



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 <https://www.mncppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Swann Crossing

4-22048

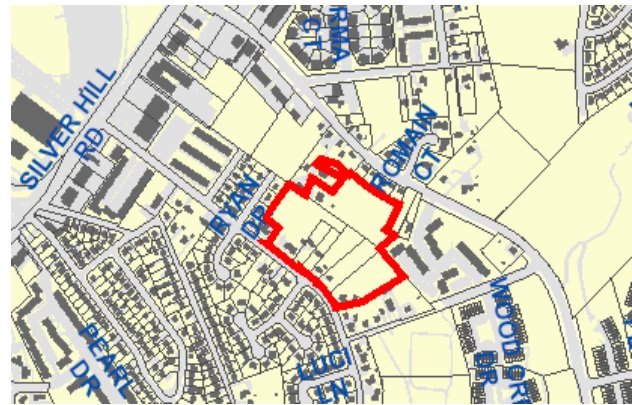
REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of July 13, 2023 to July 27, 2023.</p> <p>58 lots and 6 parcels for the development of 58 single-family detached dwellings, one of which is existing.</p>	APPROVAL of continuance

Location: On the east side of Swann Road, across from Keir Drive.

Gross Acreage:	12.74
Zone:	RSF-65
Zone Prior:	R-55/D-D-O
Reviewed per prior Subdivision Regulations	Section 24-1900
Dwelling Units:	58
Gross Floor Area:	N/A
Lots:	58
Parcels:	6
Planning Area:	75A
Council District:	07
Municipality:	N/A

Applicant Address:
Swann Road Investors LLC
4800 Hampden Lane, Suite 200
Bethesda, MD 20814

Staff Reviewer: Antoine Heath
Phone Number: 301-952-3554
Email: Antoine.Heath@ppd.mncppc.org



Planning Board Date:	07/13/2023
Planning Board Action Limit:	11/02/2023
Mandatory Action Timeframe:	140 days
Memorandum Date:	06/23/2023
Date Accepted:	05/15/2023
Informational Mailing:	11/30/2022
Acceptance Mailing:	04/14/2023
Sign Posting Deadline:	06/13/2023

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

June 22, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

SUBJECT: **Preliminary Plan of Subdivision 4-22048 Swann Crossing**
Planning Board Agenda for July 13, 2023 – Request for Continuance

The subject site is 12.74 acres and is located in the Residential, Single-Family-65 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 24-1900 of the Subdivision Regulations. This preliminary plan of subdivision application proposes to establish 58 lots and 6 parcels for development of 58 single-family detached dwellings. This application was accepted on May 15, 2023, and subsequently heard at the Subdivision and Development Review Committee meeting on May 26, 2023.

By letter dated June 16, 2023 (Forman to Heath), the applicant's representative granted a waiver of the 70-day review period and requested a continuance to the Planning Board hearing date of July 27, 2023. Additional time is needed for the applicant to submit revised information regarding primary management area impacts and specimen tree removal. Staff agree 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 June 13, 2023.

RECOMMENDATION

APPROVAL of the continuance request to the Planning Board hearing date of July 27, 2023.