



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

Preliminary Plan 4-04129

Application	General Data
Project Name: WAVERLY FARMS Location: East side of Duvall Road, north of Croom Airport Road. Applicant/Address: Waverly, L.L.C. Peter Duvall 9905 Croom Road Upper Marlboro, MD 20772	Date Accepted: 08/6/04
	Planning Board Action Limit: 02/02/05
	Plan Acreage: 55.0
	Zone: O-S
	Lots: 9
	Outlot: 1
	Planning Area: 82B
	Tier: Rural
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 212SE13/14

Purpose of Application	Notice Dates
SINGLE-FAMILY DWELLINGS	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003) 06/25/04
	Sign(s) Posted on Site and Notice of Hearing Mailed: NOT POSTED

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

January 3, 2005

MEMORANDUM

TO: Planning Board

FROM: Whitney Chellis, Subdivision Section

SUBJECT: Preliminary Plan 4-04129
Waverly Farms
Recommendation for **Disapproval**

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 August 6, 2004, and the Subdivision Review Committee meeting was held on August 27, 2004. At that time, the case was scheduled for public hearing on November 4, 2004. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed. The applicant never submitted the additional information necessary. In order to provide additional time, the applicant granted a 70-day waiver and the case was rescheduled for the January 13, 2005, Planning Board date. The mandatory action time frame for this application is February 2, 2005. The subject property was never posted for public notice.

At the meeting of the Subdivision Review Committee on August 27, 2004, staff informed the applicant that the following items were needed for review:

- a. Justification statements in accordance with Section 24-130 of the Subdivision Regulations for the disturbance of the on-site primary management area.
- b. Stormwater management concept approval.
- c. Revised preliminary plan.
- d. Wetland study.
- e. Phase I archeological study.

The applicant was advised that the information was needed no less than 30 days prior to the Planning Board hearing to provide adequate staff time for review. The applicant was advised that the inability to meet this time frame could result in an unfavorable recommendation to the Planning Board.

If the applicant were to submit all of the necessary information requested, staff does not believe that adequate time exists to adequately review the information and formulate a recommendation by the end of the mandatory action time frame (February 2, 2005), nor has adequate public notice been provided to the surrounding community.

The preliminary plan proposed is a significant development on land that contains priority woodlands and significant environmental features that should be preserved to the fullest extent possible. Adequate information and time to review that information are essential. Due to the lack of base information necessary for review and inadequate posting of the property, staff is compelled to recommend:

DISAPPROVAL OF PRELIMINARY PLAN 4-04129.