



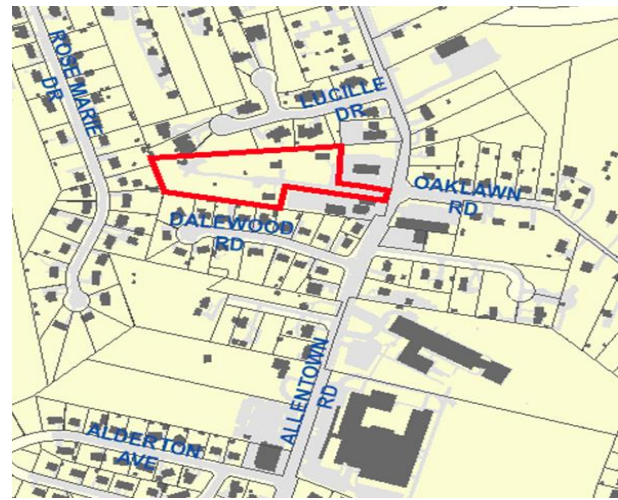
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Bird Lawn

4-24002

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance of the Planning Board hearing date of September 12, 2024 to October 17, 2024.</p> <p>5 lots and 1 parcel for single-family detached development.</p>	Approval of continuance to October 17, 2024

Location: On the east side of Allentown Road, approximately 1,300 feet south of its intersection with Tucker Road.	
Gross Acreage:	3.72
Zone:	RR
Prior Zone:	R-R
Reviewed per prior Subdivision Regulations:	Section 24-1903(a)
Gross Floor Area:	N/A
Dwelling Units:	5
Lots:	5
Parcels:	1
Planning Area:	76B
Council District:	08
Municipality:	N/A
Applicant/Address: Rainy Day Investments, LLC 9406 Jackson Street Burke, VA 22015	
Staff Reviewer: Mridula Gupta Phone Number: 301-952-3504 Email: Mridula.Gupta@ppd.mncppc.org	



Planning Board Date:	09/12/2024
Planning Board Action Limit:	10/21/2024
Mandatory Action Timeframe:	140 days
Memorandum Date:	08/27/2024
Date Accepted:	04/30/2024
Informational Mailing:	02/21/2024
Acceptance Mailing:	04/15/2024
Sign Posting Deadline:	08/13/2024



August 27, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Division Chief, *SC*
Development Review Division

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

SUBJECT: **Preliminary Plan of Subdivision 4-24002, Bird Lawn**
Planning Board Agenda September 12, 2024—Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-24002, Bird Lawn, which is currently scheduled for the Prince George's County Planning Board hearing date of September 12, 2024. By letter dated August 21, 2024 (Haller to Shapiro), the applicant's representative submitted a request for a continuance of the original Planning Board hearing date of September 12, 2024. Prince George's County Council Bill CB-020-2024 was enacted by the Prince George's County District Council, effective July 1, 2024, which revised the 2019 Woodland and Wildlife Habitat Conservation Ordinance (WCO). With the new WCO, sites over 40,000 square feet with less than 10,000 square feet of woodland are no longer exempt from the WCO, and no grandfathering provisions were included in CB-020-2024 to allow accepted applications to continue processing with their initial exemption. Therefore, the previously approved Standard Letter of Exemption (S-024-2024) provided with PPS 4-24002 for the subject property is no longer valid, and a Type 1 tree conservation plan (TCP1) is required with the PPS. Thus, the applicant is preparing a TCP1 which must be approved concurrently with the PPS. Additional time is needed by staff to complete the review of the TCP1.

If a continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on August 13, 2024.

RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of October 17, 2024.