



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

Detailed Site Plan

DSP-10018

Application	General Data	
Project Name: Mill Branch Crossing Location: Northeastern quadrant of the intersection of Robert Crain Highway (US 301) and Mill Branch Road. Applicant/Address: Mill Branch Crossing, LLC 150 White Plains Road, Suite 400 Tarrytown, NY 10591	Planning Board Hearing Date:	07/29/10
	Staff Report Date:	07/20/10
	Date Accepted:	06/08/10
	Planning Board Action Limit:	09/17/10
	Plan Acreage:	73.98
	Zone:	C-S-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	74B
	Tier:	Developing
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	205NE14

Purpose of Application	Notice Dates	
Entrance road for future shopping center.	Informational Mailing:	05/05/10
	Acceptance Mailing:	06/08/10
	Sign Posting Deadline:	06/29/10

Staff Recommendation		Staff Reviewer: Catherine Jones Phone Number: 301-952-4098 E-mail: Catherine.Jones@ppd.mncppc.org	
APPROVAL	APPROVAL OF REQUEST FOR CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-10018
Type II Tree Conservation Plan TCPH/016/10

The Urban Design Section requests a continuance of the public hearing for Detailed Site Plan DSP-10018, Mill Branch Crossing, currently under consideration together with Type II Tree Conservation Plan TCPH/016/10. The request in the case is to provide an entrance road for the future shopping center ultimately envisioned for construction on this site.

Staff is requesting the continuance because, as stated in a memorandum dated July 19, 2010 received from the Environmental Planning Section (copy attached), the tree conservation plan is incomplete and the information submitted for review does not address all of the applicable conditions of approval of Preliminary Plan 4-08052. Additionally, staff is requesting the continuance because, as stated in a memorandum dated July 16, 2010 received from the Historic Preservation Section (copy attached), the detailed site plan shows archeology site 18PR857 within the limits of disturbance and the Phase III mitigation has not yet been completed. Staff concludes that all of the archeology-related requirements of the approval of Preliminary Plan of Subdivision 4-08052 have not been fulfilled.

The public hearing notice sign for this application was posted on the subject site on Tuesday, June 29, 2010. The case was accepted on June 8, 2010 and the 70-day mandatory review period expires September 17, 2010.

RECOMMENDATION

Staff recommends that the application be continued until September 9, 2010 or September 16, 2010, depending upon the scheduling convenience of the Planning Board.