

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



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

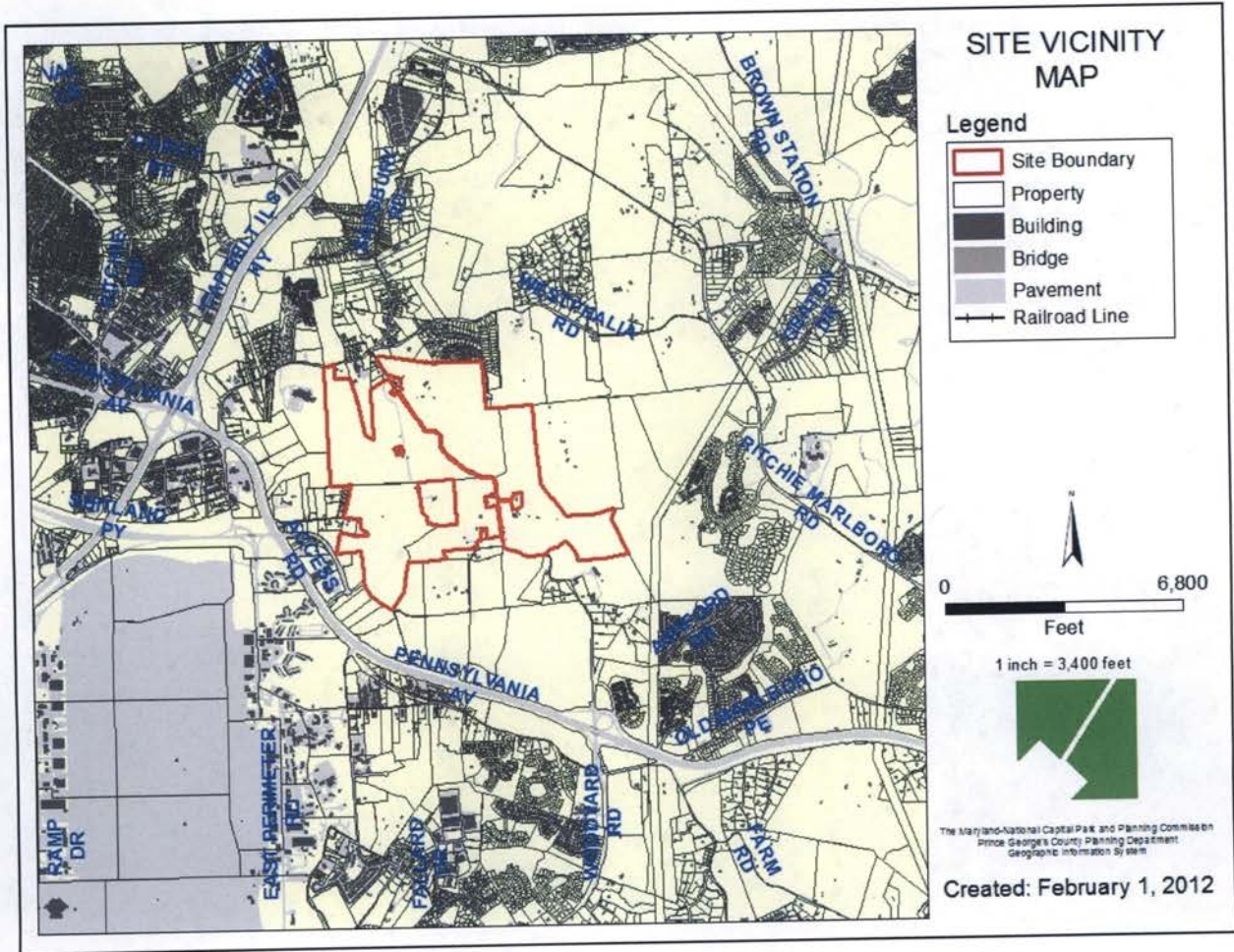
Specific Design Plan

SDP-0506-03

| Application | General Data | |
|---|------------------------------|----------|
| <p>Project Name: Smith Home Farm</p> <p>Location: South of Westphalia Road and east of Presidential Parkway, in the middle of the larger Smith Home Farm project site.</p> <p>Applicant/Address: SHF Project Owner, LLC 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067</p> | Planning Board Hearing Date: | 06/19/14 |
| | Memorandum Date: | 06/04/14 |
| | Date Accepted: | 01/23/14 |
| | Planning Board Action Limit: | N/A |
| | Plan Acreage: | 19.60 |
| | Zone: | R-M |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | N/A |
| | Planning Area: | 78 |
| | Council District: | 06 |
| | Election District: | 15 |
| | Municipality: | N/A |
| 200-Scale Base Map: | 205SE08 | |

| Purpose of Application | Notice Dates | |
|--|------------------------|----------|
| <p>Staff requests an indefinite continuance to provide additional time to address major issues with this request.</p> <p>To add entrance features along Central Park Drive (MC-631), fencing, and landscaping.</p> | Informational Mailing: | 08/21/13 |
| | Acceptance Mailing: | 12/31/13 |
| | Sign Posting Deadline: | 05/20/14 |

| Staff Recommendation | | Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org | |
|----------------------|-------------------------|---|------------|
| APPROVAL | APPROVAL OF CONTINUANCE | DISAPPROVAL | DISCUSSION |
| | X | | |



June 4, 2014

MEMORANDUM

TO: The Prince George's County Planning Board
VIA: Steven Adams, ^{S.A.} Supervisor, Urban Design Section, Development Review Division
FROM: ^{MRF} Meika Fields, Senior Planner, Urban Design Section, Development Review Division
SUBJECT: Specific Design Plan SDP-0506-03
Smith Home Farm

Staff requests a continuance of Specific Design Plan SDP-0506-03, Smith Home Farm, which is scheduled for a Planning Board hearing on June 19, 2014. Late in the review of this application, staff discovered that much of Central Park Drive, which has previously been included in the subject SDP for infrastructure, has been recently deeded to the Prince George's County Department of Public Works and Transportation. A large portion of this roadway is no longer owned by the applicant, and is no longer under the authority of the Prince George's County Planning Board. Furthermore, during the review period, the signs were moved to an area covered by another Specific Design Plan, SDP-1003, and in a location that is in conflict with approved public utility easements. Staff requests a continuance to work through these issues with the applicant and determine the best strategy for moving forward. There is no 70-day limit for specific design plans.

Staff recommends approval of an indefinite continuance. If granted, additional sign posting advertising a future Planning Board hearing date will be required.

RECOMMENDATION

Staff recommends APPROVAL of an indefinite continuance.