



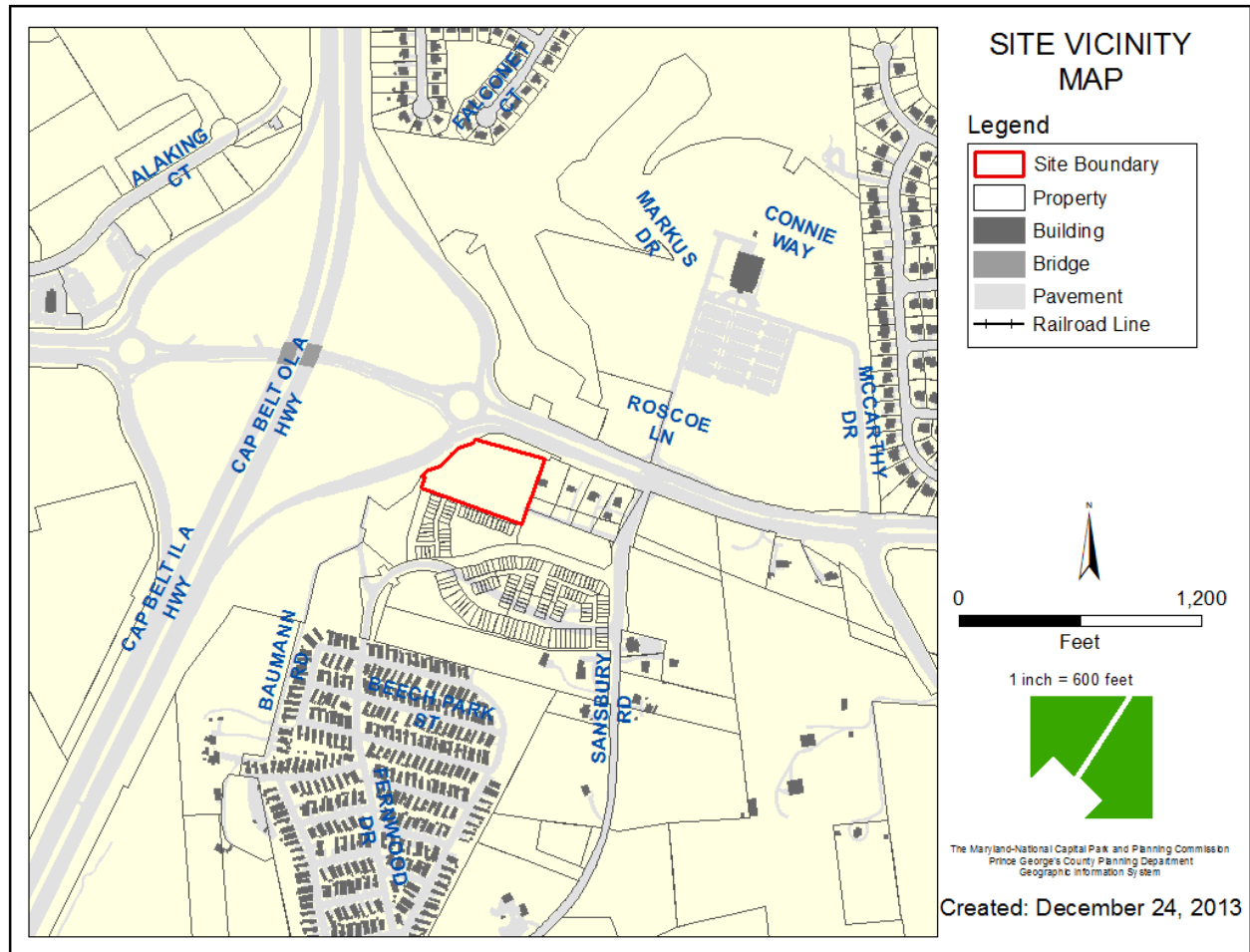
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-13026

Application	General Data	
Project Name: Westphalia Row Location: At the southeast corner of the intersection of Ritchie-Marlboro Road and the Capital Beltway (I-95/495). Applicant/Address: Westphalia Row Partners, LLC 6110 Executive Boulevard, Suite 430 Rockville, MD 20852 Agent: Gutschick, Little, and Weber, PA 3909 National Drive, Suite 250 Burtonsville, MD 20866	Planning Board Hearing Date:	06/05/14
	Memorandum Report Date:	05/27/14
	Date Accepted:	04/01/14
	Planning Board Action Limit:	09/19/14
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	3.53
	Zone:	M-X-T
	Gross Floor Area:	N/A
	Lots:	53
	Parcels:	02
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	203SE08

Purpose of Application	Notice Dates	
REQUEST FOR CONTINUANCE In a letter dated May 22, 2014 (Clay to Hewlett), the applicant's representative has granted a 70-day waiver and requests a continuance of the Planning Board hearing from June 5, 2014 to June 26, 2014, to address outstanding issues with the required landscape buffer and road and lot layout.	Informational Mailing	01/27/13
	Acceptance Mailing:	03/21/14
	Sign Posting Deadline:	05/06/14

Staff Recommendation		Staff Reviewer: William Mayah Phone Number: 301-952-3554 E-mail: William.Mayah@ppd.mncppc.org	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



May 27, 2014

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: William Mayah, Planner, Subdivision Review Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-13026
Westphalia Row

The applicant requests a continuance of Preliminary Plan of Subdivision 4-13026, Westphalia Row, which is scheduled for the Planning Board hearing date of June 5, 2014. In a letter dated May 22, 2014 (Clay to Hewlett), the applicant's representative has granted a 70-day waiver and requests a continuance to address outstanding issues with the required landscape buffer and road and lot layout.

At the Planning Board hearing on June 5, 2014, the applicant will request a continuance to June 26, 2014. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on May 6, 2014.

RECOMMENDATION

Staff recommends the approval of a continuance to June 26, 2014.