



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

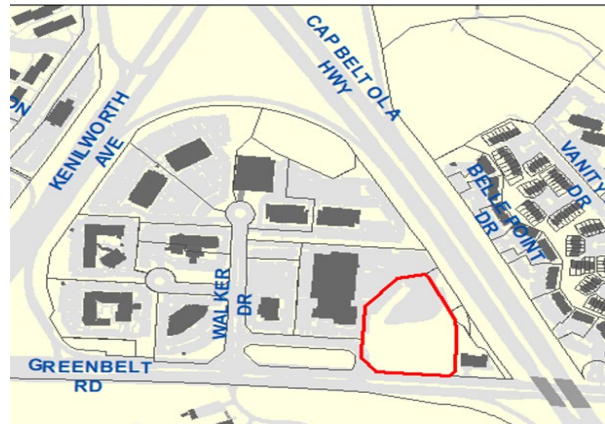
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan Reconsideration Hearing Royal Farms Greenbelt

DSP-19045

REQUEST	STAFF RECOMMENDATION
Reconsideration Hearing	APPROVAL with conditions

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-0
Gross Floor Area:	9,017 sq. ft.
Dwelling Units:	N/A
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:	12/17/2020
Planning Board Action Limit:	N/A
Memorandum Date:	12/03/2020
Date Received:	11/18/2020
Previous Parties of Record (Applicant)	11/19/2020
Previous Parties of Record (M-NCPPC)	11/19/2020

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.

December 3, 2020

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Adam Bossi, Planner Coordinator, Urban Design Section,
Development Review Division

SUBJECT: Reconsideration Hearing
Royal Farms Greenbelt – DSP-19045

By letter dated November 18, 2020, Thomas H. Haller, on behalf of the applicant RF Greenbelt RE, LLC, requested reconsideration of the Prince George's County Planning Board's decision to approve DSP-19045, Royal Farms Greenbelt. The resolution of approval (PGCPB Resolution No. 2020-154) was adopted on November 12, 2020 and mailed out on November 17, 2020. On December 3, 2020, the Planning Board granted the applicant's request for reconsideration, in accordance with Section 10(e) of the Rules of Procedure, based on other good cause, and in furtherance of the public interest.

The applicant's request does not include any specific modifications to the Planning Board's decision on DSP-19045. Instead, this reconsideration is intended to provide persons of record with an additional opportunity to review and respond to information submitted into the record for DSP-19045 after the publication of the initial staff report.

Staff has republished the record from the October 29, 2020 hearing on DSP-19045 and has not made any changes to its recommendations. The record includes all previously submitted materials described as "new" by the applicant and counsel for persons of record. These materials are listed below, with their corresponding page number within the republished record document:

- City of Greenbelt's October 12, 2020 letter (page 83)
- Applicant's October 13, 2020 memorandum (page 87)
- Staff's October 22, 2020 clarifying memo (page 15)
- Applicant's October 27, 2020 supplemental memorandum (page 161)