



*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-10028

Application	General Data	
<b>Project Name:</b> Maryland Book Exchange  <b>Location:</b> The east side of Baltimore Avenue (US 1), north of College Avenue and west of Yale Avenue within the City of College Park.  <b>Applicant/Address:</b> R & J Company, LLC c/o Josef Mittleman, Managing Member PO Box 522 Locust Valley, NY 11560	Planning Board Hearing Date:	11/03/11
	Memorandum Date:	10/21/11
	Date Accepted:	07/14/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	2.71
	Zone:	M-U-I/D-D-O
	Dwelling Units:	341
	Gross Floor Area:	398,693 sq. ft.
	Planning Area:	66
	Tier:	Developed
	Council District:	03
	Election District	21
	Municipality:	College Park
	200-Scale Base Map:	209NE04

Purpose of Application	Notice Dates	
The applicant requests an indefinite continuance to continue outreach to the surrounding communities and to address concerns voiced at the Historic Preservation Commission (HPC) hearing on October 18, 2011  The redevelopment of the Maryland Book Exchange site with a single mixed-use building consisting of 341 multifamily residential units and 14,366 square feet of retail space.	Informational Mailing:	09/07/10
	Acceptance Mailing:	07/11/11
	Sign Posting Deadline:	10/04/11

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

October 21, 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-10028  
Maryland Book Exchange

The applicant requests an indefinite continuance of Detailed Site Plan DSP-10028, Maryland Book Exchange, which is scheduled for the Planning Board hearing date of November 3, 2011.

In a letter dated October 20, 2011, Michele La Rocca of Myers, Rodbell & Rosenbaum, P.A., representing R and J Company, LLC, requests additional time to continue outreach to the surrounding communities and to address concerns voiced at the Historic Preservation Commission (HPC) hearing on October 18, 2011. The attorney also indicated that notice of the continuance was sent to all parties of record and that, when a future Planning Board date is set, appropriate notice of the new hearing will be provided in accordance with standard Planning Board procedures.

The public hearing notice signs for this application were posted on the subject site on October 4, 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.