



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

Preliminary Plan 4-03125

Application	General Data
Project Name: VISTA GARDENS MARKETPLACE Location: Southeast corner of Martin Luther King, Jr. Highway and Lottsford Vista Road. Applicant/Address: Lanham, LLLP 4390 Parliament Place Lanham, MD. 20706-1808	Date Accepted: 12/15/03
	Planning Board Action Limit: 05/17/04
	Plan Acreage: 51.1
	Zone: R-T
	Parcel: 1
	Election District: 13
	Planning Area: 70
	Tier: Developing
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 206/7NE09

Purpose of Application	Notice Dates
By letter dated February 24, 2004, the applicant has granted a 70-day waiver and requested a continuance of the March 4, 2004, Planning Board hearing	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 02/18/04

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

February 25, 2004

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Whitney Chellis
Subdivision Section

SUBJECT: Vista Gardens Marketplace Preliminary Plan 4-03125

The applicant has submitted a request for a continuance from the Planning Board hearing date of March 4, 2004, in a letter dated February 24, 2004. The property has been posted for the hearing of March 4, 2004. The applicant has stated in the February 24, 2004, letter some of the reasons for the request for the continuance as follows:

- “1. Several recommendations were made by the staff or interagency referrals, which would differ from the conceptual site plan presented to the community during the numerous meetings that we had with the community.
- “2. The State Highway Administration is recommending that the second entrance to the site be accessed solely from Lottsford Vista road, which will not be accepted by the community.
- “3. The Department of Parks and Recreation is requesting the dedication of land and construction of a hiker/biker trail, which was not discussed with the community.
- “4. The applicant has requested the creation of lots within the boundaries of the original preliminary plan for the individual buildings and respective parking areas, which were not known or advertised for public notice purposes.”

Staff recommends approval of the request for a continuance to the Planning Board hearing date of April 29, 2004