

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-01021
Croom Station

OVERVIEW

The subject property consists of approximately 146 acres of land in the R-A Zone. The applicant proposed to divide the property into 31 lots and 3 parcels for development with a single-family detached subdivision.

SETTING

The property is located on the southeast side of Old Crain Highway and north of US 301.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. Adequate Public Notice - Section 2-d. of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post sign(s) on the property for a minimum of 15 days for the purpose of public notice.

The subject application was submitted on March 6, 2001, and the Subdivision Review Committee meeting was held on March 30, 2001. At that time, the case was scheduled for public hearing on May 10, 2001. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed. A 70-day waiver was subsequently granted and the case was rescheduled for July 12, 2001.

The deadline for action on this case is July 23, 2001. To satisfy the 15 day posting requirement for the July 12, 2001, hearing, the applicant needed to post public notice signs on the property no later than June 27, 2001. The subject property was never posted for public notice.

2. Outstanding Issues - There are only a few issues which remain unresolved. With a few minor revisions to the tree conservation plan, staff was prepared to support the application with conditions. Once informed that there would be a mandatory four year wait on issuance of building permits for inadequate public schools, the applicant ceased communication with staff. The applicant was informed on several occasions that a withdraw letter was needed, but none was ever submitted. Therefore, staff must recommend denial of the application.

RECOMMENDATION

DISAPPROVAL, based on lack of public notice and unresolved issues.