



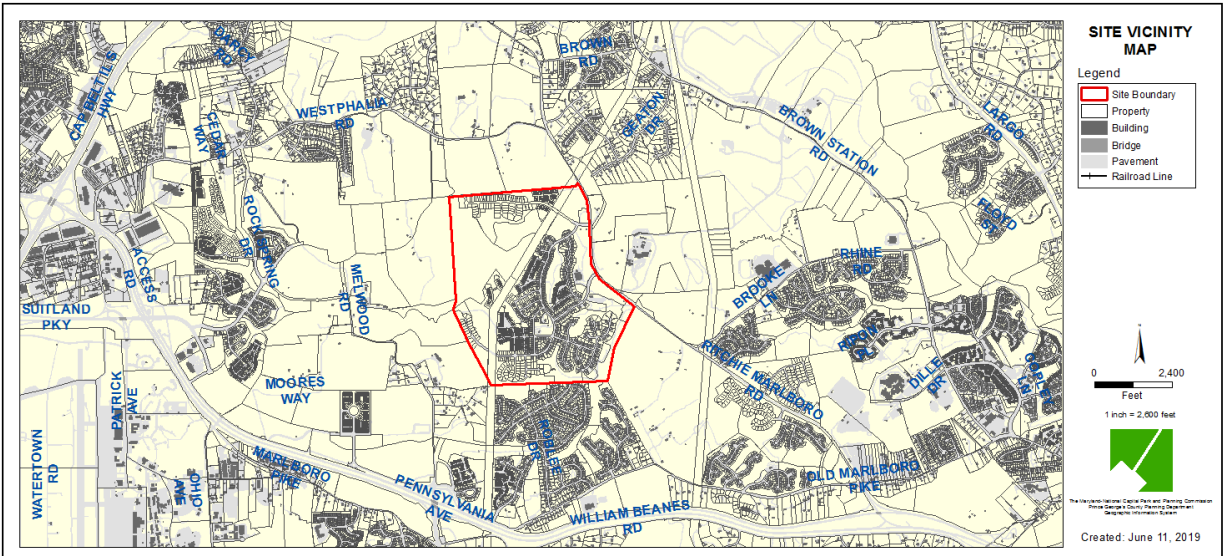
Note: Staff reports can be accessed at <http://mncppc.igmp2/Citizens/Default.aspx>.

Preliminary Plan of Subdivision 4-04080 Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Clagett Property (also known as Marlboro Ridge) Location: On the south side of Ritchie Marlboro Road, approximately 2,000 feet south of its intersection with Westphalia Road. Applicant/Address: Toll Brothers, Inc. 4101 Ritchie Marlboro Road Upper Marlboro, MD 20772 Property Owner: Toll MD V Limited Partnership 7164 Columbia Gateway Drive Columbia, MD 21046	Planning Board Hearing Date:	06/27/19
	Memorandum Date:	06/13/19
	Date Received:	06/03/19
	Planning Board Action Limit:	07/03/19
	Plan Acreage:	588.63
	Zone:	R-R
	Gross Floor Area:	n/a
	Lots:	1058
	Parcels:	36
	Planning Area:	78
	Council District:	06
	Election District:	15
	Municipality:	N/A
	200-Scale Base Map	205/206SE10

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	06/03/19
	Parties of Record (M-NCPPC)	06/14/19

Staff Recommendation		Staff Reviewer: Amber Turnquest Phone Number: 301-952-3554 Email: Amber.Turnquest@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

June 13, 2019

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Amber Turnquest, Planner Coordinator, Subdivision and Zoning Section
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-04080
Waiver of the Rules of Procedure and Reconsideration Request
Clagett Property (also known as Marlboro Ridge)

By letter dated June 3, 2019, Robert Antonetti, Jr., representing Toll Brothers, Inc., requested a waiver of the Prince George's County Planning Board's Rules of Procedure, which requires that a reconsideration request be submitted no less than 14 calendar days after the date of notice of the final decision (Section 10(a)). In this case, the resolution of approval (PGCPB Resolution No. 04-255) was adopted by the Planning Board on December 16, 2004. If the waiver is granted, the applicant requests a reconsideration to amend the findings and conditions related to historic resources, in furtherance of substantial public interest, for other good cause (Section 10(e)).

The preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 04-255) included Conditions 17–19, requiring the retention of the Keokuk house and potential archeological exploration, as follows:

17. **The applicant shall add a note to the preliminary plan indicating that the Keokuk house is to be retained.**
18. **The applicant shall provide for professional examination of the small outbuilding known as the slave quarter, on the grounds of the Keokuk house. If this examination indicates that this may have been a dwelling for members of the Keokuk slave force, the applicant shall make arrangements for preservation of the building.**

19. If it is determined that potentially significant archeological resources exist in the project area, the applicant shall, prior to signature approval of the preliminary plan, provide a plan for:

- a. Evaluating the resource at the Phase II level, or**
- b. Avoiding and preserving the resource in place.**

As set forth in the request, the applicant states that Keokuk and Ingleside sites are not historic resources regulated by the Prince George's County Historic Preservation Ordinance. The results of Phase I and Phase II archeological investigations, which found that no portion of the Clagett farm was eligible for listing in the National Registry of Historic Places, were determined after the approval of the PPS.

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.