



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

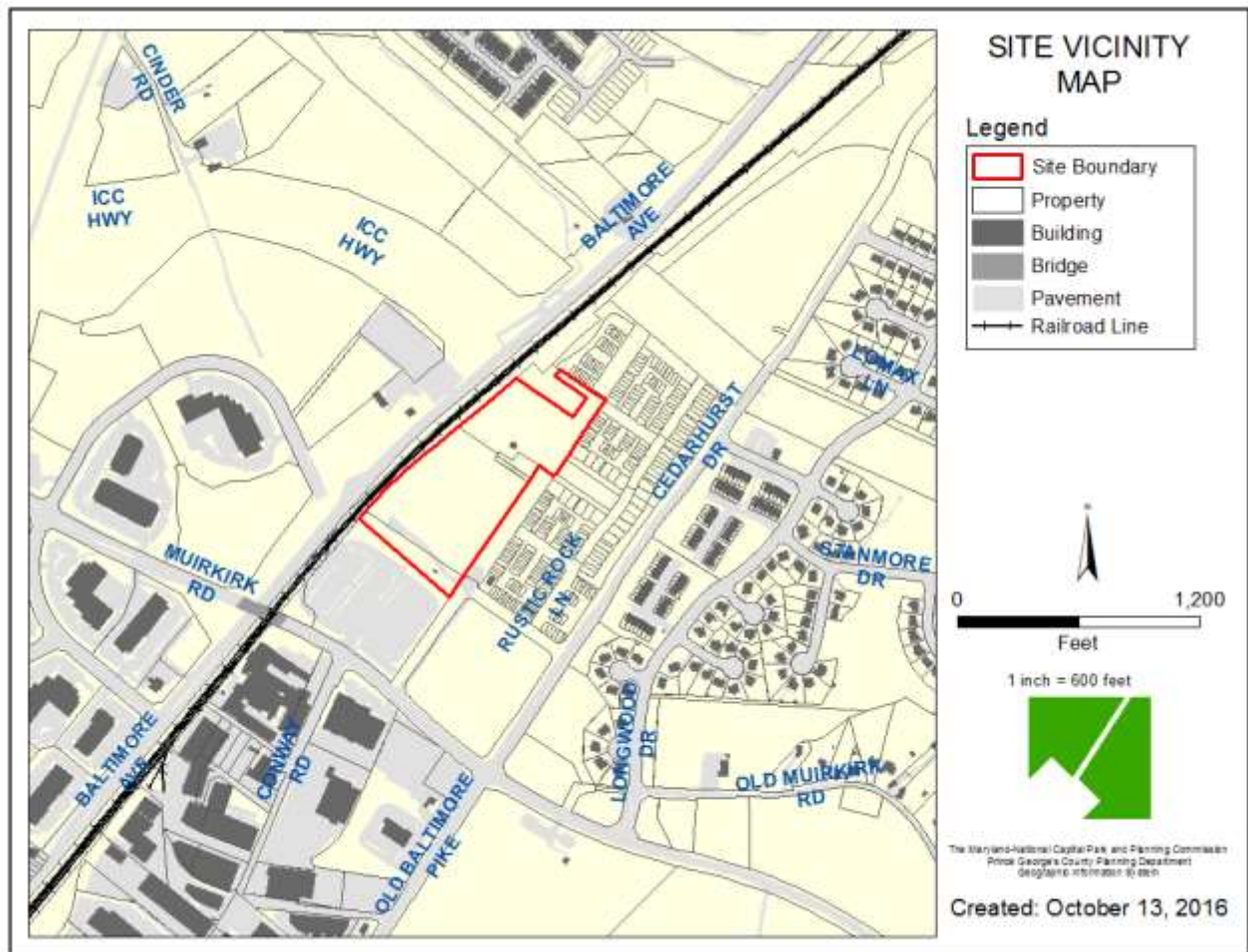
Final Plats of Subdivision Reconsideration Request

5-18037 and 5-18038

Application	General Data	
Project Name: The Brick Yard, Plats 15 & 16 Location: On the west side of Brickyard Boulevard, approximately 634 feet north of its intersection with Muirkirk Road. Applicant/Address: CalAtlantic Group, Inc. 14280 Park Meadow Drive, Suite 108 Chantilly, VA 20151 Property Owner: Same as applicant The Brick Yard Homeowners Association, Inc. 11300 Rockville Pike, Suite 907 Rockville, MD 20852	Planning Board Hearing Date:	06/28/18
	Memorandum Date:	06/20/18
	Date Accepted:	05/10/18
	Planning Board Action Limit:	N/A
	Plan Acreage:	12.71
	Zone:	I-2
	Gross Floor Area:	N/A
	Lots/Dwelling Units:	188
	Parcels:	15
	Planning Area:	62
	Council District:	01
	Election District:	10
	Municipality:	N/A
	200-Scale Base Map	216NE07

Purpose of Application	Notice Dates	
Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	None

Staff Recommendation		Staff Reviewer: Cheryl Bressler Phone Number: 301-952-3504 E-mail: Cheryl.Bressler@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



June 20, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Cheryl Bressler, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: Final Plats of Subdivision 5-18037 and 5-18038
Reconsideration Request
The Brick Yard, Plats 15 & 16

Pursuant to Sections 10(a) and 10(e) of the Planning Board's Rules of Procedure, staff is requesting that the Planning Board reconsider their approval of Final Plats of Subdivision 5-18037 and 5-18038 for The Brick Yard, Plats 15 & 16. The final plats were approved by the Planning Board on June 7, 2018, in accordance with approved Preliminary Plan of Subdivision 4-16035 (PGCPB Resolution No. 17-91) and Detailed Site Plan DSP-07034 (PGCPB Resolution No. 18-78). An error due to inadvertence was made in that the record did not include the required findings for approval of a variation, which was requested by the applicant at the time of submittal of the final plats.

The applicant, in this instance, requested approval of a variation for the location of the public utility easement (PUE) along the private streets, as reflected on the final plats. The variation was submitted in accordance with Section 24-113 of the Subdivision Regulations and was heard at the Subdivision and Development Review Committee meeting on May 18, 2018. The variation is requested from Section 24-128(b)(12) of the Subdivision Regulations, which requires a 10-foot-wide PUE to be provided along one side of all private streets. The applicant has provided the 10-foot-wide PUE, however, the PUEs are partially located within the private streets. The applicant provided justification in accordance with the approval criteria for the granting of a variation, which was referred to the public utility companies, along with the final plats. Staff recommended approval of the final plats to the Planning Board; however, the required findings for the approval of the variation was not presented to the Planning Board, therefore, not included in the approval action.

Staff recommends that the Planning Board reconsider the approval of the final plats to incorporate the required findings for approval of the variation. If the reconsideration is granted, staff will be prepared to present a report and recommendation outlining the required findings for the variation on the same day, followed by a draft resolution for adoption of the findings and approval of the request.