



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan

Alternative Compliance

National Capital Business Park, Parcels 7, 8, and 9

SDP-2206

AC-22011

REQUEST	STAFF RECOMMENDATION
The applicant requests a continuance from the Planning Board hearing date of March 30, 2023, to April 6, 2023. SDP: Construction of a 358,450 square foot warehouse distribution building and a 3-acre outdoor storage yard. AC: Alternative compliance from the requirements of Section 4.3, Parking Lot Requirements, of the 2010 Prince George's County Landscape Manual.	APPROVAL of Continuance

Location: On the north side of Leeland Road, approximately 3,200 feet west of its intersection with US 301 (Robert Crain Highway).

Gross Acreage:	29.17
Zone:	LCD/IE/AR
Prior Zone:	R-S/I-1/R-A
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	N/A
Gross Floor Area:	358,450 sq. ft.
Planning Area:	74A
Council District:	04
Municipality:	N/A

Applicant/Address:
NCBP Property, LLC
5850 Waterloo Road, Suite 210
Columbia, MD 21045

Staff Reviewer: Andrew Shelly
Phone Number: 301-952-4976
Email: Andrew.Shelly@ppd.mncppc.org



Planning Board Date:	03/30/2023
Planning Board Action Limit:	04/07/2023
Staff Report Date:	03/16/2023
Date Accepted:	01/27/2023
Informational Mailing:	09/21/2022
Acceptance Mailing:	01/23/2023
Sign Posting Deadline:	02/28/2023

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

March 23, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*
Jeremy Hurlbutt, Acting Supervisor, Urban Design Section *JDH*
Development Review Division

FROM: Andrew Shelly, Planner II, Urban Design Section *AS*
Development Review Division

SUBJECT: **Specific Design Plan SDP-2206 and Alternative Compliance AC-22011**
National Capital Business Park, Parcels 7, 8, and 9
Planning Board Agenda March 30, 2023 – Request for Continuance

In a memorandum dated March 23, 2023, the applicant's representative, Robert J Antonetti, Jr., requests a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from March 30, 2023, to April 6, 2023. The continuance is necessary to allow the applicant additional time to evaluate the findings and recommendations in the published technical staff report.

The site was posted on February 28, 2023, for the original hearing date, as required by the Prince George's County Zoning Ordinance.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of April 6, 2023.