

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.

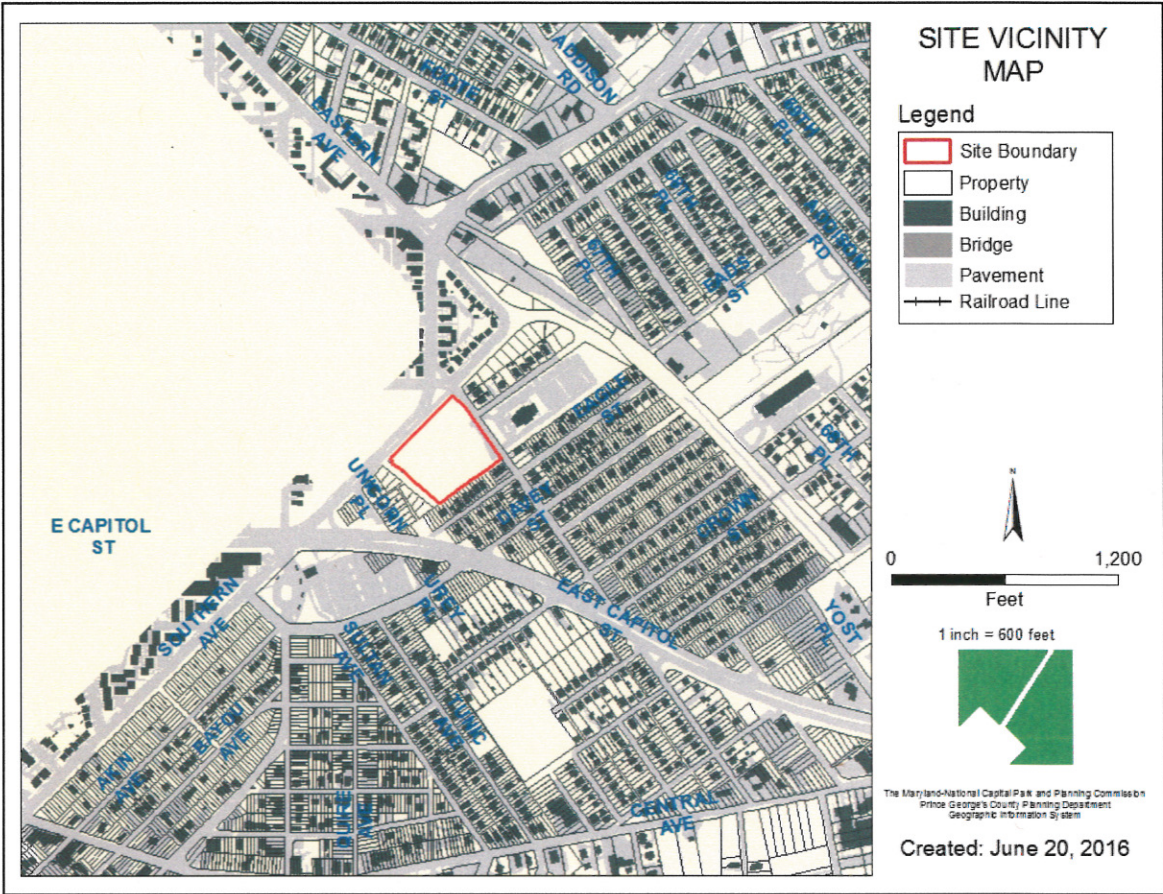
Detailed Site Plan

DSP-15045

Application	General Data	
Project Name: 210 Maryland Park Expedited Transit-Oriented Development Project Location: Southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive. Applicant/Address: Community First Development Corporation, LLC 641 S Street NW, Suite 4023 Washington, DC 20001 Owner/Address: Redevelopment Authority of Prince George's County 9201 Basil Court, Suite 155 Largo, MD 20774	Planning Board Hearing Date:	03/02/17
	Memorandum Date:	02/22/17
	Date Accepted:	10/31/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	3.89
	Zone:	R-55/T-D-O
	Dwelling Units:	178
	Gross Floor Area:	220,882 sq. ft.
	Planning Area:	72
	Council District:	07
	Election District	18
	Municipality:	N/A
200-Scale Base Map:	201NE05	

Purpose of Application	Notice Dates	
A request for a three-week continuance of the Planning Board hearing date from March 2, 2017 to March 23, 2017. A change of the underlying zoning from the R-55 Zone to the M-U-I Zone and a 220,882-square-foot mixed-use development.	Informational Mailing:	01/07/16
	Acceptance Mailing:	10/28/16
	Sign Posting Deadline:	12/13/16

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

February 22, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Henry Zhang, Supervisor, Urban Design Section, Development Review Division

FROM: Jill Kosack, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-15045
210 Maryland Park
Expedited Transit-Oriented Development Project

In letter dated February 16, 2017, the applicant's representative requested a continuance of the Planning Board hearing date for the above case from March 2, 2017 to March 23, 2017. The continuance is necessary to allow time to resolve stormwater management issues with the Department of Permitting, Inspections and Enforcement (DPIE) prior to the hearing.

The site was originally posted as required by the Prince George's County Zoning Ordinance on December 13, 2016. The 60-day review period has been waived to March 23, 2017.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this case on the Planning Board hearing date of March 23, 2017.

LAW OFFICES
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Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

February 16, 2017

VIA HAND DELIVERY AND ELECTRONIC MAIL

Ms. Jill Kosack
Maryland-National Capital Park
& Planning Commission
14741 Governor Oden Bowie Drive
4th Floor
Upper Marlboro, MD 20772

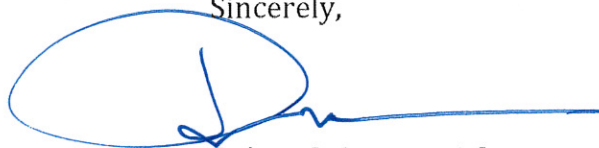
RE: **Detailed Site Plan 15045 (210 Maryland Park Drive)**

Dear Jill:

This firm represents Community First Development Corp., LLC. regarding the above-referenced Detailed Site Plan application. The Applicant respectfully requests a continuance of the currently scheduled Planning Board hearing date of March 2, 2017 to a new date of March 23, 2017. The purpose of this continuance request is to give the applicant the necessary time to resolve stormwater management issues with DPIE prior to the public hearing for this case. It should be noted that by granting this preliminary request, both the instant Detailed Site Plan and the associated Preliminary Plan of Subdivision (4-15029) will likely be scheduled for the same Planning Board hearing date of March 23, 2017.

Thank you in advance for your attention to this matter. If you have any further questions or comments, please don't hesitate to contact me.

Sincerely,



Robert J. Antonetti, Jr.

RJA/ah
cc: Ms. Gina Merritt
Parties of Record

N:\Community First Development Corp\Correspondence\Ltr to Kosack 02.16.17.dot

