



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

## Preliminary Plan of Subdivision DCMC Campus

## 4-21018

REQUEST	STAFF RECOMMENDATION
Continuance to the Planning Board hearing date of May 26, 2022.  One parcel for 1,129,390 square feet of institutional use (health campus).	APPROVAL of continuance

**Location:** In the northeast quadrant of the intersection of Good Luck Road and Hanover Parkway.

Gross Acreage:	40.04
Zone:	RSF-95
Dwelling Units:	0
Gross Floor Area:	1,129,390 sq. ft.
Lots:	0
Parcels:	1
Planning Area:	67
Council District:	03
Election District:	21
Municipality:	N/A
200-Scale Base Map	209NE07

**Applicant Address:**

Doctors Hospital, Inc.  
8220 Good Luck Road  
Lanham, MD 20706

**Staff Reviewer:** Mridula Gupta  
**Phone Number:** 301-952-3504  
**Email:** Mridula.Gupta@ppd.mncppc.org



Planning Board Date:	05/05/2022
Planning Board Action Limit:	07/21/2022
Mandatory Action Timeframe:	140 days
Staff Report Date:	04/20/2022
Date Accepted:	03/03/2022
Informational Mailing:	05/19/2021
Acceptance Mailing:	03/01/2022, 03/23/2022
Sign Posting Deadline:	04/05/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at [http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
[www.pgplanning.org](http://www.pgplanning.org)

April 20, 2022

## MEMORANDUM

**TO:** The Prince George's County Planning Board

**VIA:** James Hunt, Chief, Development Review Division  
Sherri Conner, Planning Supervisor, Subdivision Section

**FROM:** Mridula Gupta, Planner III, Subdivision Section

**SUBJECT:** **Preliminary Plan of Subdivision 4-21018, DCMC Campus**  
Planning Board Agenda May 5, 2022 – Request for Continuance

The subject property is 40.04 acres and is located in the Residential, Single-Family-95 (RSF-95) Zone. However, this application is reviewed pursuant to the prior One-Family Detached Residential (R-80) zoning of the subject property and pursuant to the prior Prince George's County Zoning Ordinance and Subdivision Regulations, as required in accordance with Section 24-1703(a) of the Subdivision Regulations. This preliminary plan of subdivision application proposes one parcel for institutional development consisting of 1,129,390 square feet of gross floor area, specifically for a medical health campus. The application was accepted on March 3, 2022, and subsequently heard at the Subdivision and Development Review Committee meeting on March 18, 2022. The applicant submitted revised information on March 31, 2022, which no longer proposed to dedicate the right-of-way for a future master plan collector road C-104 (Brae Brook Drive) located on the property. Due to this change in the applicant's proposal regarding the dedication of this right-of-way, staff must refer to the operating road agency for review of reservation of the right-of-way for C-104. The proposed reservation for land for C-104 was referred to the Prince George's County Department of Public Works and Transportation (the public operating agency) on April 7, 2022, pursuant to Section 24-139(b) of the prior Subdivision Regulations. This section requires that the public agency be allowed minimum 30 days to respond, and consequently, the Prince George's County Department of Permitting, Inspections and Enforcement's recommendation on the reservation is expected by May 9, 2022.

By letter dated April 20, 2022 (Tedesco to Shapiro), the applicant's representative requested a continuance to the Planning Board hearing date of May 26, 2022. Staff is in agreement with the newly proposed hearing date. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on April 5, 2022.

**RECOMMENDATION**

APPROVAL of the continuance request to the Planning Board hearing date of May 26, 2022.