



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

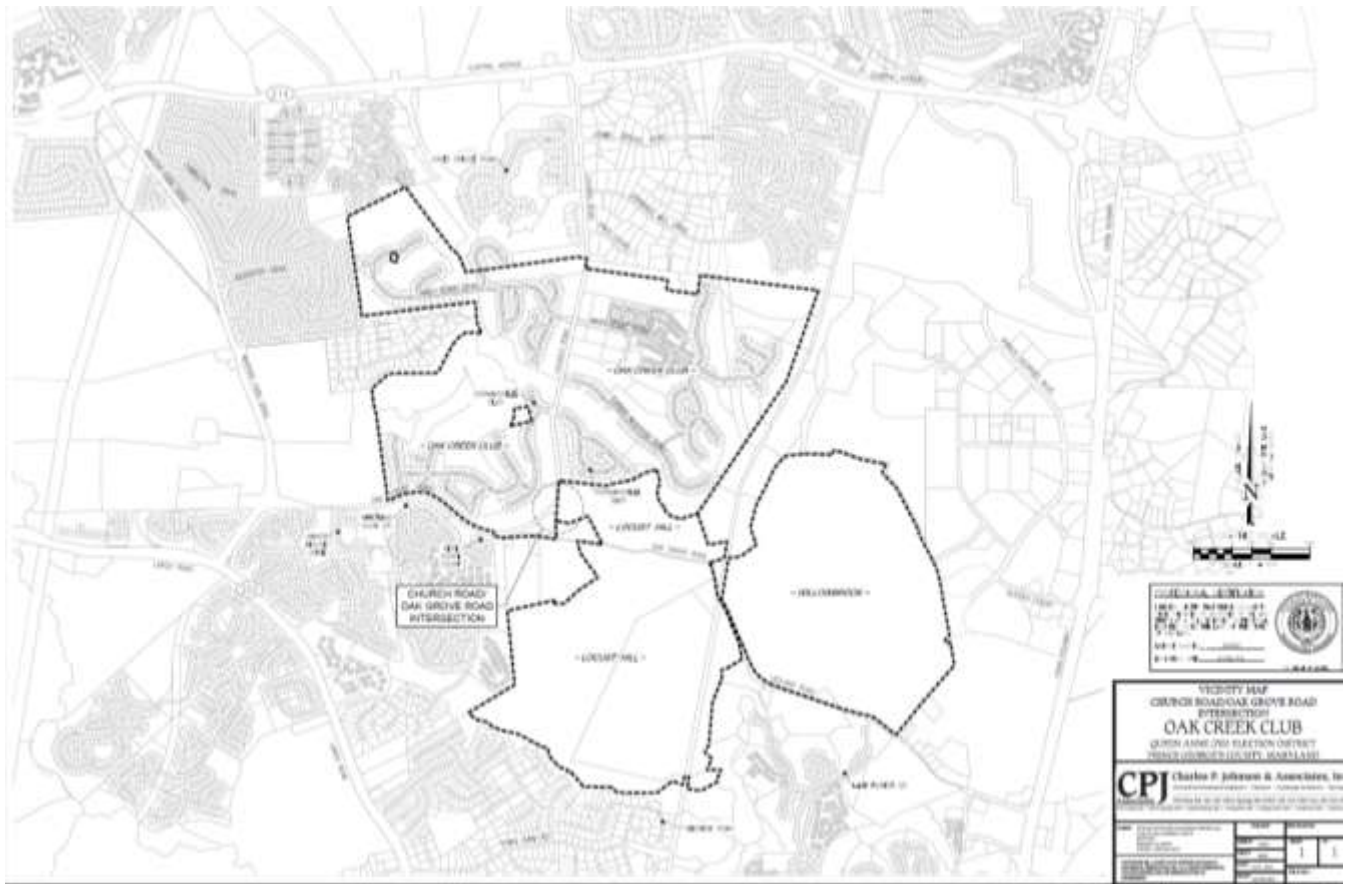
Preliminary Plan of Subdivision 4-01032

Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Oak Creek Club Location: Located on both sides of Church Road, between Oak Grove Road and MD 214 (Central Avenue). Applicant/Address: NVR MS Cavalier Oak Creek, LLC 11700 Plaza America Drive Reston, VA 20190 Property Owner: NVR MS Cavalier Oak Creek, LLC 11700 Plaza America Drive Reston, VA 20190	Planning Board Hearing Date:	11/09/17
	Memorandum Date:	10/31/17
	Date Received:	10/12/17
	Planning Board Action Limit:	11/11/17
	Plan Acreage:	923
	Zone:	L-A-C, R-A, R-L
	Gross Floor Area:	0
	Lots/Dwelling Units:	1148
	Parcels:	36
	Planning Area:	74A
	Council District:	06
	Election District:	07
	Municipality:	N/A
	200-Scale Base Map	201NE12

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request – Discussion	Previous Parties of Record (Applicant)	10/05/17
	Parties of Record (M-NCPPC)	10/30/17

Staff Recommendation		Staff Reviewer: Whitney Chellis Phone Number: 301-952-4325 E-mail: Whitney.Chellis@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



October 31, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Acting Division Chief, Development Review Division

SUBJECT: Waiver and Request for Reconsideration
Oak Creek Club, Willowbrook, and Locust Hill

By letter received October 10, 2017 and dated October 5, 2017, Norman D. Rivera, Esq., representing NVR MS Cavalier Oak Creek Owner, LLC and Toll Brothers WBLH, LLC, requests a waiver of the Prince George's County Planning Board's Rules of Procedure and a Reconsideration for three subdivisions, which encompass seven applications.

The request in all seven cases is specific to a single intersection improvement required for adequate transportation facilities. The findings and conditions for reconsideration relate to the applicant's responsibility to construct a roundabout at the intersection of Oak Grove Road and Church Road. The applicants are requesting a reconsideration to convert the roundabout to a four-way signal-controlled intersection, with the concurrence of the Prince George's County Department of Public Works and Transportation (DPW&T), while maintaining adequate transportation facilities.

In order to convert the intersection as proposed, the findings and conditions of the cases indicated below must be modified. Three of the cases are preliminary plans of subdivision (PPS), and four of the cases are specific design plans (SDPs) for one of those PPS applications (Oak Creek Club). In all but two of the cases, the final decision was made by the Planning Board. Therefore, on the two cases where the Prince George's County District Council made the final decision, the Planning Board will be making a recommendation on the reconsiderations to the District Council.

If the Planning Board grants the waiver and request for reconsideration, the applicant will provide additional information intended to demonstrate that the modified intersection will operate at acceptable levels of service pursuant to the Planning Board's "Transportation Review Guidelines, Part 1." After staff analysis, the hearing on the merits of the reconsideration request will be placed on the Planning Board's agenda for a public hearing.

The following table is the list of applications, the Planning Board resolution number with the adoption date, and the associated Planning Board finding and condition number which the applicant is requesting be reconsidered:

Application Name	Application Number	Planning Board Resolution Number and Adoption Date	District Council Order	PB Finding Number	PB Condition Number
Oak Creek Club (OCC)	PPS 4-01032	01-178(C) 12/20/2001	N/A	7	42
Phase 3	SDP-0417	05-119 6/20/2005	Affirmed 7/25/2005	10, 13	N/A
Phase 4	SDP-0610	07-194 11/1/2007	N/A	13.d.	2.c., 8
Phase 4 Land Bays D, E, N	SDP-0610-01	15-04 2/5/2015	Approved 4/28/2015	9, 10, 17	1.e., 3
Phase 5	SDP-1501	15-141 1/2/2016	N/A	9, 14	N/A
Willowbrook	4-06066	07-43 3/15/2007	N/A	9	29, 31
Locust Hill	4-06075	07-28 3/15/2007	N/A	9	5, 29

RECOMMENDATION

Discussion.