



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Preliminary Plan 4-04099

Application	General Data
<b>Project Name:</b> <b>WOLFE FARM</b>  <b>Location:</b> North and south sides of Thrift Road between Broken Lane Court and Tippet Road.  <b>Applicant/Address:</b> Sevag Balian 6525 Belcrest Road, Suite #205 Hyattsville, MD. 20782	Date Accepted: 05/18/04
	Planning Board Action Limit: 11/04/04
	Plan Acreage: 333.62
	Zone: R-A & R-E
	Lots: 187
	Parcels: 4
	Planning Area: 81B
	Tier: Developing
	Council District: 09
	Municipality: N/A
200-Scale Base Map: 215SE04	

Purpose of Application	Notice Dates
<b>RESIDENTIAL SUBDIVISION</b>	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)
	04/1/04
	Sign(s) Posted on Site: 09/28/04

Staff Recommendation		Staff Reviewer: Whitney Chellis	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

October 18, 2004

**MEMORANDUM**

**TO:** The Prince George's County Planning Board

**FROM:** Whitney Chellis, Subdivision Section

**SUBJECT:** Preliminary Plan 4-04099  
Wolfe Farm  
**Recommendation of Disapproval**

The property is located on both the north and south side of Thrift Road in the Tippet Community, Councilmanic District 9. The property is 333.62 acres and zoned R-E and R-A. The R-E-zoned portion of the property is located on the north side of Thrift Road and is approximately 168.33 acres. The R-A-zoned portion of the property is located on the south side of Thrift Road and is approximately 165.29 acres. The applicant is proposing to subdivide the property into 187 lots for the construction of single-family dwellings.

The preliminary plan was filed by the applicant and accepted for review on May 18, 2004. A Subdivision Review Committee (SRC) meeting was held on June 4, 2004. In attendance was the applicant and the applicant's representative. At that meeting the applicant was advised that additional information was required to evaluate the proposed preliminary plan of subdivision. The applicant was advised that the information was needed no less than 30 days prior to the Planning Board hearing to provide adequate staff time for review. The applicant was advised that the inability to meet this time frame could result in an unfavorable recommendation to the Planning Board. The applicant was advised that the tentative Planning Board date was set for July 22, 2004.

On July 9, 2004, the applicant submitted a request for a 70-day waiver in accordance with Section 24-119(d)(4) of the Subdivision Regulations. The preliminary plan was rescheduled for the October 28, 2004, Planning Board hearing. It was anticipated that this additional time frame would afford the applicant time to submit the information requested. At the time of the granting of the 70-day waiver the applicant had not submitted any of the additional information requested at the June 4, 2004, SRC meeting.

On September 23, 2004, the applicant submitted only a part of the additional information requested by staff on June 4, 2004. However, essential base information necessary to evaluate the extent of the environmental aspects of the property was not submitted, as discussed further in the attached memo dated October 18, 2004 (Stasz to Chellis). The additional information requested by staff on June 4, 2004, that was not submitted includes a wetlands report, 100-year floodplain study, stormwater management plan and approval letter, a revised forest stand delineation, and a letter from the Department of Parks and Recreation allowing the applicant to locate tree conservation on property to be dedicated to M-NCPPC.

This preliminary plan of subdivision has one additional Planning Board hearing date (November 4, 2004) before the end of the mandatory action time frame required by the Subdivision

Regulations. Concurrent with the release of this staff report, it would appear that the additional information referred to above has been submitted for review.

In addition, the Transportation Planning staff in their memorandum dated October 19, 2004 (Masog to Chellis), concludes that a finding of adequate transportation facilities cannot be made at this time as required under Section 24-124 of the Subdivision Regulations. The traffic study submitted by the applicant failed to identify the intersection of MD 223/Old Branch Avenue/Brandywine Road as a critical intersection, when the intersection was deemed to be critical by staff. The applicant proposed evidence in the traffic study that the proposed trip distribution avoided the need to identify MD 223/Old Branch Avenue/Brandywine Road as a critical intersection for this development. Staff does not believe that adequate base information has been provided in the traffic study to support the applicants' conclusion.

Staff cannot affirm that adequate time exists to adequately review the information and formulate a recommendation by the end of the mandatory action time frame (November 4, 2004).

The preliminary plan proposed is a significant development on land that contains priority woodlands and significant environmental features that should be preserved to the fullest extent possible. Adequate information and time to review that information are essential. Due to the lack of base information necessary for review staff is compelled to recommend:

**DISAPPROVAL OF PRELIMINARY PLAN 4-04099 AND TYPE I TREE CONSERVATION PLAN TCPI/ 53/04.**

Attachments