



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

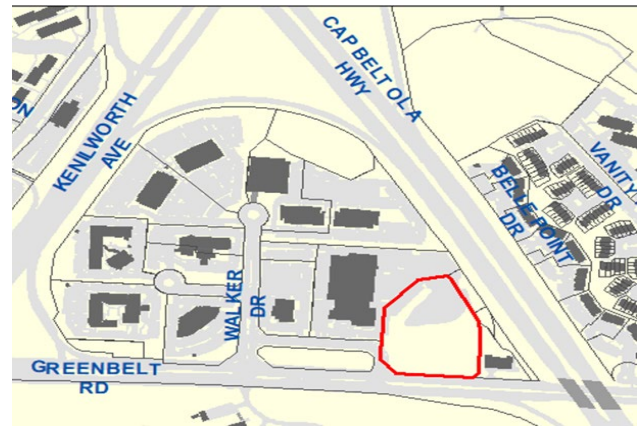
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Royal Farms Greenbelt

DSP-19045

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of September 24, 2020 to October 15, 2020.</p> <p>Development of a 4,649-square-foot food and beverage store, a gas station, and a separate 4,368-square-foot commercial building.</p>	APPROVAL of Continuance

Location: On the north side of MD 193 (Greenbelt Road), approximately 635 feet east of its intersection with Walker Drive.	
Gross Acreage:	4.07
Zone:	C-O
Dwelling Units:	N/A
Gross Floor Area:	9,017 sq. ft.
Planning Area:	67
Council District:	04
Election District:	21
Municipality:	Greenbelt
200-Scale Base Map:	210NE06
Applicant/Address: RF Greenbelt RE LLC c/o Kline Scott Visco 117 West Patrick Street, Suite 200 Frederick, MD 21701	
Staff Reviewer: Adam Bossi Phone Number: 301-780-8116 Email: Adam.Bossi@ppd.mncppc.org	



Planning Board Date:	09/24/2020
Planning Board Action Limit:	11/09/2020
Staff Report Date:	09/10/2020
Date Accepted:	06/16/2020
Informational Mailing:	07/12/2019
Acceptance Mailing:	11/04/2019
Sign Posting Deadline:	08/25/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

September 10, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jill Kosack, Planning Supervisor, Urban Design Section, Development Review Division *JSK*

FROM: Adam Bossi, Planner Coordinator, Urban Design Section, Development Review Division *TB for AB*

SUBJECT: **Detailed Site Plan DSP-19045 Royal Farms Greenbelt**
Planning Board Agenda, September 24, 2020 – Request for Continuance

In a memorandum dated September 9, 2020, the applicant's representative, Tom Haller, requests a continuance of the Planning Board hearing date for the above referenced application, from September 24 to October 15, 2020. The continuance is necessary to address issues raised by the City of Greenbelt.

The site was posted on August 25, 2020, for the original hearing date, as required by the Prince George's County Zoning Ordinance.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of October 15, 2020.

LAW OFFICES
GIBBS AND HALLER
1300 CARAWAY COURT, SUITE 102
LARGO, MARYLAND 20774

EDWARD C. GIBBS, JR.
THOMAS H. HALLER
JUSTIN S. KORENBLATT

(301) 306-0033
FAX (301) 306-0037
gibbshaller.com

September 9, 2020

The Honorable Elizabeth M. Hewlett
Chair
M-NCPPC Prince George=s County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Re: Royal Farms-Greenbelt; Detailed Site Plan DSP-19045

Dear Chairwoman Hewlett:

I represent the applicant in the referenced Detailed Site Plan RF Greenbelt RE LLC. This application are scheduled to be heard by the Planning Board on September 17, 2020. Please accept this correspondence as a request by my client to continue the case to October 15, 2020.

The applications relate to a proposal to construct a food and beverage store in combination with a gas station, as well as a second commercial building, on 4.07 acres of land located within the municipal limits of the City of Greenbelt. The applicant has engaged in several meetings with the City's Advisory Planning Board, Green Aces Committee and the City Council. Several issues have been raised by the City which the applicant is attempting to address. In order to do so, additional time is required in order for the City's position, and possible conditions, to be transmitted to the Planning Board.

Therefore, a continuance to October 15, 2020 is requested to allow for additional meetings with the City, and to provide time for the City to transmit its position to the Planning Board prior to its hearing. In order to facilitate this continuance, the applicant also agrees to waive the 70 day review requirement.

Thank you for your consideration of this request.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to read 'Th H', with a long horizontal flourish extending to the right.

Thomas H. Haller

cc: Adam Bossi
Jill Kosack
Molly Porter

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