

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



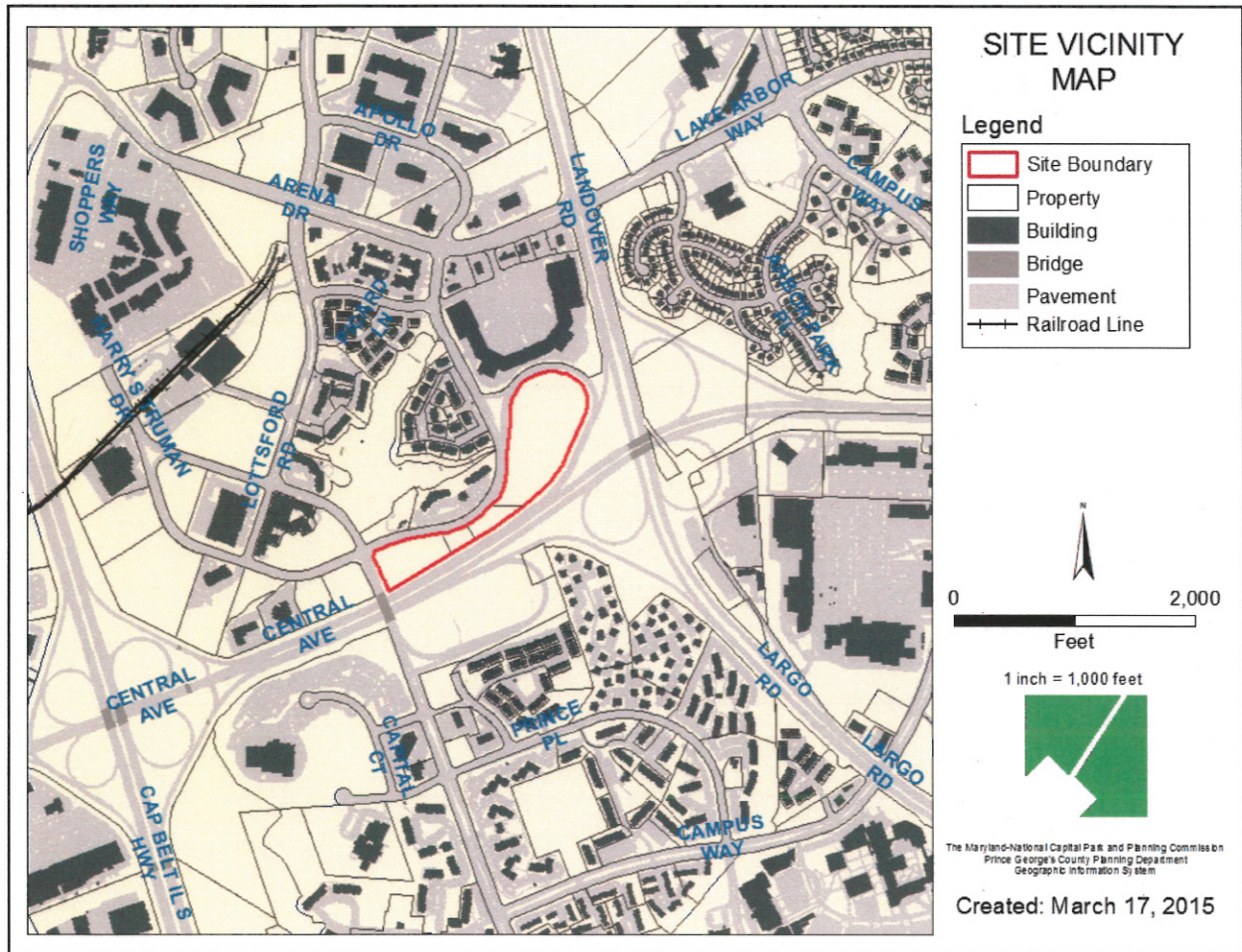
*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan DSP-14008      Waiver of the Rules

Application	General Data	
<b>Project Name:</b> The Crescents at Largo Town Center  <b>Location:</b> Northwest quadrant of Landover Road (MD 202) and Central Avenue (MD 214).  <b>Applicant/Address:</b> Largo Crescents, LLC 10100 Business Parkway Lanham, MD 20706	Planning Board Hearing Date:	04/16/15
	Memorandum Date:	04/01/15
	Date Accepted:	02/11/15
	Planning Board Action Limit:	04/16/15
	Plan Acreage:	18.01
	Zone:	M-U-I/D-D-O
	Dwelling Units:	436
	Gross Floor Area:	N/A
	Planning Area:	73
	Council District:	06
	Election District:	13
	Municipality:	N/A
	200-Scale Base Map:	201NE09

Purpose of Application	Notice Dates	
<b>WAIVER OF THE RULES:</b> Alejandro Villegas, Vice President of Dewberry Consultants LLC, by letter dated April 1, 2015 requests a Waiver of the Rules of Procedure on behalf of their client, Largo Crescents LLC, to allow the April 16, 2015 Planning Board hearing to proceed. The applicant is asking for relief for one day of the required 30-day posting of the property.	Informational Mailing:	04/16/14
	Acceptance Mailing:	02/10/15
	Sign Posting Deadline:	03/17/15

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Cynthia Fenton <b>Phone Number:</b> 301-952-3412 <b>E-mail:</b> <a href="mailto:Cynthia.Fenton@ppd.mncppc.org">Cynthia.Fenton@ppd.mncppc.org</a>	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X





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April 1, 2015

The Honorable Elizabeth Hewlett, Chair  
Prince George's County Planning Board  
Maryland-National Park and Planning Commission  
County Administration Building, 4th Floor  
Upper Marlboro, Maryland 20772

RE: Detailed Site Plan 14008  
The Crescents at Largo Town Center  
Planning Board Agenda Date: April 16, 2015

Dear Chairwoman Hewlett:

I am writing to request a waiver of the Planning Board's Rules of Procedure on behalf of our client, Largo Crescents, LLC, to allow the April 16, 2015 Planning Board hearing on DSP-14008 to proceed. The nature of the review for this Detailed Site Plan is for approximately 352 Multifamily and 84 Townhouse units.

Section 2 of the Planning Board's Rules of Procedure provides that notice of public hearings shall be in accordance with Section 3 of the Administrative Practice for the Planning Department and/or the Zoning Ordinance.

Section 3 of the Administrative Practice for the Planning Department provides:

**The applicant is responsible for posting and maintaining the required public hearing sign(s) on the subject property at least 30 continuous days prior to the Planning Board's hearing, in the accordance with the general location and legibility requirements specified in Section 27-125.03 of the Zoning Ordinance. Hearing signs shall be prepared by staff and released to applicants for posting no less than 31 days prior to the hearing. The signs shall be removed by the applicant within 15 days after the hearing.**

For the April 16, 2015 hearing, signs needed to be posted by March 17, 2015. Dewberry personnel were asked to post signs for both the above referenced case as well as the Smith Home Farm Specific Design Plan (SDP-1003/06). Several signs were posted on March 17, but we were not able to finish posting the signs at Smith Home Farm and at Largo Town Center until March 18, 2015. High winds on March 17, coupled with a faulty staple gun, hindered our efforts to post the signs with confidence they would stay up. A decision was made in the field to wait until the next day to make sure the signs could be erected securely.

Given that the remaining signs were posted early the next day, we believe that we have substantially complied with the notice requirements and that no harm has come to the public by the one day delay in posting some of the signs. Therefore, we respectfully request a waiver of the rules to allow the April 16, 2015 Planning Board hearing on the merits to proceed.

Sincerely,

Alejandro Villegas  
Vice President

*Not  
Entered  
for*

cc: Arthur Horne, Esq.  
Susan Lareuse  
Cynthia Fenton  
Kenneth Michael