



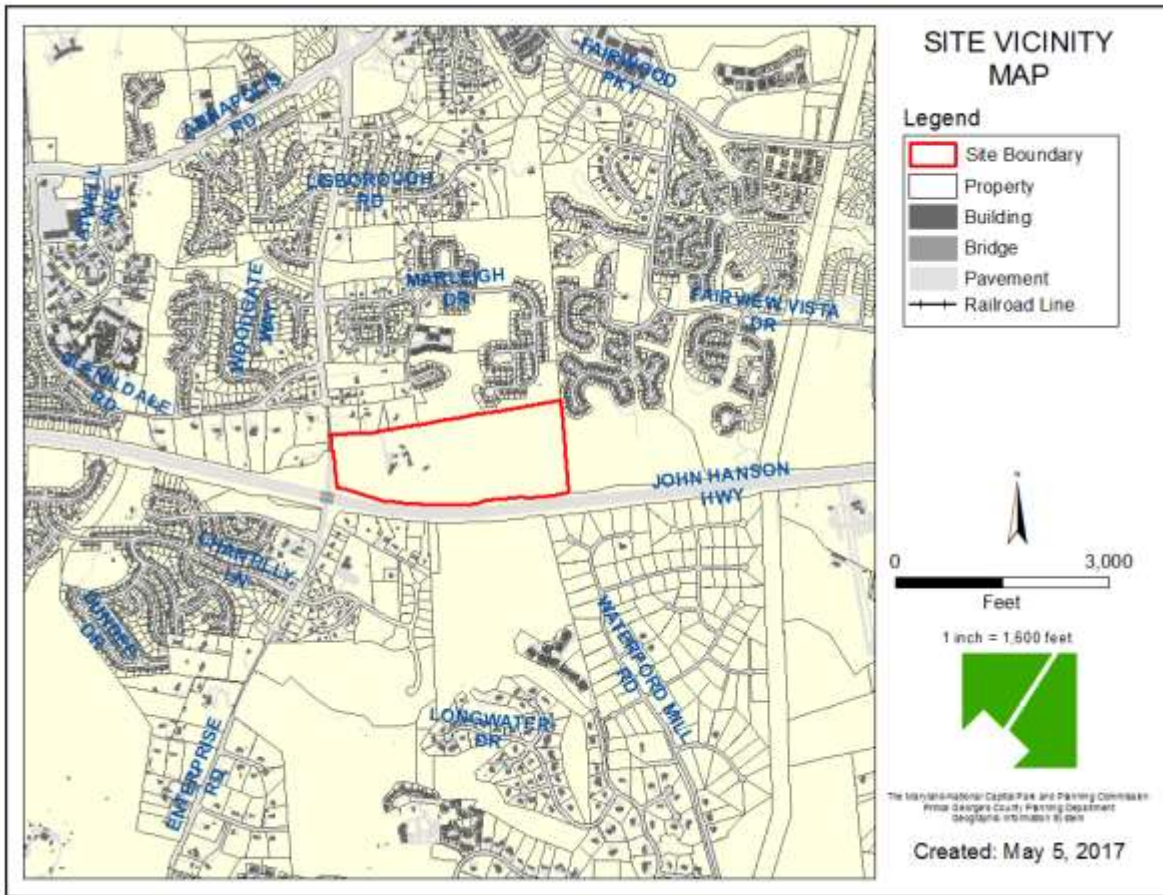
Note: Staff reports can be accessed at <http://mncppc.igm2.com/Citizens/Default.aspx>.

Preliminary Plan 4-17018

Application	General Data	
Project Name: Traditions at Beechfield Location: Northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway). Applicant/Address: Greenlife Property Group 2661 Riva Road, Suite 300 Baltimore, MD 21201 Property Owner: Greenlife Property Group 2661 Riva Road, Suite 300 Baltimore, MD 21201	Planning Board Hearing Date:	02/01/18
	Memorandum Date:	01/29/18
	Date Accepted:	11/14/17
	Planning Board Action Limit:	04/18/18
	Mandatory Action Timeframe:	140 days
	Plan Acreage:	83.66
	Zone:	R-E
	Gross Floor Area:	5,000 sq. ft.
	Lots:	133
	Parcels:	245
	Planning Area:	71A
	Council District:	06
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	206NE11

Purpose of Application	Notice Dates	
The applicant is requesting a continuance of the Planning Board hearing date from February 1, 2018 to February 15, 2018. 133 lots and 24 parcels for a planned retirement community.	Informational Mailing	05/12/17
	Acceptance Mailing:	10/27/17
	Sign Posting Deadline:	01/18/18

Staff Recommendation		Staff Reviewer: Joseph Onyebuchi, Phone Number: 301-952-3665 E-mail: Joseph.Onyebuchi@ppd.mncppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		



January 29, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Joseph Onyebuchi, Senior Planner, Subdivision and Zoning Section
Development Review Division

VIA: Sherri Conner, Acting Supervisor, Subdivision and Zoning Section
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-17018
Traditions at Beechfield**

The applicant requests a continuance of Preliminary Plan of Subdivision 4-17018, Traditions at Beechfield, which is scheduled for the Planning Board hearing date of February 1, 2018. By letter dated January 26, 2018 (Haller to Conner), the applicant's representative granted a waiver of the 70-day review requirement (Section 24-119(d)(4) of the Subdivision Regulations), and requests a continuance to the Planning Board hearing date of February 15, 2018. This continuance request is to allow time for the coordination of proposed conditions and impacts to regulated environmental features between this Preliminary Plan of Subdivision (PPS) and the Special Exception (SE-4785) that is currently pending before the Zoning Hearing Examiner.

Staff is in agreement with the newly proposed Planning Board hearing date of February 15, 2018. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on January 18, 2018.

RECOMMENDATION

APPROVAL of the continuance request to the Planning Board hearing date of February 15, 2018.