



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Preliminary Plan of Subdivision 4-03071

Waiver of the Rules of Procedure and Reconsideration Request

Forest Hills

REQUEST	STAFF RECOMMENDATION
Waiver of the Rules of Procedure Reconsideration Request	DISCUSSION

Location: On the east and west sides of Largo Road, approximately 200 feet south of Kent Drive.

Gross Acreage: 167.70

Zone: R-L

Gross Floor Area: N/A

Lots/Dwelling Units: 116/116

Parcels: 9

Planning Area: 79

Council District: 06

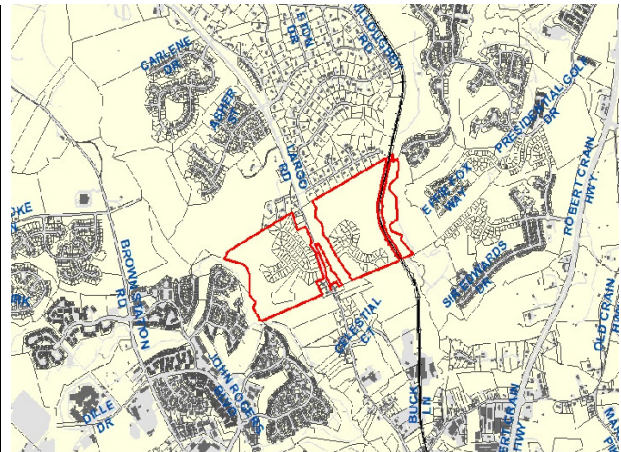
Election District: 03

Municipality: N/A

200-Scale Base Map: 206SE13

Applicant/Address:
Quad Construction Corporation
6525 Belcrest Road, Suite 300
Hyattsville, MD 20782

Staff Reviewer: Sam Braden IV
Phone Number: 301-952-3411
Email: Sam.BradenIV@ppd.mncppc.org



Planning Board Date: 07/30/2020

Planning Board Action Limit: 07/31/2020

Memorandum Date: 07/20/2020

Date Received: 07/01/2020

Previous Parties of Record:
(Applicant) N/A

Parties of Record:
(M-NCPPC) 07/14/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

July 20, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Sam Braden IV, Senior Planner, Subdivision and Zoning Section *SB*
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-03071
Waiver of the Rules of Procedure and Reconsideration Request
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By letter dated July 1, 2020, Arthur J. Horne Jr., representing Quad Construction Corporation, requested a waiver of the Prince George's County Planning Board's 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 the final decision. In this case, the resolution of approval (PGCPB Resolution No. 04-06) was adopted by the Planning Board on February 12, 2004. If the waiver is granted, the applicant requests a reconsideration of Conditions 10 and 11 and Finding 7 of the Preliminary Plan of Subdivision, regarding trail construction along the Western Branch in the western portion of the site.

Per Section 10(e) of the Rules of Procedure, reconsideration may only be granted if, in furtherance of substantial public interest, the Board finds that an error in reaching the original decision was caused by fraud, surprise, mistake, inadvertence, or other good cause.

Conditions 10 and 11 read, as follows:

- 10. Prior to submission of the Specific Design Plan, the applicant shall confer with the Department of Parks and Recreation concerning the exact alignments of the master plan trails along the Western Branch and of connecting trails from the development area of Forest Hill to the trail along the Western Branch. The**

Specific Design Plan shall upon submission reflect the alignment agreed to by DPR.

- 11. The location of the trail shall be staked in the field and approved by DPR prior to construction.**

As set forth in the applicant's request, trail construction along the Western Branch has not occurred and a trail on this site would not provide connection to any other trail system. The applicant is requesting this reconsideration of the decision on the basis of "inadvertence or other good cause." The applicant is proposing that a fee-in-lieu of trail construction be applied.

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