

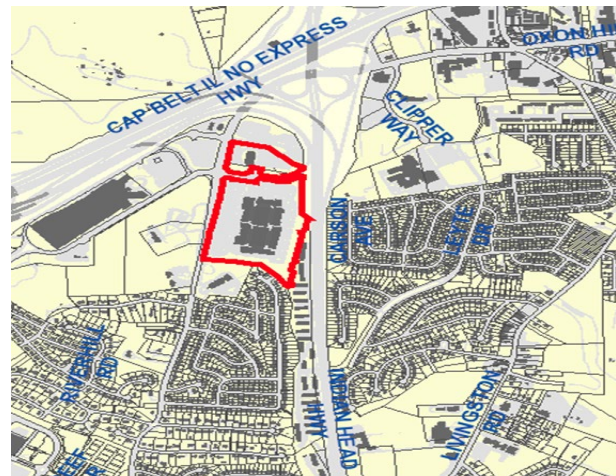


Conceptual Site Plan Salubria Center

CSP-11006-01

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of March 14, 2024, to April 11, 2024.</p> <p>Amend CSP-11006 to add a 7.4-acre lot with an existing office building, and develop a new eating or drinking establishment, with drive-through service, and a new day care center for children</p>	APPROVAL of continuance

Location: On the east side of Oxon Hill Road, approximately 1,000 feet south of I-95/495 (Capital Beltway) and MD 210	
Gross Acreage:	50.04
Zone:	IE
Prior Zone:	M-X-T
Reviewed per prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	0
Gross Floor Area:	±520,000 sq. ft.
Planning Area:	80
Council District:	08
Municipality:	None
Applicant/Address: Pinnacle Harbor L.L.C. 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	
Staff Reviewer: Te-Sheng (Emery) Huang Phone Number: 301-952-4534 Email: Tesheng.Huang@ppd.mncppc.org	



Planning Board Date:	03/14/2024
Planning Board Action Limit:	03/19/2024
Staff Report Date:	02/29/2024
Date Accepted:	01/09/2024
Informational Mailing:	05/25/2023
Acceptance Mailing:	12/15/2023
Sign Posting Deadline:	02/13/2024

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.



March 12, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JGH*
Hyojung Garland, Supervisor, Urban Design Section *HG*
Development Review Division

FROM: Te-Sheng (Emery) Huang, Planner III, Urban Design Section *TH*
Development Review Division

SUBJECT: **Conceptual Site Plan CSP-11006-01**
Salubria Center
Planning Board Agenda March 14, 2024 – Request for Continuance

In a letter dated March 7, 2024, the applicant's representative, Christopher L. Hatcher, Esq., requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from March 14, 2024 to April 11, 2024. The continuance is necessary to allow additional time to address potential issues. The applicant has provided a standard 45-day waiver of the action limit, which now expires on May 3, 2024.

Public hearing signs for this application were posted on March 13, 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 April 11, 2024.