



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

Detailed Site Plan

DSP-09032

Application	General Data	
Project Name: Colmar Manor Shopping Center, Parcel B Location: South side of Bladensburg Road (Alternate US 1) at its intersection with 40th Place. Applicant/Address: BK Land, LLC. 6931 Arlington Road, Suite 500 Bethesda, MD 20814	Planning Board Hearing Date:	09/08/11
	Memorandum Date:	08/24/11
	Date Accepted:	03/08/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	1.3008
	Zone:	M-X-T/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	3,300 sq. ft.
	Planning Area:	68
	Tier:	Developed
	Council District:	05
	Election District	02
	Municipality:	Colmar Manor
	200-Scale Base Map:	205NE03

Purpose of Application	Notice Dates	
Proposed 2,800-square-foot retail/commercial building on an existing developed site.	Informational Mailing:	11/03/09
	Acceptance Mailing:	03/07/11
	Sign Posting Deadline:	05/10/11

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mnccppc.org	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

August 24, 2011

MEMORANDUM

TO: The Prince George's County Planning Board

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

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

SUBJECT: Detailed Site Plan DSP-09032
Colmar Manor Shopping Center, Parcel B

Staff requests an indefinite continuance of Detailed Site Plan DSP-09032, Colmar Manor Shopping Center, Parcel B, which is scheduled for the Planning Board hearing date of September 8, 2011.

At the Planning Board's public hearing on June 9, 2011, staff recommended disapproval of the application due to the lack of adequate consideration of the requirements of the D-D-O Zone established by the October 2009 *Approved Port Towns Sector Plan and Sectional Map Amendment*. After discussion, the Planning Board directed the applicant and staff to work together to revise the DSP, and to devise a compromise plan that would more closely address the D-D-O Zone development standards in a way that was feasible for the applicant and the specific site.

In an e-mail dated June 29, 2011, the attorney indicated that the applicant was working to revise the DSP. On June 30, 2011, staff sent a list of suggested revisions to the applicant that staff felt would address the major issues raised by the Planning Board. Subsequently, on August 23, 2011, the applicant's attorney submitted a letter requesting an indefinite continuance of the hearing of the case to allow the applicant additional time to determine whether or not the incorporation of staff's suggested revisions will inhibit the applicant from moving forward with the project.

The public hearing notice signs for this application were posted on the subject site on May 10, 2011. The 70-day mandatory review period for this detailed site plan has been waived.

RECOMMENDATION

The Urban Design staff recommends that the request for continuance of the above item be **APPROVED** and the case be continued indefinitely.