



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

## Preliminary Plan 4-10019

Application	General Data	
<b>Project Name:</b> Edwards Property  <b>Location:</b> Northwest quadrant of the intersection of Riggs Road and Adelphi Road, and the eastern side of Edwards Way.  <b>Applicant/Address:</b> Zimmer Development Company ATTN: Adam Tucker 111 Princess Street Wilmington, NC 28402  <b>Property Owner:</b> ZP NO 139 LLC 111 Princess Street Wilmington, NC 28402	Planning Board Hearing Date:	06/09/11
	Memorandum Date:	06/01/11
	Date Accepted:	03/15/11
	Planning Board Action Limit:	05/24/11
	Mandatory Action Timeframe:	140 Days
	Plan Acreage:	4.14
	Zone:	L-A-C
	Gross Floor Area:	22,288 sq. ft.
	Lots:	N/A
	Parcels:	3
	Planning Area:	65
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	N/A
	200-Scale Base Map:	211NE02

Purpose of Application	Notice Dates	
Two commercial retail stores.  By memorandum dated June 1, 2011, M-NCPPC staff requests a continuance to the Planning Board hearing date of June 16, 2011. The applicant concurs with the continuance request.	Informational Mailing	11/16/10
	Acceptance Mailing:	03/07/11
	Sign Posting Deadline:	05/10/11

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Thornton, Justin <b>Phone Number:</b> 301-952-4334 <b>E-mail:</b> Justin.Thornton@ppd.mncppc.org	
<b>APPROVAL OF CONTINUANCE</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			

June 1, 2011

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Steven Adams, Urban Design Supervisor  
Whitney Chellis, Acting Supervisor, Subdivision Review Section

SUBJECT: Comprehensive Design Plan CDP-1001  
Preliminary Plan of Subdivision 4-10019  
Edwards Property

The staff of the Urban Design Section and the Subdivision Review Section are requesting a one-week continuance of the Planning Board hearings for the above-referenced applications currently scheduled for June 9, 2011. Staff is requesting this short delay with the concurrence of the applicant in order to accommodate the unexpected emergency absence of key review staff. The delay will also provide additional time to ensure complete coordination of the two cases for which Planning Board hearings would more typically be separated by weeks or months.

The public hearing notices for these applications were posted on May 10, 2011. All parties of record for the two cases have been notified of this continuance request.

**RECOMMENDATION**

The Urban Design staff recommends that the request for continuance of Comprehensive Design Plan CDP-1001 be APPROVED and that the item be continued until June 16, 2011.

The Subdivision Review Section staff recommends that the request for continuance of Preliminary Plan of Subdivision 4-10019 be APPROVED and that the item be continued until June 16, 2011.