



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

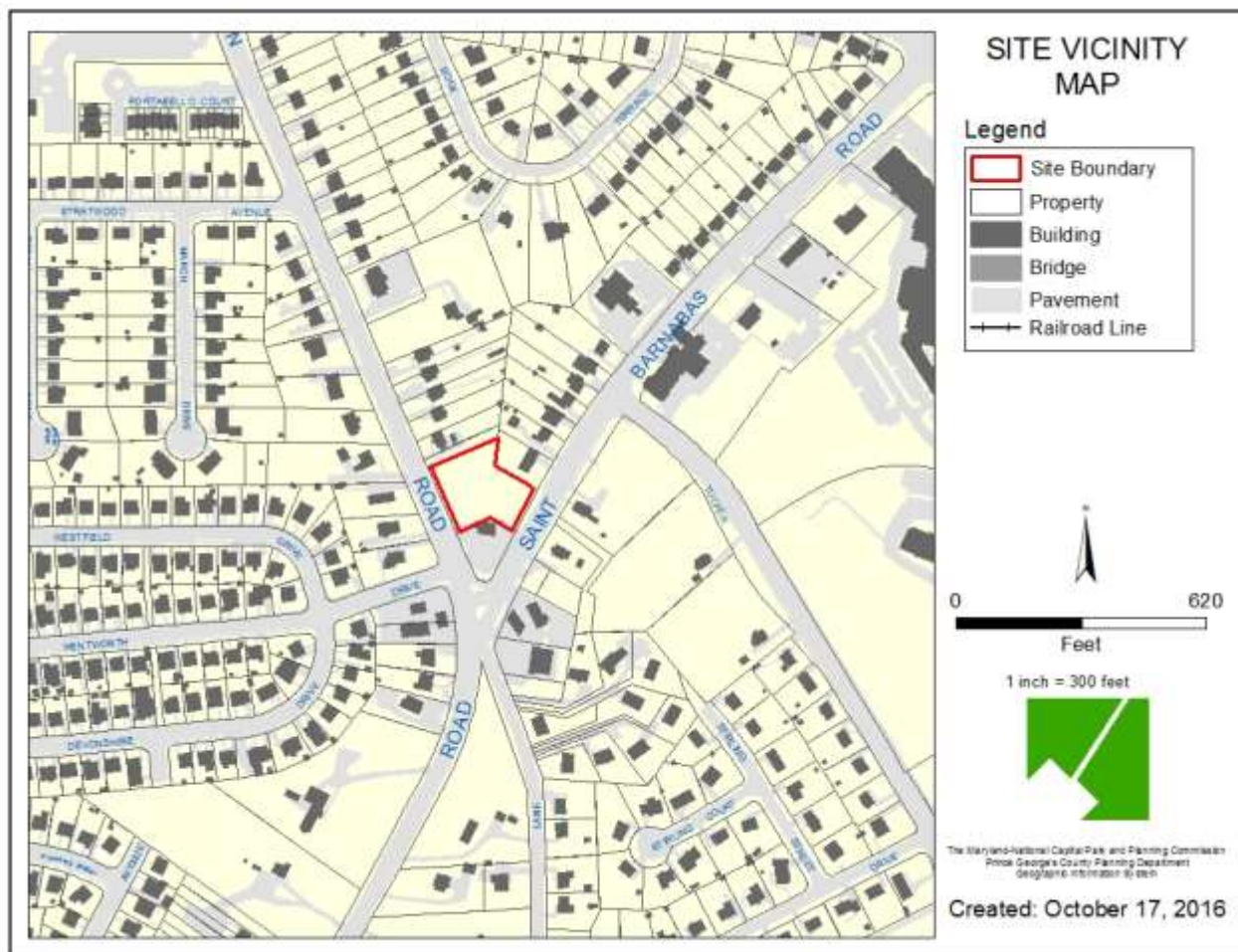
Final Plat

5-16074

| Application | General Data | |
|---|------------------------------|----------|
| Project Name & Record Plat Affected: Livingston Oaks (WWW 68-29) Location: North of the intersection of Livingston Road and Saint Barnabas Road (MD 414). Applicant/Address: NSR Petro Services, LLC 7303 Hanover Parkway, Suite A Greenbelt, MD 20770 Property Owner: NSR Petro Services, LLC 7303 Hanover Parkway, Suite A Greenbelt, MD 20770 | Planning Board Hearing Date: | 10/27/16 |
| | Memorandum Date: | 10/17/16 |
| | Date Accepted: | 09/06/16 |
| | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 0.83 |
| | Zone: | C-S-C |
| | Tax Map Grid: | 105 C-1 |
| | Dwelling Units: | N/A |
| | Square Footage: | 36,374 |
| | Planning Area: | 76B |
| | Council District: | 08 |
| | Election District: | 12 |
| | Municipality: | None |
| | 200-Scale Base Map: | 209SE02 |

| Purpose of Application | Notice Dates | |
|--|---------------------------|-----|
| Final plat in accordance with Section 24-111(c). | Abutting Property Owners: | N/A |
| | Sign(s) Posted on Site: | N/A |

| | | | |
|-----------------------------|-------------------------|--|------------|
| Staff Recommendation | | Staff Reviewer: Cheryl Bressler Phone Number: 301-952-3504 E-mail: Cheryl.Bressler@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITION | DISAPPROVAL | DISCUSSION |
| | X | | |



October 17, 2016

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Supervisor, Subdivision Section, Development Review Division

FROM: Cheryl Bressler, Senior Planner, Subdivision Section, Development Review Division

SUBJECT: Final Plat 5-16074
Livingston Oaks

The subject property is currently known as Parcel A, Block A, recorded in 1968 in Plat Book WWW 68-29. The property is located on Tax Map 105 in Grid C-1, is zoned Commercial Shopping Center (C-S-C), and is 36,374 square feet. The parcel is currently undeveloped and is located north of the intersection of Livingston Road and St. Barnabas Road (MD 414). The subject application is a final plat for resubdivision of the property, as required by Section 24-111(c) of the Subdivision Regulations, in this case for the development of more than 5,000 square feet of gross floor area.

Section 24-111(c) requires a final plat of subdivision approved prior to October 27, 1970 to be resubdivided prior to issuance of a building permit, unless meeting one of the exemption criteria outlined in Section 24-111(c)(1)–(4). The subject parcel does not meet any of the exemptions and, therefore, is required to be resubdivided. Further, Section 24-111(c) provides that a final plat submitted for resubdivision without modifications shall be approved by the Prince George's County Planning Board if it is found that adequate public facilities exist or are programmed for the area within which the subdivision is located, as defined in Divisions 3 and 4 of Subtitle 24.

The applicant has submitted this final plat application in accordance with the requirements of Section 24-111(c) with a concept plan, which proposes to construct a Dollar General retail store of 7,545 square feet. The submitted concept plan is for the sole purpose of determining adequacy and is not an approved plan. The site has frontage on Livingston Road and St. Barnabas Road, both master plan collector roads. Adequate public facilities were found to exist based on the findings and condition as noted in PGCPB Resolution No. 16-121, which is a companion item to be heard after this case.