

subdivision regarding the minimum center line radius for the rights-of-way and, indicate that only substantive changes to the road configuration (shown in Attachment A) be brought before the District Council. The first amendment recognizes that the minimum center line radius requirement can be met without amending the preliminary plan of subdivision. These amendments were accepted by the Committee, requiring a Draft 3.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

Location: This property is located in the 9th Councilmanic District south of I-295/95, west of Oxon Hill Road, adjacent to Mal-Mara Drive, Balmoral Drive, Panorama Court, Clay Drive and Beau Rivage Boulevard, Oxon Hill.

This resolution approves access by private rights-of-way to 105 single-family detached dwellings to be developed on Parcel 9, on Page 104, Grid D-3 of the current Tax Map, and Parcel 38, on Page 104, Grid E-4 of the current Tax Map (zoned M-X-T and R-M). This resolution is necessary since Section 24-128(b)(7)(D) of the Prince George's County Code requires the Council to determine the adequacy of any private right-of-way serving single-family detached dwellings located in the R-M and M-X-T Zones prior to the Planning Board's approval of the preliminary plan of subdivision. However, this resolution does not serve as **prima facie** evidence of the adequacy of the road to serve the lots in the development, nor does it relieve the Planning Board of its obligation to find that the private rights-of-way meet the seven requirements set forth in Section 24-128(b)(7)(D) of the Prince George's County Code.