



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

Preliminary Plan 4-04119

Application	General Data
Project Name: STRIVERS ROW FARMS Location: West side of Church Road northwest of its intersection with Old Stage Road. Applicant/Address: Jeffries, Cynthia 1514 Beaver Heights Lane Capital Heights, MD. 20743	Date Accepted: 11/02/04
	Planning Board Action Limit: 04/05/05
	Plan Acreage: 9.51
	Zone: R-E
	Lots: 4
	Parcels: 0
	Planning Area: 71A
	Tier: Developing
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 207NE12

Purpose of Application	Notice Dates
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: 09/3/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: Tom Lockard	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plat 4-04119
Strivers Row Farms, Lots 1-4

OVERVIEW

The subject property consists of approximately 9.5 acres of land in the R-E Zone. The applicant proposed to divide the property into four lots for the development of single-family detached dwellings.

SETTING

The property is located in the west side of Church Road northwest of its intersection with Old Stage Road.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Adequate Public Notice**—Section 2.d. of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 30 days for the purpose of public notice.

The subject application was accepted November 2, 2004, and the Subdivision Review Committee meeting was held on November 19, 2004. At that time, the case was scheduled for public hearing on January 20, 2005. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed to Planning Board. The information was not submitted 30 days prior to that scheduled Planning Board date and the applicant granted a 70-day waiver. The Planning Board hearing was rescheduled to March 31, 2005.

The deadline for action on this case is April 5, 2005. To satisfy the 30-day posting requirement for the March 31, 2005, hearing, the applicant needed to post public notice signs on the property no later than March 1, 2005. The subject property was never posted for public notice.

2. **Outstanding Issues**—At the meeting of the Subdivision Review Committee on November 19, 2005, staff informed the applicant that the site was in water and sewer category 5. In order to subdivide and develop with public water and sewer, a change to category 3 or 4 is required. The applicant filed for a water and sewer category change in the current cycle, in the hope that the change would be approved prior to the end of March. It now appears that the changes will not be finalized until mid-April. The applicant was also advised that several revisions to the preliminary plan and tree conservation plan were necessary and that failure to provide these revisions 30 days prior to the hearing could jeopardize the application. As of the writing of this report, the revised plans have not been submitted.

March 31, 2005, is the last Planning Board meeting within the 140-day mandatory action time frame. This case is in the second 70-day review period. Therefore, staff is compelled to recommend disapproval of this application.

RECOMMENDATION

DISAPPROVAL, based on lack of public notice and unresolved issues.