



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

Preliminary Plan 4-04130

Application	General Data	
Project Name: ZOGLIO PROPERTY CLUSTER Location: Northwest corner of the intersection of MD 450 and 193. Applicant/Address: Zoglio, Eugene & Pauline 4309 Northview Drive Bowie, MD. 20716	Date Accepted:	07/28/04
	Planning Board Action Limit:	01/29/05
	Plan Acreage:	18.89
	Zone:	R-R
	Lots:	24
	Election District:	14
	Planning Area:	70
	Tier:	Developing
	Council District:	04
	Municipality:	N/A
	200-Scale Base Map:	207NE10

Purpose of Application	Notice Dates	
RESIDENTIAL SUBDIVISION	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-58-2003)	06/28/04
	Sign(s) Posted on Site and Notice of Hearing Mailed:	NOT POSTED

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

January 10, 2005

MEMORANDUM

TO: Planning Board

FROM: Whitney Chellis, Subdivision Section

SUBJECT: Preliminary Plan 4-04130
Zoglia Property Cluster
Recommendation for **Disapproval**

The Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post signs on the property for a minimum of 30 days for the purpose of public notice. The subject application was accepted July 28, 2004, and the Subdivision Review Committee meeting was held on August 18, 2004. At the Subdivision Review Committee meeting, staff informed the applicant that several items were required to proceed. The applicant never submitted the additional information necessary. In order to provide additional time, the applicant granted a 70-day waiver and the case was scheduled for the January 20, 2005, Planning Board date. The mandatory action time frame for this application is January 29, 2005. The subject property was never posted for public notice.

At the meeting of the Subdivision Review Committee on August 13, 2004, staff informed the applicant that the following items were needed for review:

- a. Justification statements in accordance with Section 24-130 of the Subdivision Regulations for the disturbance of the on-site primary management area (PMA).
- b. Stormwater management concept approval and plan.
- c. Revised preliminary plan and TCPI with cluster subdivision notes.
- d. Phase I noise study.
- e. Phase I archeological study.
- f. Approved floodplain study.
- g. Revised FSD.

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.

If the applicant were to submit all of the necessary information requested, staff does not believe that adequate time exists to adequately review the information and formulate a recommendation by the end of the mandatory action time frame (January 29, 2005), nor has adequate public notice been provided to the surrounding community.

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 and inadequate posting of the property, staff is compelled to recommend:

DISAPPROVAL OF PRELIMINARY PLAN 4-04130.