



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

Preliminary Plan 4-11011

Application	General Data	
Project Name: Mill Branch Crossing Location: East of Robert Crain Highway (MD 301), between Laurel-Bowie Road (MD 197) and Mill Branch Road. Applicant/Address: Mill Branch Crossing LLC 150 White Plains Road, Suite 400 Tarrytown, NY 10591-5535 Property Owner: Mill Branch Crossing LLC 150 White Plains Road, Suite 400 Tarrytown, NY 10591-5535	Planning Board Hearing Date:	05/31/12
	Staff Report Date:	05/22/12
	Date Accepted:	03/22/12
	Planning Board Action Limit:	09/07/12
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	73.98
	Zone:	C-S-C
	Gross Floor Area:	619,000 sq. ft.
	Lots:	N/A
	Parcels:	N/A
	Planning Area:	74B
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	205NE14

Purpose of Application	Notice Dates	
The applicant is requesting a two-week continuance of the Planning Board hearing to June 14, 2012	Informational Mailing	05/02/11
	Acceptance Mailing:	03/22/12
	Sign Posting:	05/01/12

Staff Recommendation		Staff Reviewer: Quynn Nguyen Phone Number: 301-780-2465 E-mail: Quynn.Nguyen@ppd.mncppc.org	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

May 22, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Subdivision Section Supervisor, Development Review Division

FROM: Quynn Nguyen, Senior Planner, Subdivision Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-11011
Mill Branch Crossing

The applicant requests a continuance of Preliminary Plan of Subdivision 4-11011, Mill Branch Crossing, which is scheduled for a Planning Board hearing on May 31, 2012. By letter dated May 16, 2012, the applicant's representative has granted a 70-day waiver and requests a two-week continuance to address outstanding transportation issues. Based on the traffic study, the applicant is proposing a mitigation plan to meet adequate transportation facilities. The mitigation plan is required to be reviewed by the operating agency, the State Highway Administration (SHA), pursuant to Section 24-124(a)(6) of the Subdivision Regulations and the "Guidelines for the Analysis of the Traffic Impact of Development Proposals." At the time of the writing of this memorandum, staff has not yet received comments from SHA regarding the mitigation plan, which was referred to them on April 11, 2012.

At the hearing on May 31, 2012, the applicant will request a two-week continuance to June 14, 2012.

RECOMMENDATION

Approval of a two-week continuance to June 14, 2012.