



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

Preliminary Plan 4-05116 Reconsideration Hearing

Application	General Data	
Project Name: D'Arcy Park South Location: Northeast quadrant of the intersection of the Capital Beltway (I-95/495) and D'Arcy Road. Applicant/Address: D'Arcy Partners LLC 4700 Holly Ridge Road Rockville, MD 20853 Property Owner: J.P. Squared Development, LLC 4700 Holly Ridge Road Rockville, MD 20853	Planning Board Hearing Date:	03/10/11
	Memorandum Date:	03/01/11
	Date Accepted:	11/16/06
	Planning Board Action Limit:	N/A
	Mandatory Action Timeframe:	N/A
	Plan Acreage:	56.19
	Zone:	R-R
	Dwelling Units:	556
	Lots:	0
	Parcels:	3
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	204SE08

Purpose of Application	Notice Dates	
RECONSIDERATION HEARING: By a letter dated October 26, 2006, the applicant requested a reconsideration of Condition 19a. The reconsideration request was APPROVED by the Planning Board on March 25, 2010.	Previous Parties of Record and Notice of Hearing mailed:	02/24/11
	Sign(s) Posted on Site:	N/A

Staff Recommendation		Staff Reviewer: Whitney Chellis Phone Number: 301-952-4325 E-mail: Whitney.Chellis@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 1, 2011

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Acting Supervisor, Subdivision Section, Development Review Division

SUBJECT: Reconsideration Hearing
4-05116 D'Arcy Park South and
4-05113 D'Arcy Park North

The Preliminary Plan of Subdivision for **D'Arcy South** was approved by the Planning Board on October 26, 2006 (PGCPB Resolution No. 06-220) and remains valid until October 26, 2012. The 56-acre D'Arcy Park South R-R-zoned property is located east of I-95/495 (Capital Beltway) and south of D'Arcy Road.

The Preliminary Plan of Subdivision for **D'Arcy North** was approved by the Planning Board on October 26, 2006 (PGCPB Resolution No. 06-219) and remains valid until October 26, 2012. The 72-acre D'Arcy Park North R-R-zoned property is located on the north side of D'Arcy Road, east of I-95/495 (Capital Beltway) and east of Sansbury Road.

The properties are also the subject of Detailed Site Plans DSP-06079 (PGCPB Resolution No. 07-224) for the South and DSP-06080 (PGCPB Resolution No. 07-225) for the North, which both remain valid until December 31, 2011.

On March 25, 2010, the Planning Board granted the applicant's request for a reconsideration of both of the preliminary plans of subdivision to address transportation conditions. Specifically, to reevaluate the traffic impact of the proposed developments of D'Arcy Park North and South on the intersection of Pennsylvania Avenue (MD 4) and Westphalia Road-Old Marlboro Pike in accordance with the provisions of County Council Resolution CR-66-2010. The applicant provided supplemental information that has been evaluated by the Transportation Planning Section. The applicant is requesting that the two properties be evaluated independently of one another, where originally they were evaluated as one property.

Staff recommends approval of the applicant's request subject to revised findings and conditions as set forth in the Transportation Planning Section memorandum dated February 22, 2011 (Burton to Chellis).