



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

Preliminary Plan 4-16006

Application	General Data	
Project Name: Melford Village Location: Located at the northeast quadrant of John Hanson Highway (US 50/301) and Robert Crain Highway (MD 3). Applicant/Address: St. John Properties, Inc. 2560 Lord Baltimore Drive Windsor Mill, MD 21244 Property Owner: St. John Properties, Inc. 2560 Lord Baltimore Drive Windsor Mill, MD 21244	Planning Board Hearing Date:	03/09/17
	Memorandum Date:	03/06/17
	Date Accepted:	10/28/16
	Planning Board Action Limit:	03/30/17
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	129.16
	Zone:	M-X-T
	Dwelling Units/GFA	1,793/359,900
	Lots:	256
	Parcels:	50
	Planning Area:	71B
	Council District:	04
	Election District	07
	Municipality:	Bowie
	200-Scale Base Map:	207NE15

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of March 2, 2017 to March 9, 2017. To subdivide six parcels to accommodate 1,793 dwelling units into various housing types. Variation to Section 24-128(b)(7)(A) Variance from Section 25-119(d)	Informational Mailing	09/06/16
	Acceptance Mailing:	10/25/16
	Sign Posting Deadline:	01/03/16

Staff Recommendation		Staff Reviewer: John Ferrante Phone Number: 301-952-3665 E-mail: John.Ferrante@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

March 6, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: John Ferrante, Senior Planner, Subdivision Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-16006, Melford Village

This application was continued from March 2, 2017 to March 9, 2017 to allow the applicant and staff additional time to address transportation issues. The Planning Board was informed at the March 2, 2017 hearing that new referral memorandums from the Community Planning Division and the Transportation Planning Section would be issued for the subject application. Both memorandums are attached and have been posted on the Planning Board's website.

The Community Planning Division memorandum dated February 23, 2017 (D'Ambrosi to Ferrante) is Finding 3 of the published staff report dated February 28, 2017. The Transportation Planning Section memorandum dated March 3, 2017 (Masog to Ferrante) will replace, in its entirety, Finding 6 and Conditions 16 and 17, with the addition of Condition 19. Condition 19 was proffered by the applicant per a prior agreement they have with the City of Bowie to install traffic calming measures or devices along Belair Drive, west of the MD 3 interchange.