



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Conceptual Site Plan

Calm Retreat

CSP-18003

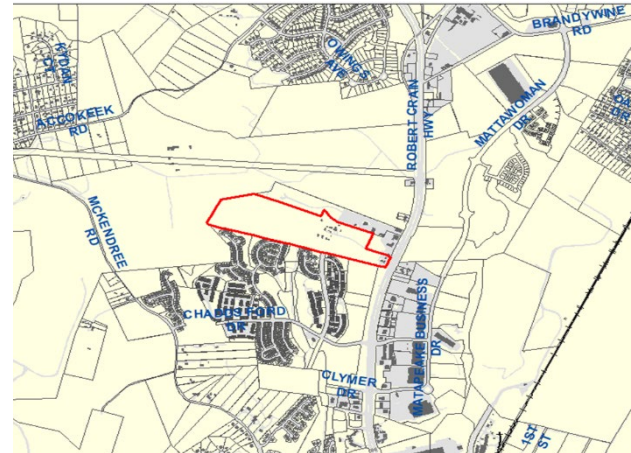
REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of October 24, 2019 to November 14, 2019.</p> <p>A mixed-use development of 10,000–20,000 square feet of commercial/retail space and 650–850 single-family attached, and two-family attached dwelling units.</p>	APPROVAL of Continuance

Location: On the west side of US 301 (Robert Crain Highway), approximately 2,060 feet south of its intersection with MD 373 (Accokeek Road).

Gross Acreage:	72.10
Zone:	M-X-T
Dwelling Units:	850
Gross Floor Area:	20,000 sq. ft.
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	219SE07

Applicant/Address:
Calm Retreat, LLC
111 Marine Terrace
Silver Spring, MD 20905

Staff Reviewers: Adam Bossi/Henry Zhang
Phone Number: 301-780-8116
Email: Adam.Bossi@ppd.mncppc.org



Planning Board Date:	10/24/19
Planning Board Action Limit:	11/28/19
Memorandum Date:	10/08/19
Date Accepted:	06/19/19
Informational Mailing:	05/11/18
Acceptance Mailing:	05/10/19
Sign Posting Deadline:	09/25/19



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

October 8, 2019

Memorandum

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division
Jill Kosack, Supervisor, Urban Design Section, Development Review Division

FROM: Adam Bossi, Planner Coordinator, Urban Design Section
Development Review Division

SUBJECT: **Conceptual Site Plan CSP-18003**
Calm Retreat

In a memorandum dated October 8, 2019, the applicant's representative, Matthew Tedesco, requests a continuance of the Planning Board hearing date for the above referenced application from October 24, 2019 to November 14, 2019. The continuance is necessary to allow time to address certain development details related to proposed road alignments. In addition, to accommodate consideration of adoption of a resolution on November 21, 2019, the Planning Board's action limit has been waived to November 28, 2019, pursuant to Section 27-276(c) of the Prince George's County Zoning Ordinance.

The site was posted on September 24, 2019 for the original hearing date, as required by the Zoning Ordinance.

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 14, 2019.