



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

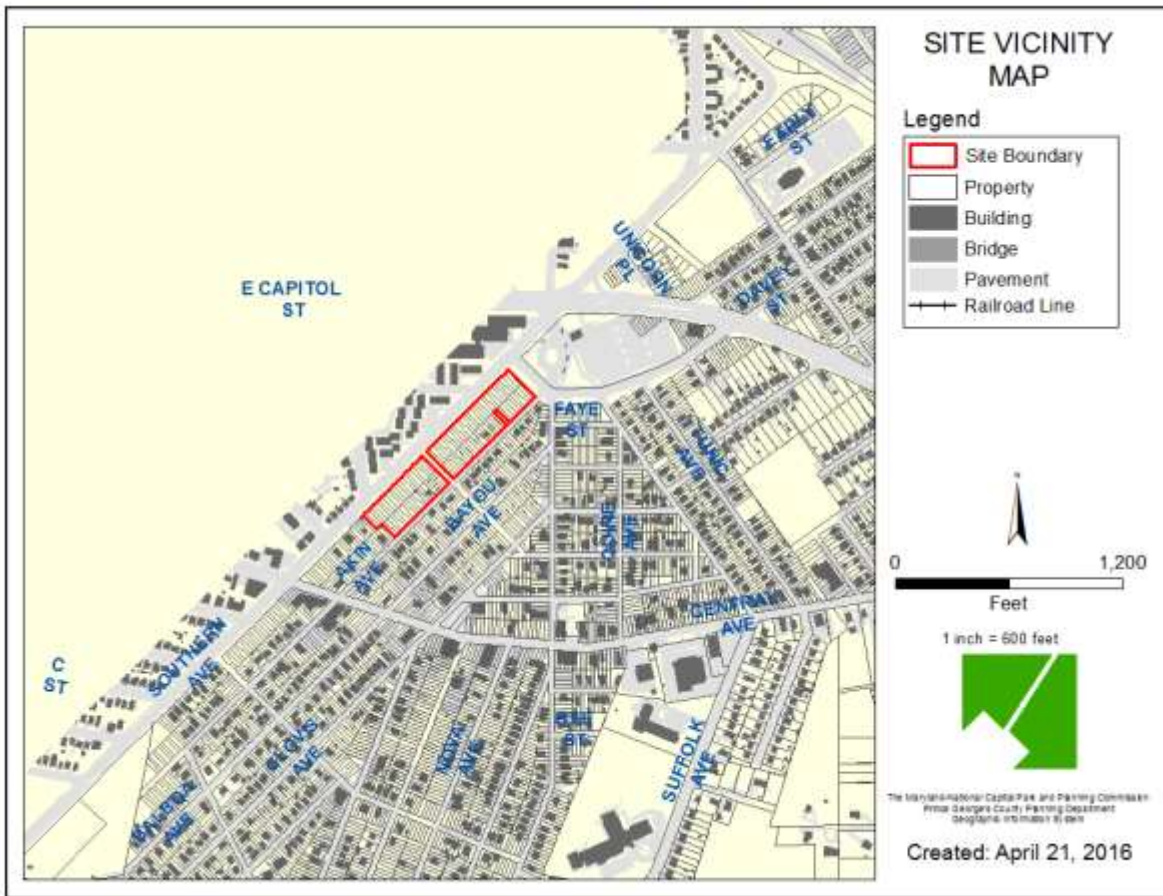
## Conceptual Site Plan

**CSP-16004**

Application	General Data	
<b>Project Name:</b> The Ascent  <b>Location:</b> Southwest quadrant of the intersection of Southern Avenue and Davey Street.  <b>Applicant/Address:</b> Davey Street, LLC. 641 South Street, N.W. Suite 300 Washington DC 20001	Planning Board Hearing Date:	12/15/16
	Memorandum Date:	12/01/16
	Date Accepted:	09/26/16
	Planning Board Action Limit:	01/25/17
	Plan Acreage:	5.67
	Zone:	R-T/C-S-C/ T-D-O-Z
	Dwelling Units:	370
	Gross Floor Area:	10,762 sq. ft.
	Planning Area:	75B
	Council District:	07
	Election District	18
	Municipality:	Capitol Heights
	200-Scale Base Map:	201SE05

Purpose of Application	Notice Dates	
Approval of request for continuance of the Planning Board hearing date of December 15, 2016 to January 5, 2017.  CSP for the purpose of rezoning the property from C-S-C and R-T Zones to the M-X-T Zone for a mixed-use development of residential and retail/commercial.	Informational Mailing:	05/18/16
	Acceptance Mailing:	09/01/16
	Sign Posting Deadline:	11/15/16

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Susan Lareuse, RLA <b>Phone Number:</b> 301-952-4277 <b>E-mail:</b> Susan.Lareuse@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
<b>X</b>			



December 1, 2016

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA; Henry Zhang, Supervisor, Urban Design Section, Development Review Division

FROM: Susan Lareuse, Master Planner, Urban Design Section, Development Review Division

SUBJECT: Conceptual Site Plan CSP-16004  
The Ascent

In a letter dated November 30, 2016, the applicant's representative, Daniel F. Lynch of McNamee Hosea, requested a continuance of the Planning Board hearing date for the subject application from December 15, 2016 to January 5, 2017. The continuance request is necessary to allow staff additional time to analyze the traffic study for this case.

The applicant previously waived the 70-day review period to January 25, 2017.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this case for a public hearing on January 5, 2017.