

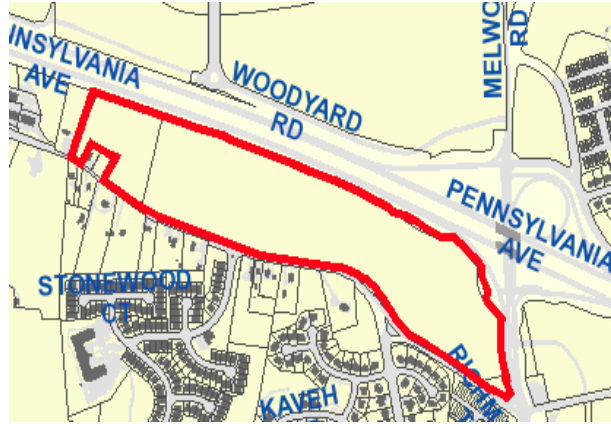


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Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

## Preliminary Plan of Subdivision Carozza Property

**4-22033**

REQUEST		STAFF RECOMMENDATION	
The applicant requests a continuance from the Planning Board hearing date of July 25, 2024 to September 5, 2024.		Approval of continuance	
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.			
<b>Location:</b> 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	Planning Board Date:	07/25/2024
Lots:	199	Planning Board Action Limit:	09/09/2024
Parcels:	39	Mandatory Action Timeframe:	140 days
Planning Area:	77	Staff Report Date:	07/17/2024
Council District:	09	Date Accepted:	03/22/2024
Municipality:	N/A	Informational Mailing:	06/21/2023
<b>Applicant/Address:</b> Global RER PGC Investments, LLC 801 Brickell Avenue, Suite 2360 Miami, FL 33131		Acceptance Mailing:	03/21/2024
<b>Staff Reviewer:</b> Eddie Diaz-Campbell <b>Phone Number:</b> 301-952-3665 <b>Email:</b> Eddie.Diaz-Campbell@ppd.mncppc.org		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 17, 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 July 25, 2024 – Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-22033, Carozza Property, which is currently scheduled for the Prince George's County Planning Board hearing date of July 25, 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, 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 the July 11, 2024 hearing, the Planning Board approved a continuance to July 25, 2024, to allow additional time to evaluate the adequacy of public facilities. At this time, the review of adequate public facilities is still ongoing and must be completed prior to approval of the PPS. Additional time is needed to complete the analysis in coordination with partner agencies.

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 September 5, 2024.