



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

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

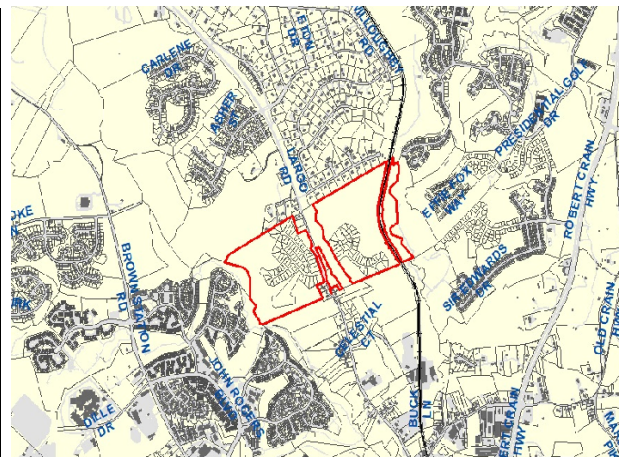
Election District: 03

Municipality: N/A

200-Scale Base Map: 206SE13

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

Staff Reviewer: Thomas Sievers
Phone Number: 301-952-3994
Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Date: 02/13/2020

Planning Board Action Limit: 02/14/2020

Memorandum Date: 01/21/2020

Date Received: 01/15/2020

Previous Parties of Record:
(Applicant) 01/13/2020

Previous Parties of Record:
(M-NCPPC) 01/24/2020



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

January 21, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Thomas Sievers, Senior Planner, Subdivision and Zoning Section
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 January 13, 2020 and received on January 15, 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 to (i) correct the ultimate project density, (ii) to adjust the timing and methodology of the construction of the recreational facilities, and (iii) to address the Prince George's County Department of Parks and Recreation needs to connect its master trail system on the eastern portion of the property rather than the western side.

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. The applicant is requesting this reconsideration in furtherance of substantial public interest based on good cause.

Although the applicant's request does not set forth the specific modifications proposed, they provided that they have been unable to proceed with developing the property, as approved, due to unsuitable conditions (Marlboro Clay) on the site. Additional information will need to be provided, in order to evaluate this request more thoroughly.

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, based on additional information, which must be received from the applicant at a later Planning Board hearing.