



Note: Staff reports can be accessed at <http://mncppc.igmp2/Citizens/Default.aspx>.

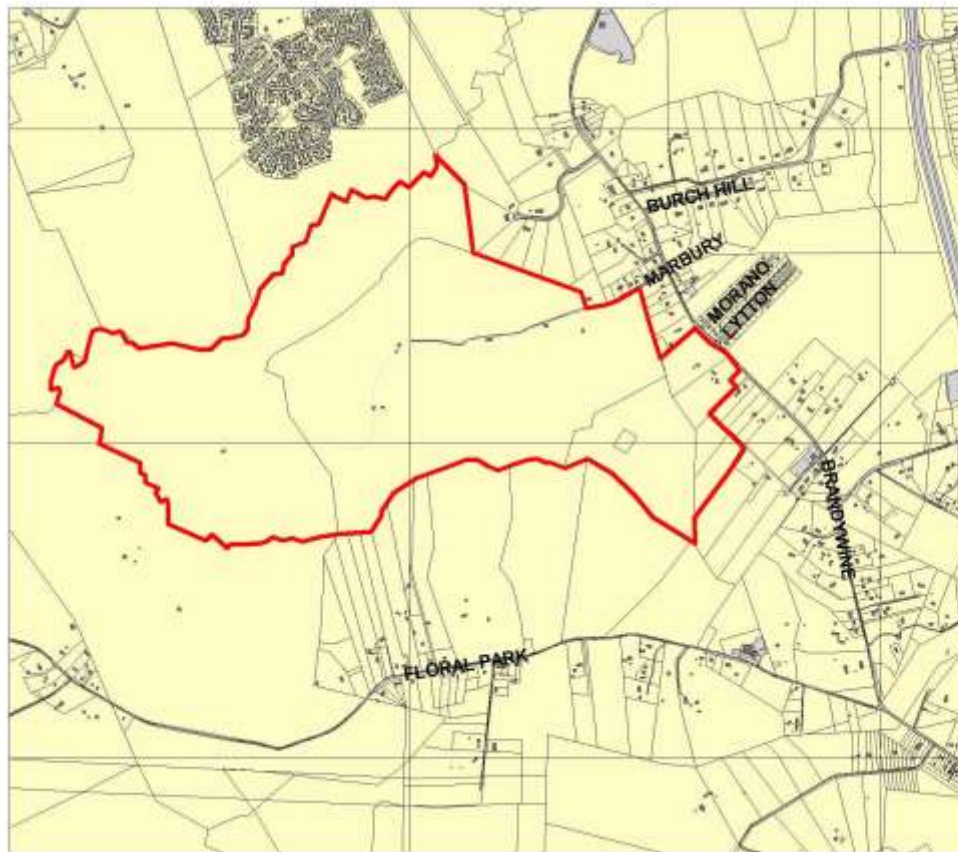
Preliminary Plan of Subdivision 4-02126

Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Saddle Creek Cluster Location: In the northwest quadrant of MD 381 (Brandywine Road) and Floral Road. Applicant/Address: Savannah Investors 4, Inc., et al. c/o Mid-Atlantic Builders 11611 Old Georgetown Road, Second Floor Rockville, MD 20852 Property Owner: Same as applicant	Planning Board Hearing Date:	06/07/18
	Memorandum Date:	05/31/18
	Date Received:	05/11/18
	Planning Board Action Limit:	06/10/18
	Plan Acreage:	518.16
	Zone:	R-R
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	389
	Parcels:	15
	Planning Area:	85A
	Council District:	09
	Election District:	11
	Municipality:	N/A
	200-Scale Base Map	216SE05

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	05/10/18
	Parties of Record (M-NCPPC)	05/24/18



Staff Recommendation		Staff Reviewer: Joseph Onyebuchi Phone Number: 301-952-3665 E-mail: Joseph.Onyebuchi@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X




**SITE
VICINITY MAP
4-02126**

May 01, 2003

LEGEND

- Property Lines
 Center Line
 Railroad
 Buildings

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- Bridges
- Roads
- Index



SCALE 1:16000



May 31, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Joseph Onyebuchi, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-02126
Waiver of the Rules of Procedure and Reconsideration Request
Saddle Creek Cluster

By letter dated May 24, 2018, Thomas Haller, representing Savannah Investors 4 Inc. et al., requests a waiver of the Planning Board Rules of Procedure (Section 10(a)), which requires that a reconsideration request be submitted no less than 14 calendar days after the date of notice of final decision. In this case, the resolution of approval (PGCPB Resolution No. 03-100) was adopted by the Planning Board on July 7, 2003 and mailed out on July 16, 2003. If the waiver is granted, the applicant requests a reconsideration of Conditions 23 and 24 of the preliminary plan of subdivision approval, in furtherance of substantial public interest due to mistake, inadvertence, or other good cause pertaining to the following trail improvements:

- 23. The applicant, his heirs, successors and/or assigns shall construct the master plan trail on Parcel A from the end of Old Marbury Road as delineated on the preliminary plan. This trail shall be a minimum of eight feet wide and made of asphalt for its entire length.**
- 24. The location and surface type of all trails shall be indicated on the detailed site plan. The equestrian trail shown along the southern edge of the subject property is acceptable.**

As set forth in the applicant's request, the applicant proposes to remove two separate trail segments from the PPS. The first trail segment is eight feet wide and runs along the main spine road of the subdivision (Savannah Drive). The second trail segment extends along the southern boundary of the subdivision and is a 25-foot-wide public use easement with a 10-foot-wide equestrian easement.

If the Planning Board grants the applicant's request for a waiver and reconsideration, staff will provide analysis on the merits of the request at a later Planning Board hearing.