



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

Preliminary Plan of Subdivision Stephen's Crossing at Brandywine

4-23040

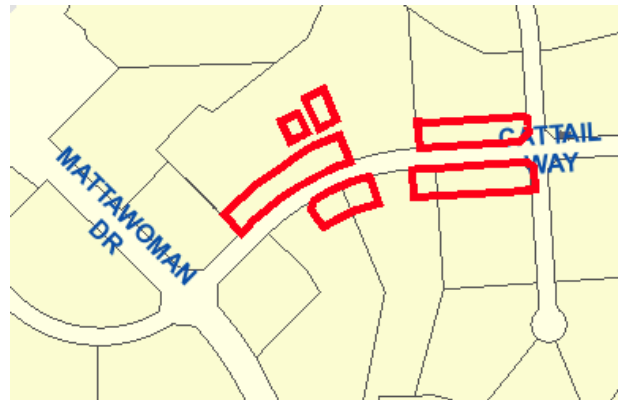
REQUEST	STAFF RECOMMENDATION
Staff recommend a continuance from the Planning Board hearing date of October 3, 2024 to October 17, 2024. 75 lots and 13 parcels for development of 75 single-family attached dwellings.	Approval of continuance to October 17, 2024

Location: Northeast of the intersection of Mattawoman Drive and MD 381 (Brandywine Road), along the north and south sides of Cattail Way between Mattawoman Drive and Daffodil Court

Gross Acreage:	4.51
Zone:	RMF-48
Prior Zone:	M-X-T
Reviewed per prior Subdivision Regulations:	Section 27-1704
Gross Floor Area:	N/A
Dwelling Units:	75
Lots:	75
Parcels:	13
Planning Area:	85A
Council District:	09
Municipality:	N/A

Applicant/Address:
ESC Stephens, L.C.
1355 Beverley Road, Suite 240
McLean, Virginia 22101

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



Planning Board Date:	10/03/2024
Planning Board Action Limit:	12/05/2024
Mandatory Action Timeframe:	140 days
Memorandum Date:	09/13/2024
Date Accepted:	06/17/2024
Informational Mailing:	11/20/2023
Acceptance Mailing:	06/07/2024
Sign Posting Deadline:	09/03/2024

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/.

Please call 301-952-3530 for additional information.



September 13, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

SUBJECT: **Preliminary Plan of Subdivision 4-23040 Stephen's Crossing at Brandywine**
Planning Board Agenda October 3, 2024—Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-23040, Stephen's Crossing at Brandywine, which is currently scheduled for the Prince George's County Planning Board hearing date of October 3, 2024. Additional time is needed to evaluate the adequacy of public facilities, which is required prior to approval of a PPS, and to ensure timely processing of the technical staff report. Staff recommend a continuance of the Planning Board hearing to October 17, 2024.

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 September 3, 2024.

RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of October 17, 2024.