



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

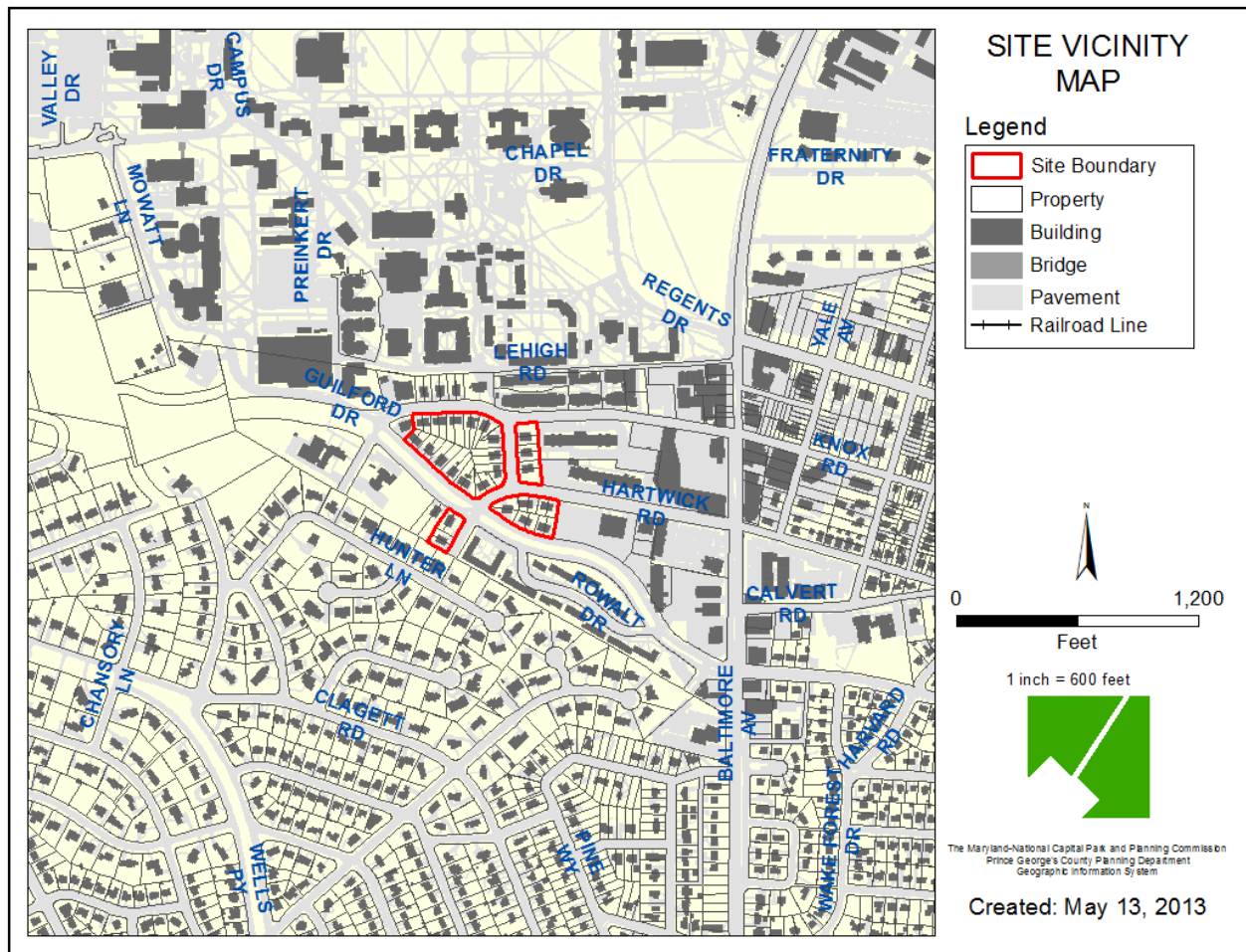
Detailed Site Plan

DSP-13025

Application	General Data	
Project Name: University of Maryland Student Housing at Knox Road Location: Located on the south side of Knox Road, approximately 1,000 feet west of its intersection with Baltimore Avenue (US 1). Applicant/Address: Toll Brothers, LLC 250 Gibraltar Road Horsham, PA 19044	Planning Board Hearing Date:	11/07/13
	Memorandum Date:	10/24/13
	Date Accepted:	08/08/13
	Planning Board Action Limit:	11/11/13
	Plan Acreage:	6.208
	Zone:	M-U-I/D-D-O
	Dwelling Units:	445
	Gross Floor Area:	655,139 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, by letter received October 24, 2013, is requesting a continuance of this case from the Planning Board hearing date of November 7, 2013 to November 14, 2013. A mixed-use project with 11,909 square feet of retail development and 445 student housing units, for a total floor area of 655,139 square feet.	Informational Mailing:	05/21/13
	Acceptance Mailing:	08/08/13
	Sign Posting Deadline:	10/08/13

Staff Recommendation		Staff Reviewer: Meika Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		



October 24, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-13025
University of Maryland Student Housing at Knox Road

In a letter received October 24, 2013, the applicant's representative requests a one-week continuance of Detailed Site Plan DSP-13025, University of Maryland Student Housing at Knox Road, which is currently scheduled for the Planning Board hearing date of November 7, 2013. The letter, authorized by the applicant, also includes a waiver of the 70-day limit.

The subject application is located within the City of College Park. The City of College Park held a work session to consider the proposed plan on October 1, 2013, and voted to approve the application with conditions at an October 22, 2013 hearing. The continuance is requested in order to allow additional time for staff to evaluate the recommendations of the City of College Park and incorporate those recommendations into the staff recommendation, as appropriate.

The technical staff report will be mailed two weeks prior to the November 14, 2013 Planning Board hearing date.

RECOMMENDATION

The Urban Design staff recommends that the request for continuance of Detailed Site Plan DSP-13025, University of Maryland Student Housing at Knox Road, be APPROVED and the case be continued one week to the Planning Board hearing date of November 14, 2013.