



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

Preliminary Plan 4-07076 (Conservation Subdivision)

Application	General Data
Project Name: ESTATES OF PLEASANT VALLEY Location: North of Accokeek Road, south of Floral Park Road, west of MD 5 and east of Church Drive. Applicant/Address: Saddle Creek, LLC. 14416 Old Mill Road, Suite #201 Upper Marlboro, MD. 20772 Property Owner: Saddle Creek, LLC.	Date Accepted: 11/21/07
	Planning Board Action Limit: 4/25/08
	Plan Acreage: 278.09
	Zone: R-R & R-E
	Gross Floor Area: N/A
	Lots: 323
	Parcels: 13
	Planning Area: 85A
	Tier: Developing
	Council District: 09
	Election District: 11
	Municipality: N/A
	200-Scale Base Map: 217/8SE06

Purpose of Application	Notice Dates
THE applicant is requesting a one-week continuance to the Planning Board hearing of April 10, 2008. Staff recommends a two-week continuance to April 17, 2008.	Adjoining Property Owners Previous Parties of Record Registered Associations: 8/22/07 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 1/15/08

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	APPROVAL OF CONTINUANCE
			X

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

March 24, 2008

MEMORANDUM

TO: Prince George's County Planning board

FROM: Whitney Chellis
Subdivision Section

SUBJECT: Preliminary Plan 4-07076, Estates of Pleasant Valley Conservation Subdivision

The preliminary plan was accepted on November 21, 2007. On January 15, 2008, the property was posted for the February 14, 2008, Planning Board hearing. At that hearing, the applicant granted a 70-day waiver and requested a continuance to April 3, 2008, to address issues raised by staff in the report prepared for that hearing. At that time staff was recommending disapproval of the applicant due to unresolved design issues and inadequate transportation facilities.

The Planning Board granted the continuance to allow the applicant additional time to work with staff. Subsequent to the hearing the applicant submitted additional information including a supplement to the traffic study and proposed mitigation plan. At the writing of this memorandum the State Highway Administration (SHA) is reviewing that supplemental information, but needs additional time to formulate a recommendation.

By letter dated March 21, 2008, the applicant is requesting a one-week continuance to the Planning Board hearing of April 10, 2008. If the Planning Board does not grant the continuance staff would be compelled to recommend disapproval of this application and the applicant's proposed transportation mitigation plan due to inadequate transportation facilities. The mitigation plan must be approved by the operating agency, which is the State Highway Administration.

Staff believes that a one-week continuance to April 10, 2008, may provide the SHA adequate time to review the applicant's supplemental traffic analysis. However, a one-week continuance would result in the staff report and back-up materials being late for a hearing on April 10, 2008, and would not allow a full week for the report to be published and available to the public. Staff therefore recommends a two-week continuance to April 17, 2008. This would also provide one additional Planning Board hearing date within the 140-day mandatory action time frame if needed, after an April 17, 2008 hearing. The 140-day mandatory action time frame for this application expires on April 25, 2008.

**STAFF RECOMMENDS APPROVAL OF A TWO-WEEK CONTINUANCE TO THE
PLANNING BOARD HEARING OF APRIL 17, 2008**