



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

Preliminary Plan 4-05080

Application	General Data
Project Name: SMITH HOME FARM Location: On the south side of Westphalia Road, east of Presidential Parkway. Applicant/Address: Colton, Daniel DASC 5450 Branchville Road College Park, MD. 20741	Date Accepted: 10/14/05
	Planning Board Action Limit: 03/18/06
	Plan Acreage: 757.0
	Zone: R-A (R-M&L-A-C)
	Lots: 3,348
	Parcels: 85
	Planning Area: 78
	Tier: Developing
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 205SE08/9

Purpose of Application	Notice Dates
MIXED-USE DEVELOPMENT: ATTACHED, SINGLE-FAMILY, AND MULTIFAMILY DWELLING UNITS; COMMERCIAL AND RETAIL	Adjoining Property Owners Previous Parties of Record Registered Associations: 08/12/05 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 02/07/06

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

March 1, 2006

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis, Subdivision Section

SUBJECT: Recommendation for **DISAPPROVAL** of Preliminary Plan 4-05080, Smith Home Farm

The preliminary plan for Smith Home Farm was accepted on October 14, 2005. The Subdivision Review Committee (SRC) meeting was held on November 4, 2005. At that meeting the applicant was advised that additional information was required for the review of the preliminary plan and the Type I tree conservation plan. Staff requested that the applicant provide additional information no later than 30 days prior to the Planning Board hearing, originally scheduled on January 5, 2006. The applicant was also clearly advised at the SRC meeting that failure to provide the requested information less than 30 days prior to the Planning Board hearing could result in inadequate time for review and an unfavorable recommendation to the Planning Board.

On November 8, 2005, the attorney for the applicant granted a 70-day waiver to allow additional time for the applicant to submit the requested information, and the preliminary plan was scheduled for a Planning Board hearing date of March 9, 2006. The 140-day mandatory action time frame for this plan expires on March 18, 2006.

At the writing of this memorandum, the applicant has failed to provide essential information necessary for the review of the preliminary plan and Type I tree conservation plan. Information that was requested at the November 4, 2005, SRC meeting, and set forth in the Environmental Planning Section's memorandum dated February 28, 2006 (Shoulars to Chellis) is attached. This property is 757 acres and contains significant environmental features including the Cabin Branch stream valley. One of four issues raised by the Environmental Planning Section is that the applicant has failed to address over an estimated 70 proposed impacts to the primary management area. A large number of the impacts not requested are necessary to implement the required stormwater management for the site. Without the approval of those impacts the site cannot be developed as proposed.

In addition to the compelling environmental issues, the applicant has not addressed Condition 2.A.9 of the District Council's Order of Final Zoning Decision in A-9965/66. Specifically:

- “9. Preserve as much of Melwood Road as feasible, for use as a pedestrian corridor. Before approval of a preliminary plan of subdivision for the area of the subject property adjoining Melwood Road, the applicant shall ask the technical staff, working with the Department of Public Works and Transportation, to determine the disposition of existing Melwood Road. Staff's evaluation should include review of signage and related issues.**

Due to the significance and essential nature of the issues raised by the Environmental Planning Section, staff is compelled to recommend **DISAPPROVAL** of Preliminary Plan 4-05080 and TCPI/38/05-01.