels	1	1
Lots	0	0
Dwelling Units	0	0
Commercial GFA	0	20,796 sq. ft.
Variance	No	No
Variation	No	No

The subject application was accepted for review on May 31, 2023. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was heard at the Subdivision and Development Review Committee (SDRC) meeting on June 9, 2023. Revised plans were not required to be submitted, therefore, the plans submitted at acceptance were used for the analysis contained herein.

- 2. Previous Approvals**—A 3.79-acre portion of the property was the subject of previously approved SE-4481, for Triangle Seven Farm, which was approved by the Prince George's County Zoning Hearing Examiner on October 3, 2005. The SE validated and modified an existing on-site nursery and garden use which had been operating on the property since 1985. The modification included removal of an office trailer and construction of a 1,001-square-foot building for office and retail sales. An existing greenhouse of 2,891 square feet was also included in the SE area. The remainder of the site, which was not included in SE-4481, contained an early 20th century farmhouse and outbuildings. According to aerial imagery dated February 11, 2023, all existing structures on the entirety of the property have been razed.

The entire 7.39-acre property is now the subject of SE-4795, which was approved by the District Council on October 26, 2020. This SE approved development of an 11,612-square-foot funeral home and 9,184-square-foot reception hall, subject to 6 conditions. Of the six conditions, the following are relevant to the review of this PPS. The conditions are listed in bold text, and staff comments on each condition are listed in plain text:

1. **Prior to the issuance of any permits, Applicants shall revise the Special Exception Site Plan as follows, and submit a copy of Revised Site Plan to the Office of the Zoning Hearing Examiner for approval and inclusion in the record:**
 - b. **Delineate an eight-foot-wide sidewalk along the subject site's entire frontage of Enterprise Road (MD 193), unless modified by the Maryland State Highway Administration**
 - c. **Delineate a standard sidewalk along the subject site's entire frontage of Belvidere Road, unless modified by the Prince George's County Department of Public Works and Transportation.**

The revised SE site plan shows the recommended frontage improvements, however, the PPS does not. The PPS should be modified to show the recommended improvements prior to signature approval. Staff recommend that the sidewalk along MD 193 be upgraded to a 10-foot-wide shared-use path, as discussed further in the Transportation Planning finding of this technical staff report.

2. **Prior to acceptance of a preliminary plan of subdivision, Applicant shall submit a revised traffic study for review. The study shall include the same two critical intersections, shall include the Traditions at Beechfield (PPS 4-17018) and any other approved and unbuilt development as background developments, and shall study weekday AM peak-hour, weekday PM peak-hour, weekday midday peak-hour (event), and Saturday peak-hour (event) traffic at both critical intersections.**

A new traffic study was submitted at the time of PPS acceptance and was evaluated with ADQ-2023-025. The ADQ was approved by the Planning Director on August 21, 2023. The analysis included the two critical intersections, all background developments, as well as weekday AM peak-hour, weekday PM peak-hour, weekday midday peak-hour (event), and Saturday peak-hour (event) traffic at both critical intersections. The analysis indicated that the critical intersections will continue to operate at an acceptable level of service, and that the existing road network will not be adversely impacted by traffic generated by the subject site.

3. **Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:**
 - a. **Widening of the Belvidere Road approach to MD 193 to allow for exclusive right-turn and left-turn lanes.**
 - b. **Provision of signage along the property's Enterprise Road (MD 193) frontage to direct patrons of the use to the driveway accessing Belvidere Road.**

This condition remains applicable and will be enforceable at the time of building permit.

3. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the master plan is evaluated, as follows:

Plan 2035

This application is located in the Established Communities area, as delineated by Plan 2035. “Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met (page 20).”

Master Plan/Zoning

The master plan recommends Low Suburban residential land use on the subject property. According to Plan 2035, all planning documents which were duly adopted and approved prior to the date of adoption of Plan 2035, remain in full force and effect, except for the designation of tiers, corridors, and centers, until those plans are revised or superseded. Pursuant to Section 24-121(a)(5) of the prior Subdivision Regulations, a PPS must conform to the area master plan, unless events have occurred to render the relevant recommendations no longer appropriate, or the District Council has not imposed the recommended zoning.

The master plan recommends Low Suburban residential land use of the subject property, and although the proposed use is not residential, the use is allowed in the R-R Zone by special exception, and was approved per SE-4795. Therefore, this project is in conformance with Section 24-121(a)(5).

4. **Stormwater Management**—An application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or the municipality having approval authority. An approved SWM concept letter and plan (59998-2016-01) were submitted with this application. The SWM concept plan shows the use of two micro bioretention facilities and four submerged gravel wetland facilities to meet the current requirements of environmental site design to the maximum extent practicable. No further information is required regarding SWM with this PPS application.

Staff find that development of the site, in conformance with the SWM concept approval and any subsequent revisions, to ensure that no on-site or downstream flooding occurs, satisfies the requirements of Section 24-130 of the prior Subdivision Regulations.

5. **Parks and Recreation**—In accordance with Section 24-134(a) of the prior Subdivision Regulations, the subject subdivision is exempt from mandatory dedication of parkland requirements because it consists of nonresidential development.
6. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the master plan, and the prior Subdivision Regulations to provide the appropriate transportation recommendations.

Master Plan Conformance

Master Plan Right of Way

The subject property has frontage on MD 193 (A-27) on its east side. According to the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, the portion of MD 193 that fronts the subject property is designated as a 4-lane arterial roadway, with an ultimate right-of-way of 100 feet. The PPS shows right-of-way dedication consistent with an ultimate 150-foot right-of-way, which exceeds the required right-of-way width. The PPS shows excess right-of-way dedication because at the time SE-4795 was approved in 2020, the MPOT and master plan required a 150-foot right-of-way for MD 193, and so dedication consistent with that requirement was shown on the SE. The dedication provided with this PPS should be consistent with the latest master plan. The front property line is already far enough from the street centerline to support a 120-foot-wide right-of-way (as shown on the PPS), and no additional right-of-way dedication should be provided.

The PPS should be revised prior to signature approval, to remove the proposed right-of-way dedication. The approved SE-4795 may also need to be revised to remove the right-of-way dedication, adjust the associated public utility easement (PUE) and required landscape strip along MD 193, and to reflect other site modifications as required with this PPS. Permits may be placed on hold for failure of the approved site plan to reflect the property in accordance with the final plat of subdivision.

Master Plan Pedestrian and Bike Facilities

This development case is subject to the MPOT, which recommends the following facilities:

- **Planned Side Path: MD 193**

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.

Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.

SE-4795 shows an 8-foot-wide sidepath along the site's frontage of MD 193. The SE also shows a sidewalk along the south side of Belvidere Road, and west side of the site access driveway leading to the parking area and building.

While the site is governed by the 1990 master plan, the right-of-way for the site's frontage along MD 193 should include the most recent recommendations of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The 2022 *Bowie-Mitchellville and Vicinity*

Master Plan recommends 10-foot-wide minimum shared-use paths (both directions) along MD 193 (Enterprise Road), as shown in Appendix D page 247. Therefore, staff recommend that a 10-foot-wide shared-use path be provided as a condition of approval, superseding the previous recommendation for an 8-foot-wide sidewalk. There is adequate right-of-way existing along the property frontage to support providing the shared-use path within the existing right-of-way.

Access and Circulation

According to the approved SE and materials submitted with this PPS, the proposed development will close the existing site access driveways on Venison Lane and MD 193, and open a new access driveway on Belvidere Road. Staff find that the site access and circulation are acceptable if the 10-foot-wide sidepath along MD 193 is provided.

Condition 3 of SE-4795 requires improvements that must be made for access and circulation to the site based on its development as a funeral home. Specifically, signage is required to direct patrons of the use to the driveway on Belvidere Road, and widening of the Belvidere Road approach to MD 193 is required to reduce potential congestion adjacent to the site, at MD 193 and Belvidere Road, during events associated with the use such as funerals, wakes, or repasts. One of the required findings for approval of an SE for a funeral home is that the use shall not create undue traffic congestion (Section 27-357(a)(5) of the prior Zoning Ordinance). However, it is noted that these improvements were not required as a matter of meeting transportation adequacy, based on the level of service that must be met for approval of a subdivision under Subtitle 24, and therefore, are not conditioned as part of the associated ADQ-2023-025 or this PPS. The condition will remain applicable so long as SE-4795 is the governing site plan for the development.

Based on the preceding findings, the vehicular, pedestrian, and bicycle transportation facilities will serve the proposed subdivision, meet the findings required of prior Subtitle 24 of the Prince George's County Code, and conform to the master plan and MPOT, subject to the conditions recommended in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the master plan, in accordance with Section 24-121(a)(5). The master plan contains the following goal in the Public Facilities Chapter:

Goal: To provide the needed public infrastructure and services--including schools, libraries, police, fire and rescue, and health facilities and services within the Largo-Lottsford Planning Area in a timely manner and with attention given to the needs of specific user groups.

The proposed development will not impede achievement of the above referenced goal. The analysis completed with ADQ-2023-025 illustrates that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no police, fire and emergency medical service facilities, public schools, parks, or libraries proposed on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades and renovations to existing facilities and construction of new facilities; however, none of its recommendations affect the subject site.

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that “the location of the 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.” The 2018 *Water and Sewer Plan* placed this property in the water and sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid PPS approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems.

8. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at Folio 748.”

The standard requirement for PUEs is 10 feet wide along both sides of all public rights-of-way. The subject site fronts on the public right-of-way of MD 193 and Belvidere Road. The PPS shows PUEs along these public rights-of-way, as required. However, the PUE along MD 193 should be revised to be located along the existing right-of-way, given no additional right-of-way dedication is required. The site also has a short amount of frontage on Venison Lane, where one of the prior site access driveways was located. The submitted PPS does not show a PUE here, however, one should be provided.

9. **Historic**—The master plan contains goals and policies related to historic preservation (pages 113–118). However, these are not specific to the subject site or applicable to the proposed development.

The applicant previously submitted a Maryland Inventory of Historic Properties form documenting Triangular Farm (Stephen E. Brady Farm; Triangle Seven Farm [PG:73-035]). No additional information is needed. The subject property does not contain and is not adjacent to any designated Prince George’s County historic sites or resources.

10. **Environmental**—The subject PPS was received on May 31, 2023. Environmental comments were provided at the SDRC meeting on June 9, 2023.

The following applications and associated plans for the subject site, which are applicable to this case, were previously reviewed:

Review Case Number	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
SE-4795	N/A	District Council	Approved	10/26/2020	Z.O. 4-2020
N/A	NRI-063-2022 (EL)	Staff	Approved	4/6/2022	N/A
N/A	NRI-063-2022 -01	Staff	Approved	7/26/2022	N/A
N/A	S-066-2022	Staff	Approved	4/6/2022	N/A
4-22015	N/A	Planning Board	Pending	Pending	Pending

Grandfathering

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 of the County Code because the application is for a new PPS.

Site Description

A review of available information indicates that no regulated environmental features (REF) are present on-site. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program, and as provided on PGAtlas.com, there are no rare, threatened, or endangered species found to occur on or near this property. The site has frontage on MD 193, which is identified as a master plan arterial roadway. MD 193 is a designated historic road. The site is located within Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map, as designated by Plan 2035. According to the 2017 *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan), this property is not within the designated network.

Environmental Conformance with Applicable Plans

Master Plan

The master plan does not indicate any significant environmental issues applicable to this property. Staff find that the proposed project is in conformance with the environmental regulations of the master plan.

Conformance with the Green Infrastructure Plan

This property is not within the designated network of the Green Infrastructure Plan.

Environmental Review

Natural Resources Inventory

The site has an approved Natural Resources Inventory Plan (NRI-063-2022-01) which correctly shows the existing conditions of the property. No woodlands were identified on-site; however, seven specimen trees were located on-site. This site is not associated with any REFs such as streams, wetlands, 100-year floodplain, or associated buffers. The site is not within a primary management area (PMA).

Woodland Conservation

The site is exempt from the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains less than 10,000 square feet of woodland and has no previous tree conservation plan approvals. A Standard Letter of Exemption (S-066-2022) from the WCO was issued for this site, which expires on April 6, 2024. No additional information is required regarding woodland conservation.

Specimen, Champion, or Historic Trees

Approved NRI-063-2022-01 indicates that seven specimen trees were identified on the subject property. It is anticipated that at least five of the trees, located near the center of the site, will need to be removed. A variance is not required for the removal of specimen trees because the site is exempt from the WCO. No further information is required with this application.

Preservation of Regulated Environmental Features/Primary Management Area

The proposed application does not contain any on-site REFs or PMA.

Soils

The predominant soils found to occur, according to the United States Department of Agriculture Natural Resource Conservation Service Web Soil Survey, include Collington-Wist-complex (5–15 percent slopes), and Collington-Wist-Urban complex (0–15 percent slopes). No unsafe soils containing Marlboro clay or Christiana clay were identified on or within the immediate vicinity of this property.

Erosion and Sediment Control

The County requires the approval of an erosion and sediment control plan. Erosion and sediment control plans are reviewed for conformance with the 2011 *Maryland Standards and Specifications for Soil Erosion and Sediment Control*.

Based on the foregoing findings, staff find that the PPS conforms to the relevant environmental policies of the master plan, and the relevant environmental requirements of prior Subtitle 24 and Subtitle 25.

11. **Urban Design**—The site is subject to approved SE-4795. Conformance with the applicable design requirements of the prior Zoning Ordinance, the 2010 *Prince George's County Landscape Manual*, and the Prince George's County Tree Canopy Coverage Ordinance were evaluated with the SE. There are no outstanding urban design concerns; however, the SE will need to reflect the property and site features required, in accordance with this PPS.
12. **Enterprise Road Corridor Development Review Commission (ERCDRC)**—Staff attempted to reach ERCDRC for comments on this application, but were unable to establish contact. ERCDRC is believed to be defunct. ERCDRC previously provided comments on SE-4795.
13. **Community Feedback**—At the time of the writing of this technical staff report, the Prince George's County Planning Department did not receive any written correspondence from the community for this subject application.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Provide a 10-foot-wide public utility easement (PUE) along the site's frontage on Venison Lane and revise the PUE along MD 193 (Enterprise Road), to abut the existing right-of-way.
 - b. Show a 5-foot-wide sidewalk along the site's frontage on Belvidere Road, consistent with Special Exception SE-4795.

- c. Show a 10-foot-wide sidepath along the site's entire frontage on MD 193 (Enterprise Road).
 - d. Remove the proposed right-of-way dedication along MD 193 (Enterprise Road) and labeling for the 150-foot ultimate right-of-way, and provide a dimension from the centerline of MD 193 to the existing property line.
 - e. Edit the owner/applicant information to show Eric D. Strickland as the owner/applicant, instead of Strickland Funeral Home as the owner/applicant, with Eric D. Strickland as the contact.
 - f. Revise General Note 1 to show the book/page of the most recent deed for the property (Book 45742 page 326).
 - g. Revise General Note 2 to list Tax Map 53 Grids E2 and E3.
 - h. On the plan drawing, correct the label for existing Parcel 57 so it shows square feet and acreage consistent with the gross site area given in General Note 6.
 - i. Edit General Note 11 to include a note stating that the PPS was evaluated according to the standards of the prior Prince George's County Zoning Ordinance and prior Prince George's County Subdivision Regulations.
 - j. Correct General Note 19 to indicate that the approved Stormwater Management Concept Plan is 59998-2016-01.
 - k. Add a note to the plan drawing stating that the existing driveway and culvert on the MD 193 (Enterprise Road) frontage are to be removed.
- 2. Development of this site shall be in conformance with Stormwater Management Concept Plan 59998-2016-01, and any subsequent revisions.
 - 3. Prior to approval, the final plat of subdivision shall include the granting of public utility easements along the public rights-of-way.
 - 4. In conformance with the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan*, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following master plan facilities. The applicant shall depict the facilities on the site plan for the development, prior to the approval of building permits:
 - a. A 10-foot-wide sidepath along the subject site's entire frontage of MD 193 (Enterprise Road), unless modified by the operating agency with written correspondence.
 - b. A standard sidewalk along the subject site's entire frontage of Belvidere Road, unless modified by the operating agency with written correspondence.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-22015