



*Note: Staff reports can be accessed at [www.mnccppc.org/pgco/planning/plan.htm](http://www.mnccppc.org/pgco/planning/plan.htm).*

## Detailed Site Plan

**DSP-11011**

## Departure from Parking and Loading Standards

**DPLS-370**

## Departure from Sign Design Standards

**DSDS-674**

## Alternative Compliance

**AC-12007**

Application	General Data	
<b>Project Name:</b> Potomac Business Park, Super Walmart  <b>Location:</b> Southeast corner of the intersection of Oxon Hill Road and Felker Avenue.  <b>Applicant/Address:</b> Oxon Hill Associates, LLC 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	Planning Board Hearing Date:	05/10/12
	Memorandum Date:	05/09/12
	Date Accepted:	01/23/12
	Planning Board Action Limit:	Waived
	Plan Acreage:	13.36
	Zone:	I-3
	Dwelling Units:	N/A
	Gross Floor Area:	100,779 sq. ft.
	Planning Area:	76B
	Tier:	Developed
	Council District:	08
	Election District	12
	Municipality:	N/A
	200-Scale Base Map:	209SE01

Purpose of Application	Notice Dates	
Request for continuance from Planning Board hearing date May 10, 2012 to May 24, 2012.  A 100,779-square-foot commercial retail building and departures for a reduction of 25 parking spaces and the height and area of freestanding signs.  Variances from Section 27-471(f)(2) and (3) and Section 27-474(b).	Informational Mailing:	05/16/11
	Acceptance Mailing:	01/18/12
	Sign Posting Deadline:	04/10/12

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Jill Kosack <b>Phone Number:</b> 301-952-4689 <b>E-mail:</b> Jill.Kosack@ppd.mnccppc.org	
<b>APPROVAL OF CONTINUANCE</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			

May 9, 2012

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Jill Kosack, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-11011  
Departure from Parking and Loading Standards DPLS-370  
Departure from Sign Design Standards DSDS-674  
Alternative Compliance AC-12007  
Potomac Business Park, Super Walmart

The applicant requests a continuance of Detailed Site Plan DSP-11011, Departure from Parking and Loading Standards DPLS-370, Departure from Sign Design Standards DSDS-674, and Alternative Compliance AC-12007 for Potomac Business Park, Super Walmart, which is scheduled for the Planning Board hearing date of May 10, 2012.

In a letter dated May 8, 2012, the attorney, Andre Gingles of Gingles, LLC, requested the cases be continued to May 24, 2012. The continuance is in response to requests from various persons of record to allow them additional time to review the staff report, which was mailed on May 2, 2012. The attorney also indicated that he had notified the concerned persons of record of the continuance request.

The public hearing notice signs for this application were posted on the subject site on April 10, 2012. The 70-day mandatory review period for this detailed site plan has been waived.

**RECOMMENDATION**

The Urban Design staff recommends that the request for continuance of the above items be APPROVED and the cases be continued to May 24, 2012.