



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-04081/02

Application	General Data	
Project Name: Greenbelt Metro Station Location: North of Greenbelt Road, west of Cherrywood Lane, and south of the Capital Beltway, bounded on the west side by the Greenbelt Metrorail and MARC rail tracks. Applicant/Address: Greenbelt Metropark, LLC 5450 Branchville Road College Park, MD 20741	Planning Board Hearing Date:	11/05/09
	Memorandum Date:	10/27/09
	Date Accepted:	06/26/09
	Planning Board Action Limit:	11/05/09
	Plan Acreage:	64.21
	Zone:	M-X-T
	Dwelling Units:	87
	Gross Floor Area:	None
	Planning Area:	67
	Tier:	Developed
	Council District:	03
	Election District	21
	Municipality:	Greenbelt
	200-Scale Base Map:	210NE05

Purpose of Application	Notice Dates	
The applicant is requesting a continuance of the Planning Board hearing on November 5, 2009 to January 14, 2010.	Informational Mailing:	06/29/09
	Acceptance Mailing:	10/06/09
	Sign Posting Deadline:	10/06/09

Staff Recommendation		Staff Reviewer: Ruth E. Grover, A.I.C.P.	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	CONTINUANCE
			X

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

October 27, 2009

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Planner Coordinator

SUBJECT: Detailed Site Plan DSP-04081/02
Greenbelt Metro Station, South Core

The applicant submitted a letter dated October 20, 2009 requesting a continuance of the Planning Board hearing currently scheduled on November 5, 2009 to January 14, 2010 in order to have additional time to work on the design of the proposed new architecture with the staff of the City of Greenbelt.

While staff recommends the granting of the requested continuance to afford the applicant the requested time, staff would like to note that although posting took place on October 6, 2009 (30 days prior to the public hearing), the signs were posted incorrectly. More particularly, only two of the four required signs were posted and those two were posted in one location, in front of the adjacent property, rather than in front of the subject property at the required spacing of one sign for every 1,000 feet of the site frontage.

Hence, the continuance would not only afford the applicant the time desired to work with the staff of the City of Greenbelt, but would also allow the applicant to post the property properly in accordance with the requirements of the Prince George's County Zoning Ordinance.

The applicant has waived the 70-day review limit for this detailed site plan.

RECOMMENDATION

The Urban Design staff recommends that the request for continuance of the above item be **APPROVED** and the case be continued to January 14, 2010.