



*Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.*

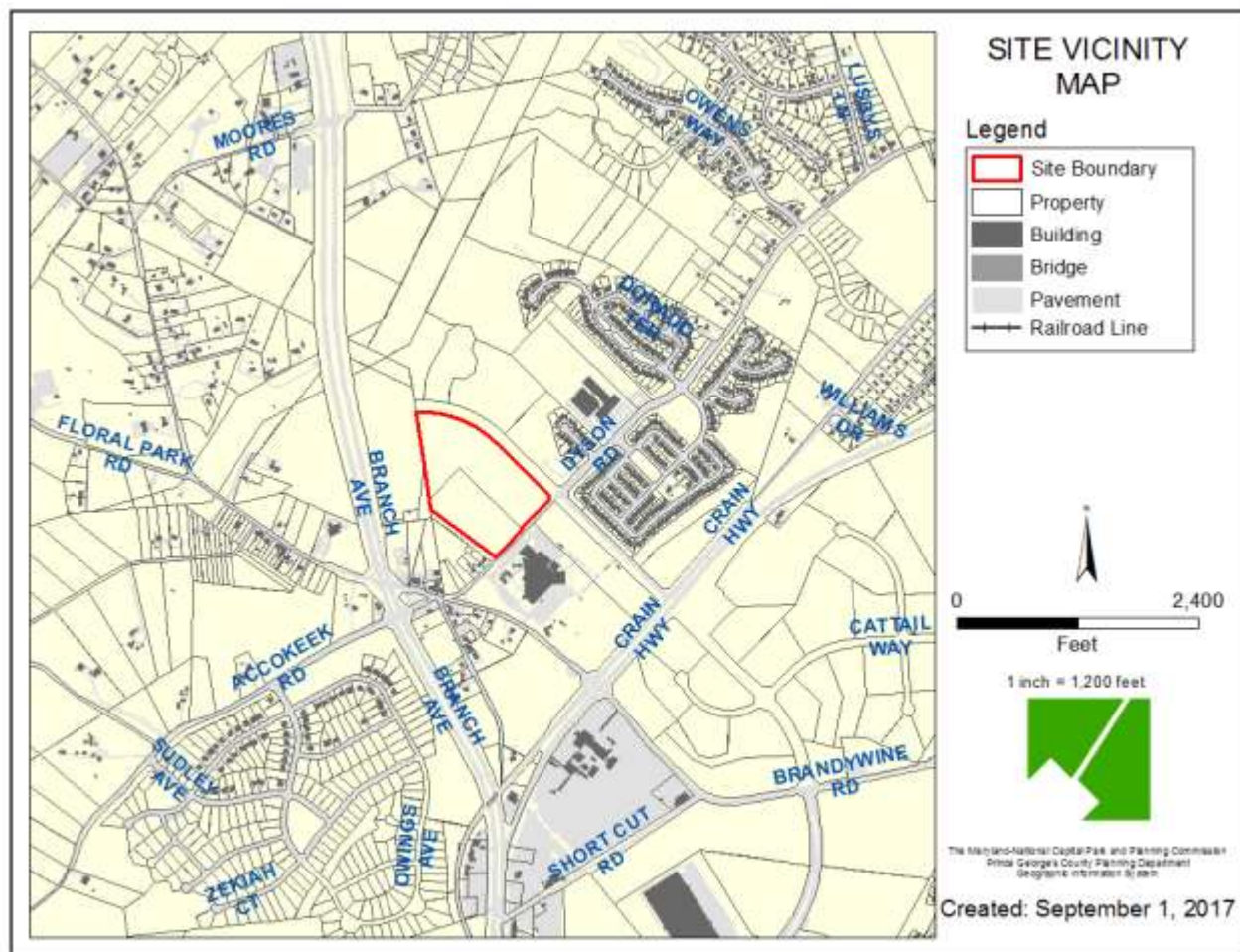
# Conceptual Site Plan

## CSP-16005

Application	General Data	
<b>Project Name:</b> Fallen Oak Townhomes  <b>Location:</b> On the eastern side of MD 381 (Brandywine Road), approximately 1,200 feet from its intersection with Dyson Road.  <b>Applicant/Address:</b> Chadworth Homes Inc. 1010 Rockville Pike, Suite 300 Rockville, MD 20852	Planning Board Hearing Date:	11/02/17
	Memorandum Date:	10/24/17
	Date Accepted:	02/13/17
	Planning Board Action Limit:	04/24/17
	Plan Acreage:	24.89
	Zone:	M-X-T
	Dwelling Units:	46
	Gross Floor Area:	9,300 sq. ft.
	Planning Area:	85A
	Council District:	09
	Election District	11
	Municipality:	N/A
	200-Scale Base Map:	217SE07

Purpose of Application	Notice Dates	
The applicant is requesting a continuance of the Planning Board hearing date from November 2, 2017 to November 9, 2017.  46 townhomes and 9,300 square feet of commercial space.	Informational Mailing:	09/30/16
	Acceptance Mailing:	02/10/17
	Sign Posting Deadline:	03/21/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth Grover, MUP, AICP <b>Phone Number:</b> 301-952-4317 <b>E-mail:</b> Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		



October 24, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Acting Division Chief, Development Review Division

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

SUBJECT: Conceptual Site Plan CSP-16005  
Type 1 Tree Conservation Plan TCP1-006-16  
Fallen Oak Townhomes

In letter dated October 20, 2017 (Intriago to Grover) the applicant's representative requested a continuance of the Planning Board hearing date for the above case from November 2, 2017 to November 9, 2017. The continuance is necessary to afford additional time to incorporate additional information regarding environmental impacts into the technical staff report.

The site was posted as required by the Prince George's County Zoning Ordinance on October 3, 2017. The 70-day review period has been waived to November 9, 2017.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this case on the Planning Board hearing date of November 9, 2017.