



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.igmp2.com/Citizens/Default.aspx>

Preliminary Plan of Subdivision Parkland Rock Creek

4-22044

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of February 23, 2023 to March 9, 2023.</p> <p>514 lots and 76 parcels for the development of 98 single-family detached dwellings, 416 single-family attached dwellings, 160 (Senior) multifamily units, and 12,500 square feet of commercial use.</p>	APPROVAL of continuance

Location: On the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road.		
Gross Acreage:	156.87	
Zone:	LCD/MIO	
Prior Zone:	R-M/L-A-C/M-I-O	
Reviewed per prior Subdivision Regulations:	Section 24-1703(b)	
Dwelling Units:	674	
Gross Floor Area:	12,500 sq. ft.	
Lots:	487	
Parcels:	76	
Planning Area:	78	
Council District:	06	
Municipality:	N/A	
Applicant/Address: Stanley Martin Homes, LLC 6404 Ivy Lane, Suite 600 Greenbelt, MD 20770		
Staff Reviewer: Antoine Heath Phone Number: 301-952-3554 Email: Antoine.Heath@ppd.mncppc.org		
Planning Board Date:		02/23/2023
Planning Board Action Limit:		02/28/2023
Mandatory Action Timeframe:		140 days
Memorandum Date:		02/17/2023
Date Accepted:		12/06/2022
Informational Mailing:		06/14/2022
Acceptance Mailing:		11/30/2022
Sign Posting Deadline:		01/24/2023

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/. 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

February 17, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Antoine Heath, Planner II, Subdivision Section *AH*
Development Review Division

VIA: James Hunt, Chief, Development Review Division

Sherri Conner, Planning Supervisor, Subdivision Section *SC*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-22044, Parkland Rock Creek
Planning Board Agenda February 23, 2023 – Request for Continuance**

The subject site is 156.87 acres and is located in the Legacy Comprehensive Design 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, in accordance with Section 24-1703(b) of the Subdivision Regulations. This preliminary plan of subdivision proposes 514 lots and 76 parcels (1 parcel for multifamily development, and 75 parcels for open space and private roads) for the development of 98 single-family detached dwellings, 416 single-family attached dwellings, 160 (Senior) multifamily dwelling units, and 12,500 square feet of commercial use. This application was accepted on December 6, 2022, and subsequently heard at the Subdivision and Development Review Committee meeting on December 22, 2022.

By letter dated February 17, 2023 (Tedesco to Shapiro), the applicant's representative granted a waiver of the 70-day review period and requested a continuance to the Planning Board hearing date of March 9, 2023, to allow staff additional time to address transportation planning findings. 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 January 24, 2022.

RECOMMENDATION

APPROVAL of the continuance request to the Planning Board hearing date of March 9, 2023.