



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

FINAL PLAT 5-07512

Application	General Data
Project Name: WALKER PONTIAC Location: Along the west side of Crain Highway (US 301), approximately 4,000 feet north of its intersection with Mitchellville Road. Contact/Address: Rifkin, Livingston, Levitan & Silver Norman Rivera 6305 Ivy Lane, Suite #500 Greenbelt, MD 20770	Date Accepted: 02/08/2008
	Planning Board Action Limit: N/A
	Plan Acreage: 5.57
	Zone: C-M
	Lot: 1
	Planning Area: 74B
	Tier: Developing
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 203NE14

Purpose of Application		Notice Dates	
Request for Continuance: The subject Final Plat was denied by the Planning Board on December 20, 2007. On March 6, 2008, the Planning Board granted a request for reconsideration. A signed final plat has not been submitted for review.		Parties of Record & Interested Persons	02/21/2008
		Sign(s) Posted on Site	NA
Staff Recommendation		Staff Reviewer: Alan Hirsch	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

October 15, 2008

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Alan S. Hirsch, Planning Supervisor

SUBJECT: Walker Pontiac
Final Plat of Subdivision 5-07512

In a letter dated February 8, 2008, the applicant requested a reconsideration of the subject final plat that had been denied. On March 6, 2008, the Planning Board approved the applicant's request to reconsider final plat 5-07512. A reconsideration hearing was previously scheduled for June 10, 2008, but a continuance was granted to provide additional time to obtain the necessary signature from the Department of Environmental Resources (DER).

The reconsideration hearing was scheduled for hearing on October 23, 2008 and the original final plat was returned to the applicant for them to obtain the signature from DER. As of the writing of this report, the plat has not been submitted to M-NCPPC for final review. Staff understands that the Council has approved the appropriate water and sewer category change that would permit DER to sign the plat. Because this final plat was the subject of a reconsideration request, no mandatory action time frame is established by the Subdivision Regulations or the Planning Board's Rules of Procedure.

RECOMMENDATION

Based upon insufficient time to review the final plat prior to the scheduled public hearing, the action on this plat should be postponed.