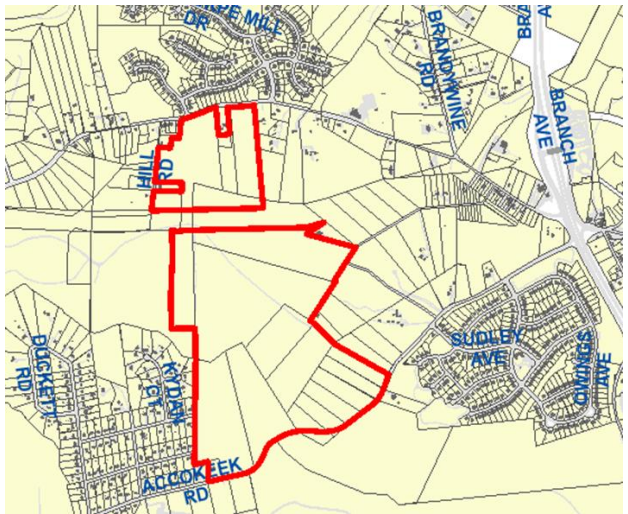




Preliminary Plan of Subdivision Reconsideration Request Saddle Ridge

4-24013

REQUEST		STAFF RECOMMENDATION	
Reconsideration Request		DISAPPROVAL	

Location: On the north side of MD 373 (Accokeek Road), approximately 0.75 miles west of its intersection with MD 5 (Branch Avenue), and south of Floral Park Road.			
Gross Acreage:	289.36		
Zone:	LCD		
Prior Zone:	R-S		
Reviewed per prior Subdivision Regulations:	Section 27-1704		
Gross Floor Area:	N/A		
Dwelling Units:	783		
Lots:	783		
Outlots:	0		
Parcels:	97		
Planning Area:	85A		
Council District:	09		
Municipality:	N/A		
Requestor/Address: Brandywine/TB, Southern Region Neighborhood Coalition 8787 Branch Avenue, Suite 17 Clinton, MD 20735		Planning Board Date:	
Staff Reviewer: Jason Bartlett Phone Number: 301-780-2465 Email: Jason.Bartlett@ppd.mncppc.org		Planning Board Action Limit:	
		Memorandum Date:	
		Date Received:	
		Previous Parties of Record (Applicant):	



September 11, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-24013**
Reconsideration Request
Saddle Ridge

By letter dated August 19, 2025, Brandywine/TB, Southern Region Neighborhood Coalition ("BTB") requested the Prince George's County Planning Board reconsider its approval of Preliminary Plan of Subdivision (PPS) 4 24013. The PPS was approved on July 10, 2025, and the resolution memorializing the approval (PGCPB Resolution No. 2025-060) was adopted by the Planning Board on July 31, 2025. Per Section 8.4 of the Planning Board's Rules of Procedure, the Board may only adopt a motion of reconsideration if, in furtherance of substantial public interest, the Planning Board finds there was an error in reaching its original decision that was caused by fraud, surprise, mistake, or inadvertence.

A petition for judicial review of the Planning Board's action on the PPS was filed with the Circuit Court for Prince George's County (Case No. C-16-CV-25-004951), and it is currently pending. A duly filed petition for judicial review to the Circuit Court divests the Planning Board of the authority to exercise jurisdiction in a manner that would affect the pending petition before the Circuit Court. Therefore, at this time, the Planning Board has no jurisdiction to hear this matter.

Based upon the foregoing analysis, staff recommend DISAPPROVAL of the requestor's reconsideration request.