



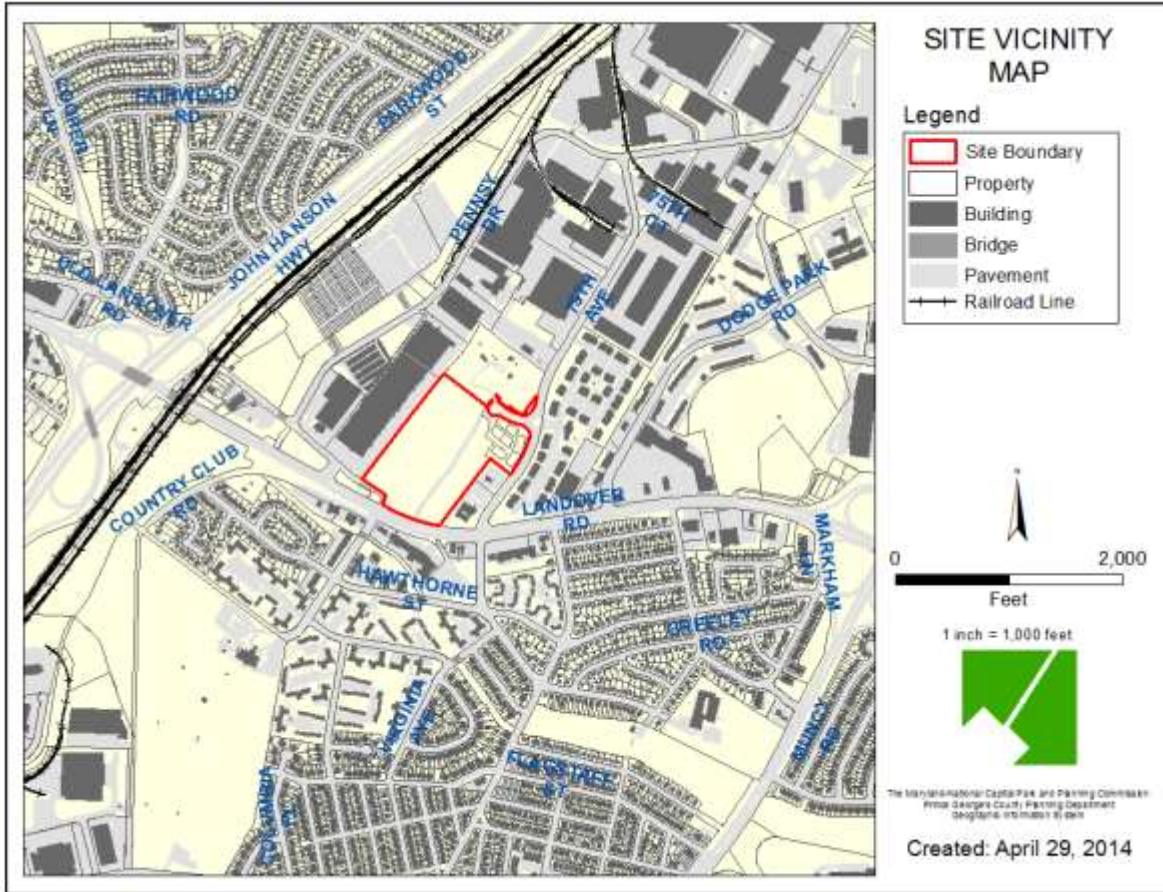
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Preliminary Plan 4-13031

Application	General Data	
Project Name: The Ridges at Landover Metro Location: Located on the north side of Landover Road (MD 202) and west of 75 th Avenue. Applicant/Address: SM Waterford Estates, LLC 11111 Sunset Hills Road Reston, VA 20190 Property Owner: DB Aster Holding Company 250 Gibraltar Road Horsham, PA 19044	Planning Board Hearing Date:	01/22/15
	Memorandum Date:	01/12/15
	Date Accepted:	10/31/14
	Planning Board Action Limit:	04/03/15
	Mandatory Action Timeframe:	140
	Plan Acreage:	23.57
	Zone:	R-18
	Gross Floor Area:	N/A
	Lots:	165
	Parcels:	41
	Planning Area:	72
	Council District:	05
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	204NE06

Purpose of Application	Notice Dates	
REQUEST FOR CONTINUANCE The applicant is requesting a continuance of the Planning Board hearing from January 22, 2015 to February 12, 2015 to address outstanding noise issues.	Informational Mailing	02/20/14
	Acceptance Mailing:	10/22/14
	Sign Posting Deadline:	12/23/14

Staff Recommendation		Staff Reviewer: Suzanne Nickle Phone Number: 301-952-2465 E-mail: Suzanne.Nickle@ppd.mncppc.org	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



January 12, 2015

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Suzanne Nickle, Planner, Subdivision Review Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-13031
The Ridges at Landover Metro

The applicant requests a continuance of Preliminary Plan of Subdivision 4-13031, The Ridges at Landover Metro, which is scheduled for the Planning Board hearing date of January 22, 2015. By letter dated January 7, 2015 (Horne to Nickle), the applicant's representative has granted a 70-day waiver and requests a continuance to address outstanding noise issues.

At the hearing on January 22, 2015, the applicant will request a continuance to February 12, 2015. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on December 23, 2014.

RECOMMENDATION

Approval of continuance to the Planning Board hearing date of February 12, 2015.