

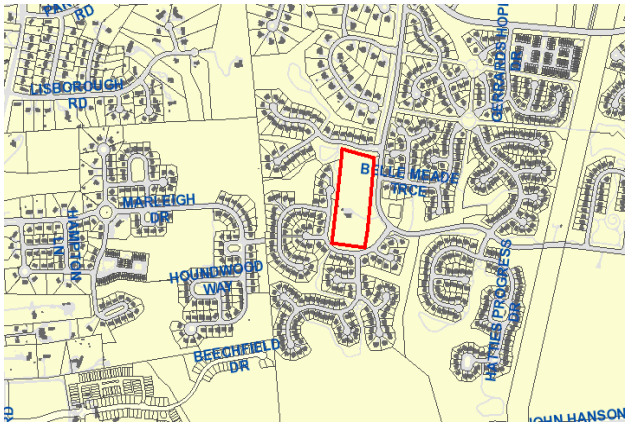


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Preliminary Plan of Subdivision Reconsideration Request Chance Academy

4-21047

REQUEST		STAFF RECOMMENDATION		
Reconsideration Request		Discussion		
Location: Approximately 2,100 feet south of the intersection of Fairwood Parkway and Fairview Vista Drive.				
Gross Acreage:	9.90			
Zone:	RE			
Prior Zone:	R-E			
Reviewed per prior Subdivision Regulations:	Section 24-1703(a)			
Dwelling Units:	0			
Lots:	0			
Parcels:	1			
Planning Area:	71A			
Council District:	06			
Municipality:	N/A			
Applicant/Address: Fairwood Community Association, Inc. c/o Jennifer Gilmore, Manager 12600 Fairwood Parkway Bowie, MD 20720		Planning Board Date:		09/08/2022
Staff Reviewer: Mridula Gupta Phone Number: 301-952-3504 Email: Mridula.Gupta@ppd.mncppc.org		Planning Board Action Limit:		09/08/2022
		Memorandum Date:		08/31/2022
		Date Received:		08/09/2022
		Previous Parties of Record (Applicant)		08/09/2022
		Previous Parties of Record (M-NCPPC)		08/22/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

August 31, 2022

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Planning Supervisor, Subdivision Section *SC*
Development Review Division

FROM: Mridula Gupta, Planner III, Subdivision Section *MG*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-21047**
Reconsideration Request
Chance Academy

By letter dated August 9, 2022, Derek J. Baumgardner, representing Fairwood Community Association, Inc. ("Fairwood"), requested a reconsideration of the Prince George's County Planning Board's approval of Preliminary Plan of Subdivision (PPS) 4-21047. In this case, the PPS was approved on July 7, 2022, and the resolution of approval (PGCPB Resolution No. 2022-84) was adopted by the Board on July 28, 2022. Per Section 10(e) of the Board's Rules of Procedure, reconsideration may only be granted if, in furtherance of substantial public interest, the Planning Board finds that an error in reaching the original decision was caused by fraud, surprise, mistake, inadvertence, or other good cause.

Fairwood requests reconsideration of the Planning Board's approval of PPS 4-21047 with their claim that the Board failed to make a proper finding of adequate public facilities, in compliance with Section 24-122.01 of the prior Prince George's County Subdivision Regulations. Specifically, Fairwood states that credible evidence, referenced documents, and correspondence were not provided in the back-up of the technical staff report, and therefore, the resolution did not adequately address police and fire and rescue facilities for the subdivision. Fairwood claims that mistake and inadvertence associated with reaching the original decision is good cause for the requested reconsideration.

Staff's analysis of the PPS and its findings for this application were conducted in accordance with standard established practices and use of well-documented sources that are used for all PPS applications. It is not customary that referenced plans and all sources of data, guidelines, and/or

regulations are included in the back-up for each application. Staff notes that Fairwood, in their request for reconsideration, does not put forth evidence that any error has been made in the Planning Board's determinations regarding these public facilities.

If the Planning Board grants Fairwood's request for a reconsideration, staff will provide an analysis on the merits of the request at a later Planning Board hearing.