



*Note: Staff reports can be accessed at <http://mncppc.ig2/Citizens/Default.aspx>.*

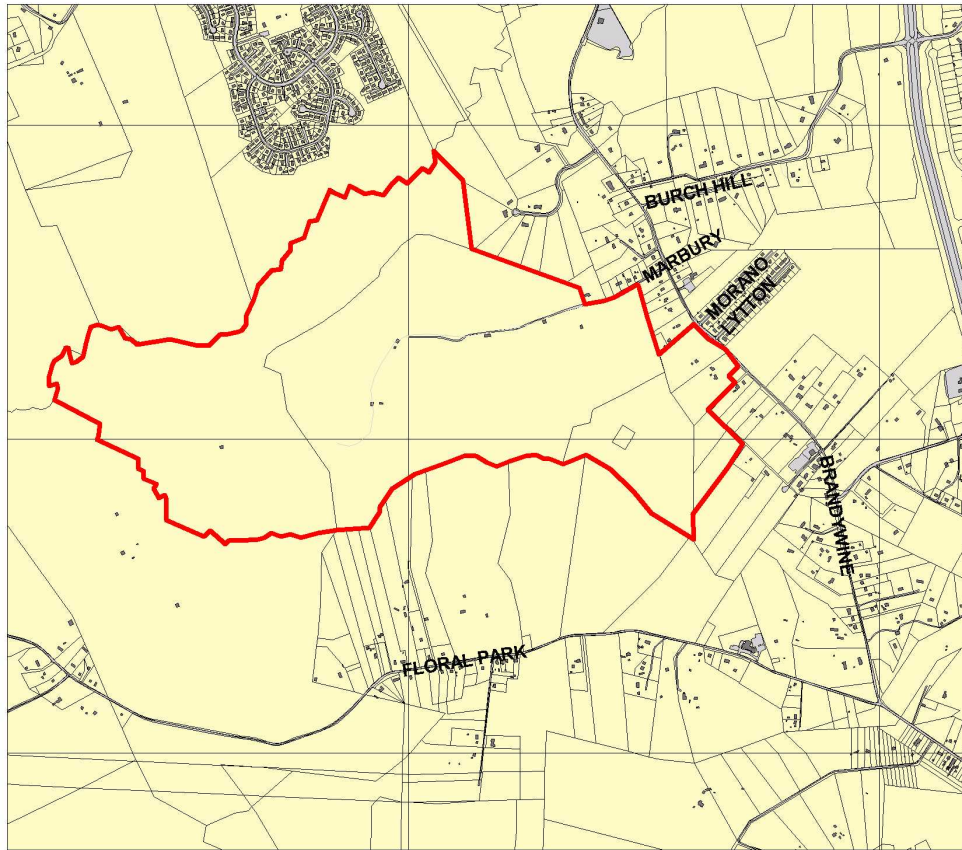
## Reconsideration Hearing Preliminary Plan of Subdivision

**4-02126**

Application	General Data	
<b>Project Name:</b> Saddle Creek Cluster  <b>Location:</b> In the northwest quadrant of MD 381 (Brandywine Road) and Floral Park Road.  <b>Applicant/Address:</b> Savannah Investors 4, Inc., et al. c/o Mid-Atlantic Builders 11611 Old Georgetown Road, Second Floor Rockville, MD 20852  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	05/30/19
	Memorandum Date:	05/09/19
	Date Received:	05/11/18
	Planning Board Action Limit:	N/A
	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	
Reconsideration Hearing	Previous Parties of Record (Applicant)	05/10/18
	Parties of Record (M-NCPPC)	05/24/18 05/17/19

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Joseph Onyebuchi <b>Phone Number:</b> 301-952-3665 <b>Email:</b> Joseph.Onyebuchi@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		





# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

May 9, 2019

## MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, 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, Saddle Creek Cluster  
Reconsideration Hearing

By letter dated May 10, 2018, Thomas Haller, representing Savannah Investors 4 Inc. et al., requested a waiver of the Planning Board Rules of Procedure (Section 10(a)), and a reconsideration of Preliminary Plan of Subdivision 4-02126, which was approved by the Planning Board on May 15, 2003. The resolution (PGCPB No. 03-100) was adopted on July 10, 2003.

On June 7, 2018, the Planning Board granted the waiver of the Planning Board Rules of Procedure and the request for reconsideration of Conditions 23 and 24 of the preliminary plan of subdivision (PPS) approval based on a mistake.

The applicant requests deletion of two conditions of approval that require the applicant to construct two trail segments, as set forth in Conditions 23 and 24, as follows:

- 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.**

Applicant's Exhibit 1, which was accepted by the Planning Board as an appendix to the reconsideration request on June 7, 2018 at the public hearing, depicts the two trail segments. The first trail segment (Condition 23) was required with the PPS in 2002 because it was reflected on the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A, and 85B*. Subsequent to approval of the PPS, and for reasons explained in the Transportation Planning Section memorandum dated May 8, 2019 (Shaffer to Onyebuchi), that trail section was removed from the 2009 *Approved Countywide Master Plan of Transportation* and the 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* and is no longer appropriate. The second trail segment, Condition 24, was conditioned in support of the applicant's original concept for a planned equestrian-themed development. The applicant subsequently changed its proposed concept from an equestrian themed development to a cluster subdivision. As such, the equestrian trails are not required to meet any regulatory requirement. The equestrian trail is primarily located on the south side of the extension of A-65, along the southern boundary of the site.

As a part of the analysis of this request, staff identified a third condition (Condition 26) which, with the removal of Conditions 23 and 24, is no longer necessary. Retaining it could cause confusion in future stages of development. Specifically, Condition 26 is as follows:

- 26. All trails not on land dedicated to M-NCPPC, the HOA, or within a public right-of-way shall be within a public use easement that shall be clearly marked and labeled on the detailed site plan.**

If the two trail conditions are removed, this condition will no longer be necessary.

If approved, staff will prepare an amended resolution for adoption by the Planning Board.

## RECOMMENDATION

**APPROVAL** of a reconsideration of Preliminary Plan of Subdivision 4-02126 (PGCPB Resolution No. 03-100) to **delete Conditions 23, 24, and 26, and amend Finding 9**, as set forth in the Transportation Planning Section memorandum dated May 8, 2019 (Shaffer to Onyebuchi).