



*Note: Staff reports can be accessed at [www.mncppc.iq2m/Citizens/Default.aspx](http://www.mncppc.iq2m/Citizens/Default.aspx).*

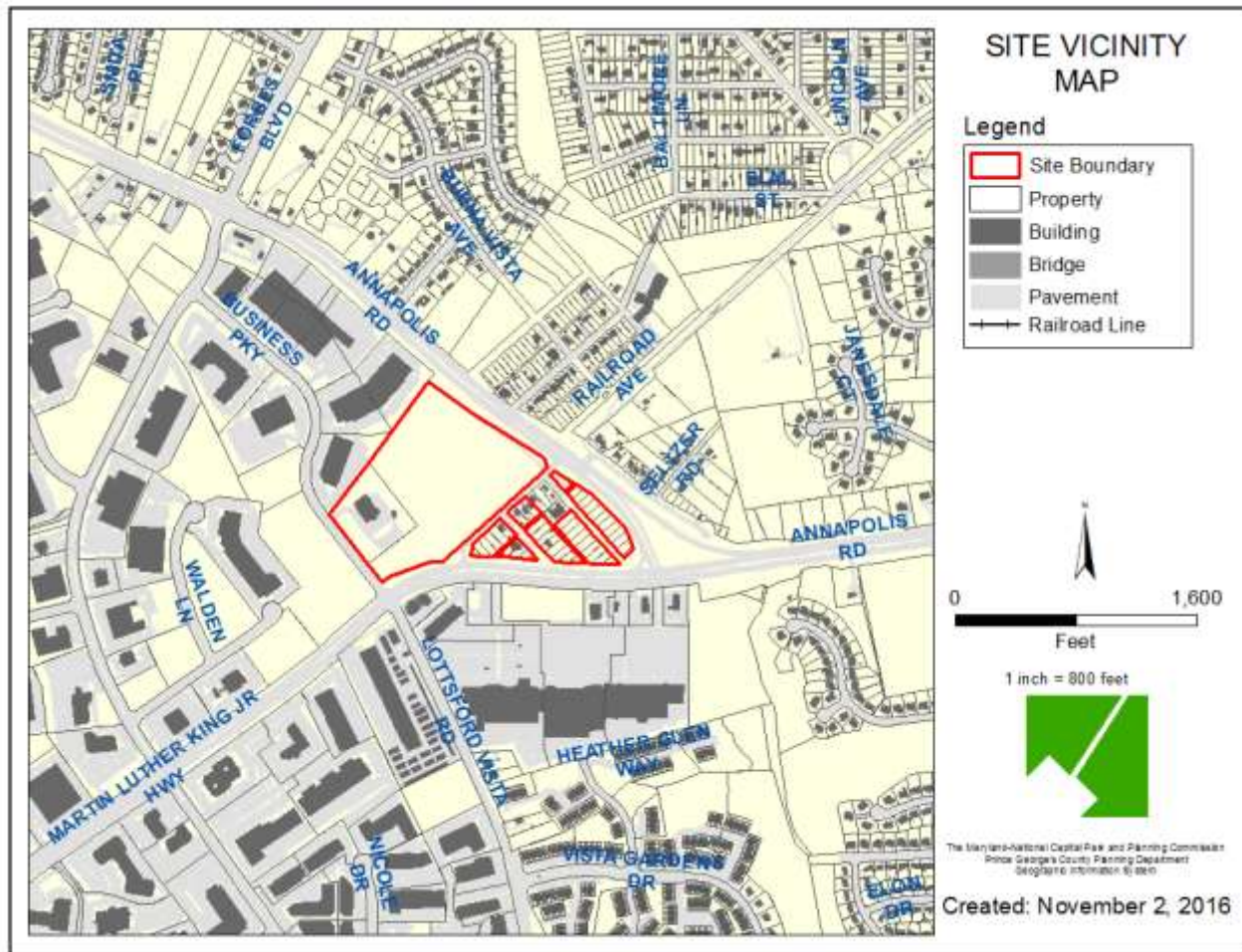
## Detailed Site Plan Alternative Compliance

**DSP-16055  
AC-17019**

Application	General Data	
<b>Project Name:</b> Vista Gardens West  <b>Location:</b> On the west side of MD 450 (Annapolis Road), on the north side of MD 704 (Martin Luther King Jr. Highway), and the east side of Business Parkway.  <b>Applicant/Address:</b> Buena Vista West, LLC 10100 Business Parkway Lanham, MD 20706	Planning Board Hearing Date:	11/30/17
	Memorandum Date:	11/15/17
	Date Accepted:	07/31/17
	Planning Board Action Limit:	12/14/17
	Mandatory Action Timeframe	104 days
	Plan Acreage:	31.34
	Zone:	M-X-T
	Dwelling Units:	115
	Gross Floor Area:	142,389 sq. ft.
	Planning Area:	70
	Council District:	05
	Election District	20
	Municipality:	N/A
	200-Scale Base Map:	207NE09

Purpose of Application	Notice Dates	
A request for continuance of the Planning Board hearing date from November 30, 2017 to December 14, 2017.  Mixed-use development including 32,508 square feet of commercial/retail space, a 103-room hotel, and 115 single-family attached dwelling units, in addition to 14,881 square feet of existing office.	Informational Mailing:	11/11/16
	Acceptance Mailing:	07/25/17
	Sign Posting Deadline:	10/31/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Jill Kosack, RLA, ASLA <b>Phone Number:</b> 301-952-4689 <b>E-mail:</b> <a href="mailto:Jill.Kosack@ppd.mncppc.org">Jill.Kosack@ppd.mncppc.org</a>	
<b>APPROVAL</b>	<b>APPROVAL OF CONTINUANCE</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



November 15, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Whitney Chellis, Acting Division Chief, Development Review Division

FROM: Jill Kosack, Acting Supervisor, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-16055  
Type 2 Tree Conservation Plan TCP2-094-96-04  
Alternative Compliance AC-17019  
Vista Gardens West

In a letter dated November 14, 2017, the applicant's representative, Arthur Horne, requested a continuance of the Planning Board hearing date for the above referenced case from November 30, 2017 to December 14, 2017. The continuance is necessary to provide additional time to finalize certain plan elements, and for staff to fully review and analyze the project.

The site was originally posted on October 31, 2017, as required by the Prince George's County Zoning Ordinance. The 70-day review period has been waived to December 14, 2017.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance to the December 14, 2017 Planning Board agenda.