



*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-05114

Application	General Data
<b>Project Name:</b> Avondale Overlook at Queen's Chapel Road  <b>Location:</b> On the north side of Queen's Chapel Road (MD 500), approximately 100 feet east of its intersection with Russell Avenue  <b>Applicant/Address:</b> 2300 Queens Chapel Road 8081 Wolftrap Road, #300 Vienna, VA 22182	Date Accepted: 8/22/2006
	Planning Board Action Limit: Waived
	Plan Acreage: 10.33
	Zone: R-10
	Dwelling Units: 243
	Square Footage: NA
	Planning Area: 68
	Tier: Developed
	Council District: 2
	Municipality: NA
	200-Scale Base Map: 206NE02

Purpose of Application	Notice Dates
Request for continuance	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/14/2006 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 10/09/2006

Staff Recommendation		Staff Reviewer: H. Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

July 30, 2009

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-05114, Avondale Overlook Apartments

At the public hearing on January 18, 2007, the Planning Board continued this detailed site plan to February 22, 2007. The applicant requested the continuance in order to address the concerns and issues raised by the adjacent property owners. After meeting with the citizen groups, the applicant agreed to redesign the site in response to the citizens' concerns. However, at the time this memorandum was written, the Urban Design Section had not received any revised plans or new information regarding this case.

The public hearing notice sign for this application was posted on the subject site on October 9, 2006. This detailed site plan was first continued from November 9, 2006, to December 14, 2006, and subsequently was further continued to January 18, 2007.

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

**RECOMMENDATION**

The Urban Design staff recommends that the above item be continued indefinitely.