



## Preliminary Plan of Subdivision Meridian Hill

**4-23042**

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of July 25, 2024 to September 12, 2024.</p> <p>127 lots and 15 parcels for residential development consisting of 127 attached dwelling units for a planned retirement community</p>	Approval of continuance to September 12, 2024

**Location:** At the southern terminus of Johensu Drive, approximately 1,015 feet southeast of its intersection with Woodyard Road, and at the eastern terminus of Arethusa Lane

Gross Acreage:	43.73
Zone:	AR/MIO
Prior Zone:	R-A/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	N/A
Dwelling Units:	127
Lots:	127
Parcels:	15
Planning Area:	82A
Council District:	09
Municipality:	N/A

**Applicant/Address:**  
Meridian Hill Partners, LLC  
1101 Connecticut Avenue NW, Suite 450  
Washington, DC 20036

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



Planning Board Date:	07/25/2024
Planning Board Action Limit:	09/16/2024
Mandatory Action Timeframe:	140 days
Staff Report Date:	07/11/2024
Date Accepted:	03/29/2024
Informational Mailing:	01/22/2024
Acceptance Mailing:	03/26/2024
Sign Posting Deadline:	06/25/2024



July 11, 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 4-23042, Meridian Hill**  
Planning Board Agenda July 25, 2024 – Recommendation for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision (PPS) 4-23042, Meridian Hill, which is currently scheduled for the Prince George's County Planning Board hearing date of July 25, 2024. The continuance is recommended in order to allow additional time to evaluate the adequacy of public facilities. At this time, the review of adequate public facilities is ongoing and requires additional coordination with partner agencies, which must be complete prior to the approval of a preliminary plan of subdivision.

If continuance is granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on June 25, 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.