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*Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>*

## Preliminary Plan of Subdivision Carozza Property

**4-22033**

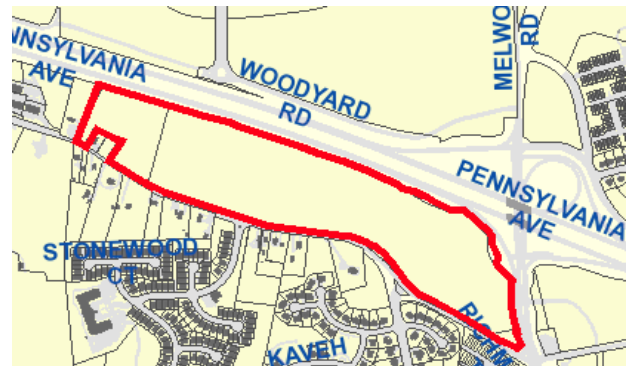
| REQUEST   | STAFF RECOMMENDATION                     |
|---|--|
| <p>This application was continued from the Planning Board hearing date of June 20, 2024 to July 11, 2024.</p> <p>The applicant requests a continuance from the Planning Board hearing date of July 11, 2024 to July 25, 2024.</p> <p>199 lots and 39 parcels for the development of 199 single-family attached dwellings, 401 multifamily dwellings and 50,000 square feet of commercial development.</p> | Approval of continuance to July 25, 2024 |

**Location:** In the southwest quadrant of the interchange of MD 4 (Pennsylvania Avenue) and MD 223 (Woodyard Road), along the north side of Marlboro Pike.

|   |                 |
|---|-----------------|
| Gross Acreage:                              | 59.93           |
| Zone:                                       | CGO/MIO         |
| Prior Zone:                                 | M-X-T/M-I-O     |
| Reviewed per prior Subdivision Regulations: | Section 24-1704 |
| Gross Floor Area:                           | 50,000 sq. ft.  |
| Dwelling Units:                             | 600             |
| Lots:                                       | 199             |
| Parcels:                                    | 39              |
| Planning Area:                              | 77              |
| Council District:                           | 09              |
| Municipality:                               | N/A             |

**Applicant/Address:**

Global RER PGC Investments, LLC  
801 Brickell Avenue, Suite 2360  
Miami, FL 33131

**Staff Reviewer:** Eddie Diaz-Campbell**Phone Number:** 301-952-3665**Email:** Eddie.Diaz-Campbell@ppd.mncppc.org

|                              |            |
|------------------------------|------------|
| Planning Board Date:         | 07/11/2024 |
| Planning Board Action Limit: | 09/09/2024 |
| Mandatory Action Timeframe:  | 140 days   |
| Staff Report Date:           | 07/02/2024 |
| Date Accepted:               | 03/22/2024 |
| Informational Mailing:       | 06/21/2023 |
| Acceptance Mailing:          | 03/21/2024 |
| Sign Posting Deadline:       | 05/21/2024 |

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.



July 02, 2024

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Chief *SC*  
Development Review Division

FROM: Eddie Diaz-Campbell, Planner III, Subdivision Section *EDC*  
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-22033, Carozza Property**  
Planning Board Agenda June 20, 2024 – Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision 4-22033, Carozza Property, which is currently scheduled for the Prince George's County Planning Board hearing date of July 11, 2024. By letter dated June 10, 2024 (Horne to Diaz-Campbell), the applicant's representative submitted a request for a continuance of the original Planning Board hearing date of June 20, 2024. At the June 20, 2024 hearing, the Planning Board approved a continuance to July 11, 2024, in order to allow additional time to evaluate the adequacy of public facilities and for review of the associated approved stormwater management concept plan for the property. At this time, the review of adequate public facilities is ongoing, which must be completed prior to approval of the preliminary plan of subdivision, and additional time is needed to complete the analysis.

If a continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on May 21, 2024.

**RECOMMENDATION**

The Subdivision Section recommends that the Planning Board **APPROVE** a continuance and schedule this application for the Planning Board hearing date of July 25, 2024.