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

Preliminary Plan of Subdivision Penn Mar Shopping Center

4-24032

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of July 24, 2025, to September 11, 2025.</p> <p>17 parcels for 456,865 square feet of existing commercial development.</p>	Approval of continuance to September 11, 2025

Location: On the east side of Donnell Drive, between Marlboro Pike and MD 4 (Pennsylvania Avenue).	
Gross Acreage:	40.79
Zone:	CGO/MIO
Prior Zone:	C-S-C/M-I-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	456,865 sq. ft.
Dwelling Units:	0
Lots:	0
Parcels:	17
Planning Area:	75A
Council District:	06
Municipality:	N/A
Applicant/Address: Penn Mar Improvements, LLC 565 Taxter Road, Suite 400 Elmsford, NY 10523	
Staff Reviewer: Jason Bartlett Phone Number: 301-780-2465 Email: Jason.Bartlett@ppd.mncppc.org	



Planning Board Date:	07/24/2025
Planning Board Action Limit:	09/18/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	07/10/2025
Date Accepted:	03/31/2025
Informational Mailing:	02/05/2025
Acceptance Mailing:	03/20/2025
Sign Posting Deadline:	06/24/2025

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.



July 10, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Mridula Gupta, Acting Planning Supervisor, Subdivision Section *MG*

FROM: Jason Bartlett, Planner II, Subdivision Section *JB*
Development Review Division

SUBJECT: **Preliminary Plan of Subdivision 4-24032
Penn Mar Shopping Center**
Planning Board Agenda July 24, 2025—Request for Continuance

Staff recommend a continuance of Preliminary Plan of Subdivision 4-24032, Penn Mar Shopping Center, which is currently scheduled for the Prince George's County Planning Board hearing date of July 24, 2025. By letter dated July 1, 2025 (Goldsmith to Shapiro), the applicant's representative requested a continuance of the Planning Board hearing date of July 24, 2025, to September 11, 2025. The continuance will provide the applicant and staff additional time to further coordinate the requirements related to woodland conservation.

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 June 24, 2025.

RECOMMENDATION

The Subdivision Section recommends that the Planning Board APPROVE a continuance and schedule this application for the Planning Board hearing date of September 11, 2025.