



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

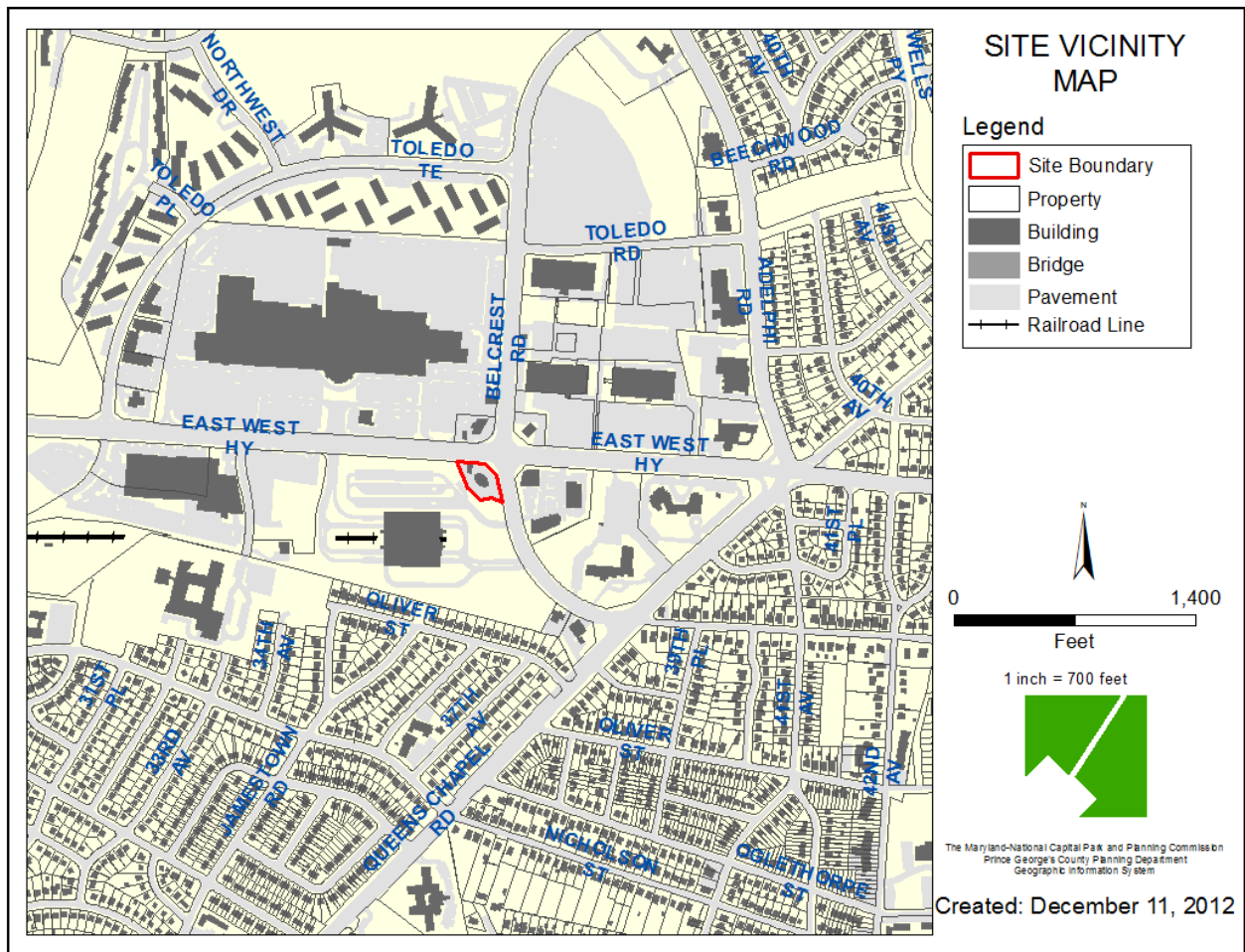
## Conceptual Site Plan Detailed Site Plan

**CSP-13003**  
**DSP-12062**

Application	General Data	
<b>Project Name:</b> Hyattsville Zip-In  <b>Location:</b> Located in the southwest quadrant of the intersection of East-West Highway (MD 410) and Belcrest Road.  <b>Applicant/Address:</b> NSR Properties, LLC 7300 Hanover Parkway, Unit 3 Greenbelt, MD 20770	Planning Board Hearing Date:	11/07/13
	Staff Report Date:	10/21/13
	Date Accepted:	07/02/13
	Planning Board Action Limit:	Waived
	Plan Acreage:	0.86
	Zone:	M-X-T/T-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	3,444 sq. ft.
	Planning Area:	68
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	Hyattsville
	200-Scale Base Map:	207NE03

Purpose of Application	Notice Dates	
The applicant, by letter received October 11, 2013, is requesting a continuance of these cases from the Planning Board hearing date of November 7, 2013 to December 5, 2013.  An existing gas station proposing to reduce the size of the food and beverage store and add an automatic car wash.	Informational Mailing:	12/11/12
	Acceptance Mailing:	06/04/13
	Sign Posting Deadline:	10/08/13

<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</b>	<b>APPROVAL OF CONTINUANCE</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	<b>X</b>		



October 21, 2013

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

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

SUBJECT: Conceptual Site Plan CSP-13003 and Detailed Site Plan DSP-12062  
Hyattsville Zip-In

In a letter received October 11, 2013, the applicant's representative, Michele LaRocca, Esquire, of Meyers, Rodbell & Rosenbaum, P.A., requests a continuance of Conceptual Site Plan CSP-13003 and Detailed Site Plan DSP-12062, Hyattsville Zip-In, which is currently scheduled for the Planning Board hearing date of November 7, 2013.

The continuance is requested in order to allow sufficient time for an alternative compliance (AC) application from the 2010 *Prince George's County Landscape Manual* to be processed prior to the Planning Board hearing on the site plans. The application for an AC has been submitted, but is incomplete at the writing of this memorandum.

**RECOMMENDATION**

The Urban Design staff recommends that the request for continuance of Conceptual Site Plan CSP-13003 and Detailed Site Plan DSP-12062, Hyattsville Zip-In, be APPROVED and the cases be continued four weeks to the Planning Board hearing date of December 5, 2013.