

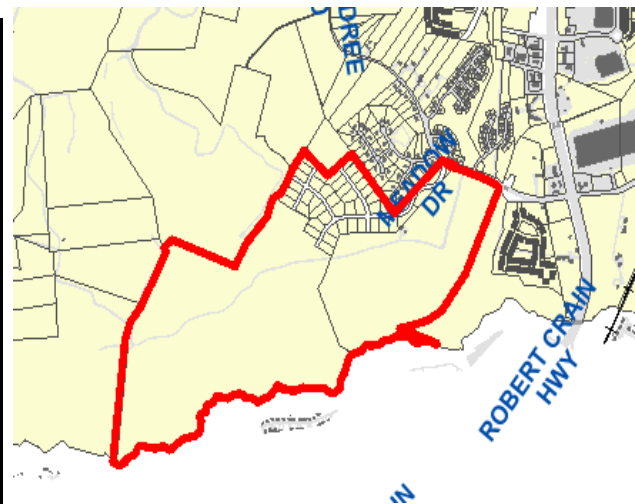


Preliminary Plan of Subdivision Reconsideration Request Dobson Farms

4-24014

REQUEST	STAFF RECOMMENDATION
Reconsideration Request	DISAPPROVAL

Location: On the south side of McKendree Road, approximately 1,400 feet west of its intersection with US 301 (Robert Crain Highway).	
Gross Acreage:	447.19
Zone:	LCD
Prior Zone:	R-S
Reviewed per prior Subdivision Regulations:	Section 27-1704
Gross Floor Area:	N/A
Dwelling Units:	1,024
Lots:	1,024
Parcels:	140
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	
Staff Reviewer: Mahsa Vatandoost Phone Number: 301-952-4487 Email: Mahsa.Vatandoost@ppd.mncppc.org	



Planning Board Date:	09/18/2025
Planning Board Action Limit:	09/18/2025
Memorandum Date:	09/11/2025
Date Received:	08/19/2025
Previous Parties of Record (Applicant):	08/30/2025



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 4-24014**
Reconsideration Request
Dobson Farms

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 24014. The PPS was approved on July 10, 2025, and the resolution memorializing the approval (PGCPB Resolution No. 2025-059) 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-25-004952), 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.