



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

Preliminary Plan 4-07051

Application	General Data
Project Name: ZOGLIO COMMERCIAL Location: Northwest quadrant of intersection at MD 193 (Glen Dale Road) and MD 450 (Annapolis Road) Applicant/Address: ENTERPRISE OFFICE PARK, LLC 220 DEFENSE HWY, SUITE 101 CROFTON, MD 21114 Property Owner: ENTERPRISE OFFICE PARK, LLC	Date Accepted: 08/02/2007
	Planning Board Action Limit: 02/02/2007
	Plan Acreage: 6.64
	Zone: C-O
	Gross Floor Area: 90,000
	Lots: 1
	Parcels: 0
	Planning Area: 70
	Tier: Developing
	Council District: 04
	Election District: 14
	Municipality: N/A
	200-Scale Base Map: 207NE11

Purpose of Application	Notice Dates
REQUEST FOR CONTINUANCE	Adjoining Property Owners Previous Parties of Record Registered Associations: 07/05/2007 (CB-58-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 11/06/2007

Staff Recommendation		Staff Reviewer: Ivy R. Thompson	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



30 July 2009

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Ivy R. Thompson, Development Review, Subdivision Section

RE: Preliminary Plan 4-07051, Zoglio Commercial Property

Staff is recommending that the Planning Board grant a continuance for subdivision case number 4-07051. Pursuant to the letter dated October 9, 2007, the applicant has provided a 70-day waiver. At this time, the applicant is requesting a continuance to a nonspecified date, but his letter indicates that at the hearing on December 6, 2007, a specific date will be requested. Staff concurs with the request for a continuance.

As staff was preparing the report it became apparent that additional time is necessary for staff to conduct a site visit as part of the review of revised plans submitted by the applicant. The revised Natural Resources Inventory (NRI) contained baseline data that directly impacts how the site is reviewed by staff; therefore it is necessary to allow staff additional time for review.

There are also outstanding issues regarding referral comments from the Maryland State Highway Administration (SHA) and the Prince George's County Department of Public Works and Transportation (DPW&T).

Staff recommended that the applicant provide a letter requesting a continuance, which was received on November 27, 2007. Staff is in support of a continuance. The granting of the continuance by the Planning Board will allow the applicant and staff additional time necessary to address outstanding environmental and transportation issues.