



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan

4-03027

Application	General Data
Project Name: THE PRESERVE AT PISCATAWAY Location: South of the intersection of Floral Park Road and Piscataway Road. Applicant/Address: Greenvest, L.C. 8614 Westwood Center Drive, Suite #900 Vienna, VA 22182	Date Accepted: 04/10/03
	Planning Board Action Limit: 06/18/03
	Plan Acreage: 802.1
	Zone: R-L & L-A-C
	Lots/Dwelling units: 794/836
	Parcels: 22
	Planning Area: 84
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 218SE02&03

Purpose of Application	Notice Dates
Applicant requests a waiver of the application fee for Preliminary Plan 4-03027.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 05/14/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation			Staff Reviewer: Whitney Chellis
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X

May 21, 2003

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis, Senior Planner
Subdivision Section

SUBJECT: Applicant's Request for a Fee Waiver for Preliminary Plan 4-03027

On April 4, 2003, the applicant filed Preliminary Plan 4-03027 for 836 lots and 22 parcels. The filing fee for this application was \$24,925. This preliminary plan application was a resubmission of Preliminary Plan 4-02107, which was withdrawn by the applicant on April 3, 2002. By the same letter, the applicant requested a fee waiver for a new preliminary plan to be submitted to replace the withdrawn application.

The previous application was at the end of the Planning Board's 140-day mandatory action time frame with outstanding environmental and transportation issues. The environmental issues specifically related to 33 lots. To afford the staff and the applicant additional review time, the applicant withdrew the application and resubmitted the identical preliminary plan (4-03027) on April 25, 2003.

Because of the identical nature of the two preliminary plan applications, a significant amount of staff review had been completed. However, further environmental and transportation issues were outstanding and additional staff time was necessary to bring the application to the Planning Board.

Staff would support a partial fee waiver, based on the base application fee of \$2,000.00 and \$25.00 per lot, at 33 lots, that were the subject of the environmental issues. Staff would support a waiver of \$22,100; therefore, the application fee for this preliminary plan would be \$2,825.