



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 EcoGrads

4-21039

REQUEST		STAFF RECOMMENDATION
The applicant is requesting the Planning Board hearing be continued to June 30, 2022.  One parcel for 123 multifamily dwelling units and 2,300 square feet of commercial use.		APPROVAL of continuance

<b>Location:</b> In the southeast quadrant of the intersection of US 1 (Baltimore Avenue) and Quebec Street.	
Gross Acreage:	0.52
Zone:	LTO-E
Zone Prior:	M-U-I/D-D-O
Reviewed per prior Subdivision Regulations	Section 24-1703(a)
Dwelling Units:	123
Gross Floor Area:	2,300 sq. ft.
Lots:	0
Parcels:	1
Planning Area:	66
Council District:	03
Municipality:	City of College Park
<b>Applicant Address:</b> KindBild, LLC 16826 Wesley Chapel Road Monkton, MD 21111	
<b>Staff Reviewer:</b> Mridula Gupta <b>Phone Number:</b> 301-952-3504 <b>Email:</b> Mridula.Gupta@ppd.mncppc.org	



Planning Board Date:	06/02/2022
Planning Board Action Limit:	09/16/2022
Mandatory Action Timeframe:	140 days
Staff Report Date:	05/18/2022
Date Accepted:	03/30/2022
Informational Mailing:	09/27/2021
Acceptance Mailing:	03/29/2022
Sign Posting Deadline:	05/03/2022

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)

May 18, 2022

## MEMORANDUM

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

**FROM:** Mridula Gupta, Planner III, Subdivision Section  
Development Review Division

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

**SUBJECT:** **Preliminary Plan of Subdivision 4-21039**  
**EcoGrads**  
Planning Board Agenda for June 2, 2022 – Request for Continuance

The subject site is 0.52 acre and is located in the Local Transit-Oriented (edge) Zone. However, this application is being reviewed pursuant to the prior Prince George's County Zoning Ordinance and prior Prince George's County 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 mixed use development to include 123 multifamily dwelling units and 2,300 square feet of commercial use. This application was accepted on March 30, 2022, and subsequently heard at the Subdivision and Development Review Committee meeting on April 15, 2022.

The applicant now wishes to revise the proposed use on the property from student housing to unrestricted multifamily housing, which requires a revised traffic scoping and study for staff review. The revised study will also need to be referred to public operating agencies for their review and comments.

By letter dated May 12, 2022 (Tedesco to Shapiro), the applicant's representative requested a continuance to the Planning Board hearing date of June 30, 2022. Staff agrees with the newly proposed hearing date. If granted, additional posting will not be required. The notice of public hearing signs for this application were posted on the subject site on May 3, 2022.

## RECOMMENDATION

APPROVAL of the continuance request to the Planning Board hearing date of June 30, 2022.