

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 www.mnccppc.org/pgco/planning/plan.htm.

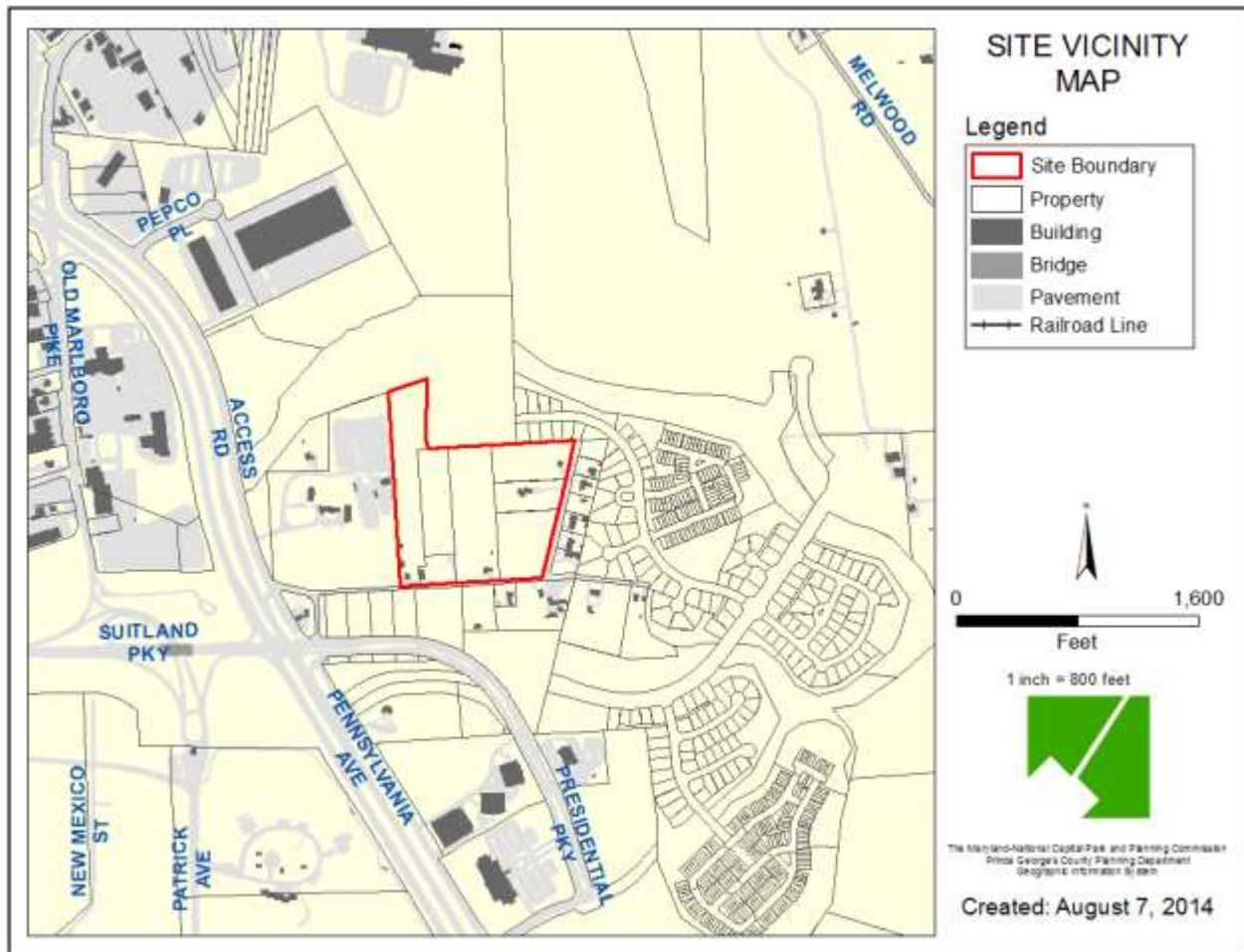
Conceptual Site Plan

CSP-13001

Application	General Data	
Project Name: Cabin Branch Village Location: Northwestern quadrant of the intersection of Armstrong Lane and Ryon Road. Applicant/Address: VP, LLP c/o Mark Vogel 760 Crandell Road, Suite 102 West River, MD 20778	Planning Board Hearing Date:	05/21/15
	Memorandum Date:	05/04/15
	Date Accepted:	11/25/14
	Planning Board Action Limit:	Waived
	Plan Acreage:	24.58
	Zone:	M-X-T/R-R
	Dwelling Units:	212
	Gross Floor Area:	8,676 sq. ft.
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	NA
	200-Scale Base Map:	206SE08

Purpose of Application	Notice Dates	
A request for a further continuance from the Planning Board agenda date of May 21, 2015 to a date certain to be suggested by the applicant at the May 21, 2015 Planning Board public hearing. A mixed-use development including approximately 212 single-family attached dwelling units and 8,676 square feet of commercial retail space.	Informational Mailing:	03/22/13
	Acceptance Mailing:	11/20/14
	Sign Posting Deadline:	02/17/15

Staff Recommendation		Staff Reviewer: Ruth Grover, MUP, AICP Phone Number: (301) 952-4317 E-mail: Ruth.Grover@ppd.mnccppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		



May 4, 2015

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Susan Lareuse, Interim Supervisor, Urban Design Section, Development Review Division

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Conceptual Site Plan CSP-13001
Type 1 Tree Conservation Plan TCP1-008-14
Cabin Branch Village

In a letter received on May 1, 2015, the applicant's representative requested a further continuance of the Planning Board hearing date for the above case from May 21, 2015 to a day certain. The applicant's representative, in his May 1, 2015 letter, stated that he would request the specific date at the Planning Board's May 21, 2015 meeting. The applicant's representative further stated in his May 1, 2015 letter that there is a pending Council Bill (CB-0802015) that could impact land uses permitted on the Residential Rural (R-R)-Zoned portion of the site. More particularly, he stated that the bill was introduced and had a second reading on April 21, 2015 and that a public hearing on the bill would be held approximately 30 days from that date and that, at the conclusion of that hearing, the bill might be adopted.

The Urban Design Section supports this request for continuance. The site was posted as required by the Zoning Ordinance on February 18, 2015.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board **APPROVE** the request for continuance and set the matter in for a public hearing on a date to be determined by the Planning Board.