



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

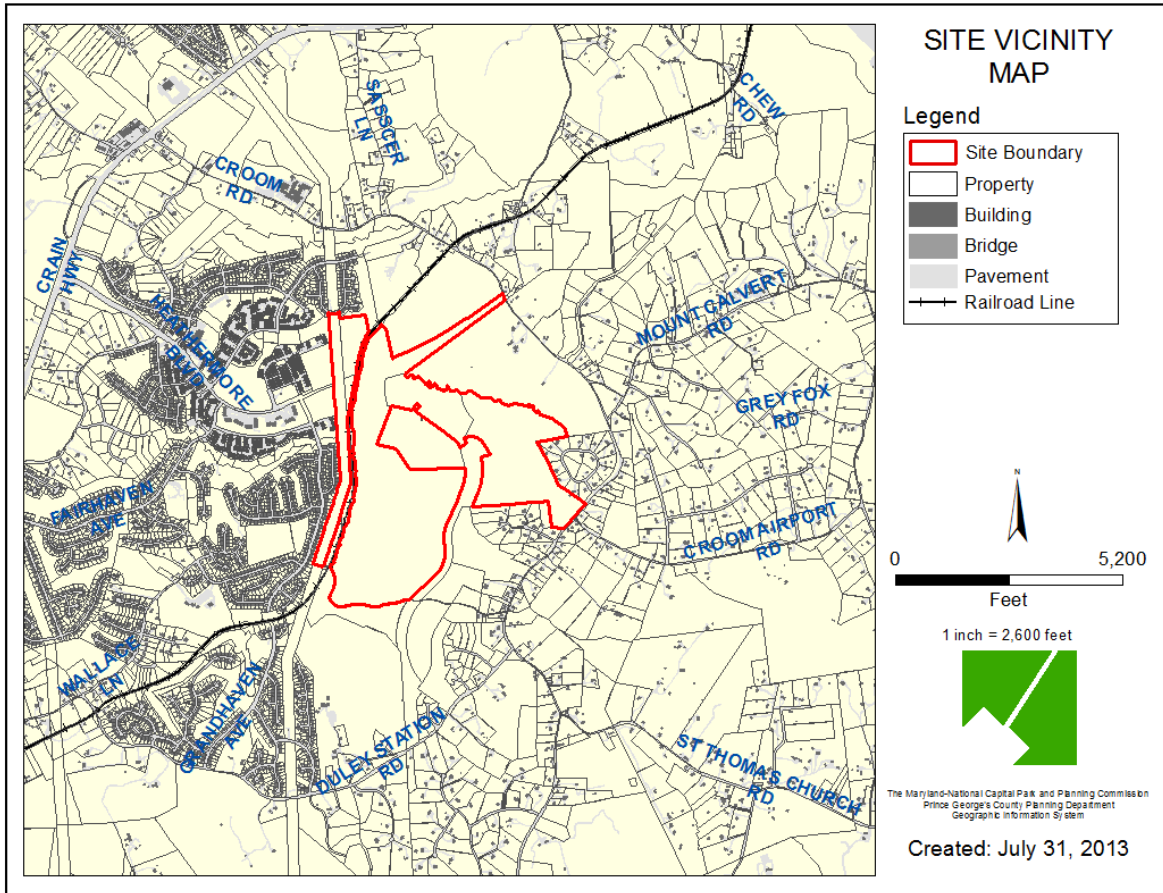
## Detailed Site Plan

## DSP-03033-02

| Application   | General Data                 |                        |
|---|------------------------------|------------------------|
| <b>Project Name:</b><br>East Marlton, Sections 18, 19, 20, 21 & 22<br><br><b>Location:</b><br>Both sides of proposed East Marlton Avenue, an extension of Heathermore Boulevard, one-half mile northwest of the intersection of Croom Road and Croom Station Road.<br><br><b>Applicant/Address:</b><br>Lake Marlton Ltd. Partnership<br>24012 Frederick Road, Suite 200<br>Clarksburg, MD 20871 | Planning Board Hearing Date: | 04/17/14               |
|   | Memorandum Date:             | 03/31/14               |
|   | Date Accepted:               | 12/04/13               |
|   | Planning Board Action Limit: | Waived                 |
|   | Plan Acreage:                | 187.33                 |
|   | Zone:                        | R-R/R-80/<br>R-T/R-P-C |
|   | Dwelling Units:              | 397                    |
|   | Gross Floor Area:            | N/A                    |
|   | Planning Area:               | 82A                    |
|   | Tier:                        | Developing             |
|   | Council District:            | 09                     |
|   | Election District            | 15                     |
|   | Municipality:                | N/A                    |
|   | 200-Scale Base Map:          | 212SE12                |

| Purpose of Application  | Notice Dates           |          |
|---|------------------------|----------|
| The applicant, by e-mail received March 28, 2014, agrees to a continuance of the Planning Board hearing date of April 17, 2014 to May 1, 2014.<br><br>Combine Detailed Site Plans DSP-03033 and DSP-03035, add new house types, and revise layout for Section 21. | Informational Mailing: | 08/09/13 |
|   | Acceptance Mailing:    | 11/05/13 |
|   | Sign Posting Deadline: | 03/18/14 |

|                             |                                |  |                   |
|-----------------------------|--------------------------------|--|-------------------|
| <b>Staff Recommendation</b> |                                | <b>Staff Reviewer:</b> Jill Kosack<br><b>Phone Number:</b> 301-952-4689<br><b>E-mail:</b> Jill.Kosack@ppd.mncppc.org |                   |
| <b>APPROVAL</b>             | <b>APPROVAL OF CONTINUANCE</b> | <b>DISAPPROVAL</b>   | <b>DISCUSSION</b> |
|                             | X                              |  |                   |



March 31, 2014

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Steve Adams, Supervisor, Urban Design Section, Development Review Division

FROM: Jill Kosack, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-03033-02  
East Marlton, Sections 18, 19, 20, 21 & 22

In an e-mail received March 28, 2014, the applicant indicated that he agrees to a two-week continuance of the Planning Board hearing date of April 17, 2014 to May 1, 2014. The continuance is necessary to afford time to adjust the technical staff report to reflect the extensive history on the case, new referral comments, and site revisions that need to be reviewed.

The matter had originally been set in for a public hearing on April 17, 2014 and the site was posted as required by the Zoning Ordinance on March 18, 2014.

**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 May 1, 2014.