



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

Preliminary Plan of Subdivision Ivy Creek

4-22051

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance of the Planning Board hearing date of September 5, 2024 to September 12, 2024.</p> <p>75 lots and 12 parcels for development of 74 age-restricted townhouses and one single-family detached dwelling unit.</p>	Approval of continuance to September 12, 2024

Location: In the northwest quadrant of the intersection of MD 450 (Annapolis Road) and MD 193 (Glenn Dale Boulevard)	
Gross Acreage:	19.10
Zone:	RR
Prior Zone:	R-R
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	0
Dwelling Units:	75
Lots:	75
Parcels:	12
Planning Area:	70
Council District:	04
Municipality:	N/A
Applicant/Address: Glen Dale Holding Company, LLC 2191 Defense Highway, Suite 400 Crofton, MD 21114	
Staff Reviewer: Mridula Gupta Phone Number: 301-952-3504 Email: Mridula.Gupta@ppd.mncppc.org	



Planning Board Date:	09/05/2024
Planning Board Action Limit:	09/13/2024
Mandatory Action Timeframe:	140 days
Memorandum Date:	08/29/2024
Date Accepted:	03/25/2024
Informational Mailing:	03/25/2023 02/08/2024
Acceptance Mailing:	03/07/2024
Sign Posting Deadline:	08/06/2024



August 29, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

SUBJECT: **Preliminary Plan of Subdivision 4-22051, Ivy Creek**
Planning Board Agenda September 5, 2024—Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-22051, Ivy Creek, which is currently scheduled for the Prince George's County Planning Board hearing date of September 5, 2024. By email dated August 26, 2024 (Gibbs to Gupta), the applicant's representative submitted a request for a continuance of the original Planning Board hearing date of September 5, 2024. Additional time is needed by staff to complete the coordination and review of the PPS, related to the findings and recommendations of the Historic Preservation Commission and the Prince George's County Department of Parks and Recreation, given the abutting parkland and on-site historic sites.

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 August 6, 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 12, 2024.