



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

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

Specific Design Plan Alternative Compliance Parkland and Rock Creek

SDP-2205
AC-23014

REQUEST	STAFF RECOMMENDATION
Approval of a continuance from the Planning Board hearing date of October 31, 2024 to November 7, 2024. Development of 514 dwelling units consisting of 416 single-family attached and 98 single-family detached residential dwelling units.	APPROVAL of continuance to November 7, 2024.

Location: On the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road.

Gross Acreage: 156.87

Zone: LCD/MIO

Prior Zone: R-M/L-A-C/M-I-O

Reviewed per prior Zoning Ordinance: Section 27-1704(h)

Dwelling Units: 514

Gross Floor Area: N/A

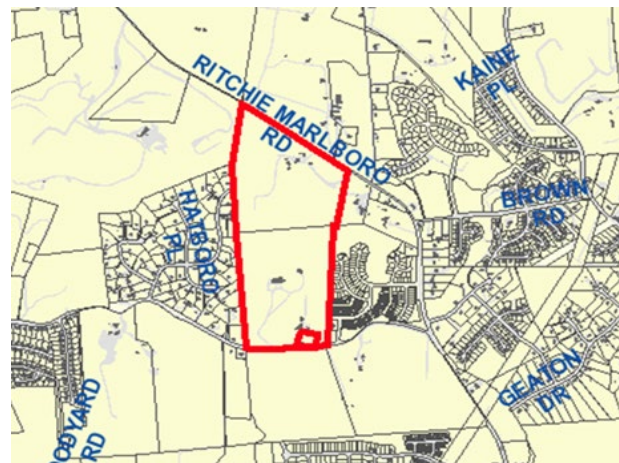
Planning Area: 78

Council District: 06

Municipality: N/A

Applicant/Address:
Stanley Martin Homes
6404 Ivy Lane, Suite 600
Greenbelt, MD 20770

Staff Reviewer: Joshua Mitchum
Phone Number: 301-952-4132
Email: Joshua.mitchum@ppd.mncppc.org



Planning Board Date:	10/31/2024
Planning Board Action Limit:	11/21/2024
Memorandum Date:	10/24/2024
Date Accepted:	07/19/2024
Informational Mailing:	11/27 & 11/28/2023
Acceptance Mailing:	03/05/2024
Sign Posting Deadline:	10/01/2024

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.



October 24, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting Chief, Development Review Division *SC*
Hyojung Garland, Supervisor, Urban Design Section, *HG*
Development Review Division

FROM: Joshua Mitchum, Planner III, Zoning Section, Urban Design Section *JM*
Development Review Division

SUBJECT: **Specific Design Plan SDP-2205**
Alternative Compliance AC-23014
Parkland and Rock Creek
Planning Board Agenda October 31, 2024 – Request for Continuance

In a letter dated October 17, 2024, the applicant's representative, Matthew C. Tedesco, requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced applications, from October 31, 2024, to November 7, 2024. The purpose of the continuance request is for the applicant to withdraw a variance request and for related coordination. The applicant has previously submitted a standard 45-day waiver of the action limit, which set the limit to November 21, 2024.

Public hearing signs for this application were posted on October 1, 2024, as required by the Prince George's County Zoning Ordinance. If granted, additional posting will not be required.

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 November 7, 2024.