



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

DETAILED SITE PLAN

DSP-05027

Application	General Data
Project Name: Buckner Subdivision Location: Northwest quadrant of the intersection of Buena Vista Avenue and Elm Street, approximately 500 feet east of its intersection with Galvenston Road Applicant/Address: Victor Graves 14333 Laurel-Bowie Road, Suite 104 Laurel, MD 20708	Date Accepted: 11/23/2005
	Planning Board Action Limit: waived
	Plan Acreage: 3.65
	Zone: R-80
	Dwelling Units: 4
	Gross Floor Area: NA
	Planning Area: 70
	Tier: Developing
	Council District: 3
	Municipality: N/A
	200-Scale Base Map: 207NE09

Purpose of Application	Notice Dates
Four single-family detached lots	Previous Parties of Record 9/11/07
	Sign(s) Posted on Site N/A

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

September 10, 2007

MEMORANDUM

TO: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Henry Zhang, Urban Design Section, Development Review Division
SUBJECT: Limited Detailed Site Plan DSP-05027, Buckner Subdivision, Lots 1-4

The Planning Board approved Preliminary Plan of Subdivision 4-04029 for Buckner Subdivision on May 20, 2004, with 11 conditions. Condition 11 requires a limited detailed site plan approval prior to the final plat as follows:

- 11. Prior to recordation of the final plat, the applicant shall obtain approval of a Detailed Site Plan by the Planning Board or its designee. The DSP shall address house siting, minimizing impacts on the PMA, architecture, and the location of lot lines.**

The applicant submitted a limited detailed site plan application for four lots pursuant to the above condition. The subject DSP application was accepted on November 23, 2005, for review by the Urban Design Section as the designee of the Planning Board. The Urban Design Section sent out referral requests to nine internal sections of The Maryland-National Capital Park and Planning Commission and county agencies. The proposed impact on the Patuxent River Primary Management Area (PMA) has been identified by the Environmental Planning Section as the major issue related to the subject DSP.

The Urban Design Section has coordinated two meetings on the subject DSP that involved the applicant's attorney and the reviewer from the Environmental Planning Section. The Environmental Planning Section requested additional information in order to evaluate the proposed impacts on the PMA. The applicant responded. Unfortunately, Preliminary Plan of Subdivision 4-04029 expired on July 8, 2007, after the applicant exhausted all possible extensions of the validity period for this subdivision. According to the memorandum from the Environmental Planning Section (Shirley to Zhang, September 6, 2007), the current revised plan does not show the correct PMA impacts and impacts shown are still severe. The Environmental Planning Section cannot make a recommendation to approve the four lots included in this DSP application because the additional required information has not been submitted.

The Environmental Planning Section has been advocating the elimination of one lot and its associated grading to limit the adverse impacts of this development. In fact, the Planning Board approved the preliminary plan of subdivision with Condition 11 to allow the applicant another opportunity to minimize the impacts on the PMA. According to the Planning Board minutes for Preliminary Plan of

Subdivision 4-04029, the then-Chairman Hewlett made a statement regarding the possibility of a one-lot reduction as follows:

Chairman Hewlett summarized that the lot meets the legal criteria in terms of the size and width. However, there is a difference of opinion as to whether this (PMA impact delineation) is realistic or not. She indicated that she would not be adverse to a detailed site plan to allow the applicant to demonstrate whether the design works, and if it does not work, this would result in the lost [sic] of one lot.

If a recommendation were made based on the current information regarding the site layout of the subject DSP, the Urban Design Section agrees with the analysis of the Environmental Planning Section that the proposed site design would not meet the environmental criteria and one lot would be removed in order to minimize the impacts on the PMA. The applicant does not agree with a one-lot reduction (see letter dated August 31, 2007).

RECOMMENDATION

The Urban Design Section has determined that the issues involved in this DSP are no longer within the scope normally associated with a case to be reviewed by the Planning Board's designee; therefore, the Urban Design Section recommends that the Planning Board make the final decision.