



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-04145

Application	General Data
<b>Project Name:</b> <b>STRATFORD, SECTION 1</b>  <b>Location:</b> East side of Marlboro Pike, approximately 2,000 feet south of its intersection with Old Crain Highway.  <b>Applicant/Address:</b> K-B Stratford Section 1 Development, LLC. 2139 Blue Knob Terrace Silver Spring, MD. 20906	Date Accepted: 08/26/04
	Planning Board Action Limit: 02/02/05
	Plan Acreage: 128.87
	Zone: O-S
	Lots: 24
	Parcels: 6
	Planning Area: 79
	Tier: Rural
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 206/7SE14

Purpose of Application	Notice Dates
<b>The Planning Board denied this application for a residential subdivision on January 27, 2005. The Planning Board approved a reconsideration of this action on March 31, 2005.</b>  <b>Request for Continuance: Staff is requesting a continuance in order to determine the applicability and impact of new adequate public facilities legislation on this application.</b>	Adjoining Property Owners Previous Parties of Record Registered Associations: 07/15/04 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/08/05

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

August 31, 2005

**MEMORANDUM**

**TO:** Prince George's County Planning Board

**FROM:** Tom Lockard  
Subdivision Section

**SUBJECT:** Agenda Item 14, Preliminary Plan 4-04145: Stratford, Section I

The Planning Board denied this application for a residential subdivision on January 27, 2005. The Planning Board approved a request for reconsideration of this action on March 31, 2005, scheduling a public hearing for September 8, 2005.

Staff is recommending a continuance of this item in order to determine the applicability and impact of new adequate public facilities legislation (CB-55-2005 and CB-56-2005) on this application. The Associate General Counsel has opined that this application is subject to this new legislation. If this is the case, this application must include a mitigation plan for inadequate police response times. At this point, the District Council has not adopted guidelines for these plans.

Because this case is currently being reconsidered, there is no mandatory time frame for action.