



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

Detailed Site Plan

DSP-15045

Application	General Data	
Project Name: 210 Maryland Park Expedited Transit-Oriented Development Project Location: Southwest quadrant of the intersection of Southern Avenue and Maryland Park Drive. Applicant/Address: Community First Development Corporation, LLC 641 S Street NW, Suite 4023 Washington, DC 20001 Owner/Address: Redevelopment Authority of Prince George's County 9201 Basil Court, Suite 155 Largo, MD 20774	Planning Board Hearing Date:	03/02/17
	Memorandum Date:	02/22/17
	Date Accepted:	10/31/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	3.89
	Zone:	R-55/T-D-O
	Dwelling Units:	178
	Gross Floor Area:	220,882 sq. ft.
	Planning Area:	72
	Council District:	07
	Election District	18
	Municipality:	N/A
	200-Scale Base Map:	201NE05

Purpose of Application	Notice Dates	
A request for a three-week continuance of the Planning Board hearing date from March 2, 2017 to March 23, 2017. A change of the underlying zoning from the R-55 Zone to the M-U-I Zone and a 220,882-square-foot mixed-use development.	Informational Mailing:	01/07/16
	Acceptance Mailing:	10/28/16
	Sign Posting Deadline:	12/13/16

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

February 22, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Henry Zhang, Supervisor, Urban Design Section, Development Review Division

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

SUBJECT: Detailed Site Plan DSP-15045
210 Maryland Park
Expedited Transit-Oriented Development Project

In letter dated February 16, 2017, the applicant's representative requested a continuance of the Planning Board hearing date for the above case from March 2, 2017 to March 23, 2017. The continuance is necessary to allow time to resolve stormwater management issues with the Department of Permitting, Inspections and Enforcement (DPIE) prior to the hearing.

The site was originally posted as required by the Prince George's County Zoning Ordinance on December 13, 2016. The 60-day review period has been waived to March 23, 2017.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board **APPROVE** the request for continuance and schedule this case on the Planning Board hearing date of March 23, 2017.