



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

DSP-20050

### Stephen's Crossing at Brandywine

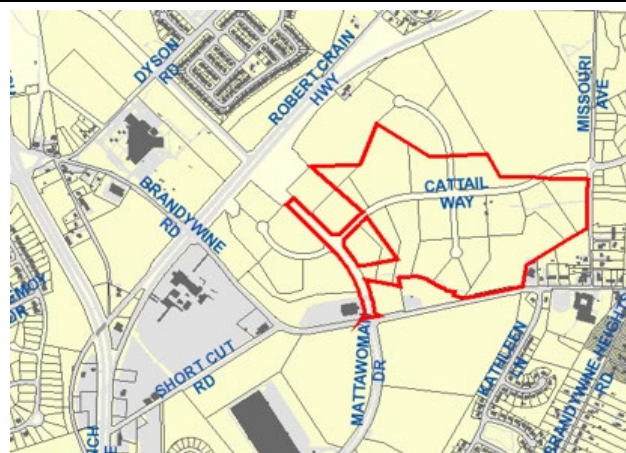
REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of March 17, 2022 to March 31, 2022.</p> <p>Residential development consisting of 431 single-family attached dwelling units, 116 two-family attached dwelling units, and associated recreational amenities.</p>	APPROVAL of continuance

**Location:** East of US 301 (Robert Crain Highway) at its intersection with Mattawoman Drive.

Gross Acreage:	89.53
Zone:	M-X-T/M-I-O
Dwelling Units:	547
Gross Floor Area:	N/A
Planning Area:	85A
Council District:	09
Election District:	11
Municipality:	N/A
200-Scale Base Map:	218SE08

**Applicant/Address:**  
Route 301 Industrial/CPI Ltd. Partnership  
7117 Meadow Street  
Warrenton, VA 20187

**Staff Reviewer:** Rachel Guinn  
**Phone Number:** 240-545-8967  
**Email:** Rachel.Guinn@ppd.mncppc.org



Planning Board Date:	03/17/2022
Planning Board Action Limit:	Waived
Memorandum Date:	03/02/2022
Date Accepted:	01/07/2022
Informational Mailing:	06/14/2021
Acceptance Mailing:	12/29/2021
Sign Posting Deadline:	02/15/2022

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/](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](http://www.pgplanning.org)

March 2, 2022

## MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Rachel Guinn, Planner III, Urban Design Section Development Review Division *RG*

SUBJECT: **Detailed Site Plan DSP-20050 - Stephen's Crossing at Brandywine**  
Planning Board Agenda March 17, 2022 – Request for Continuance

In a memorandum dated February 17, 2022, the applicant's representative, Edward Gibbs, requests a continuance of the Planning Board hearing date for the above referenced application, from March 17, 2022, to March 31, 2022. The continuance is necessary to allow time for the applicant to address environmental and transportation issues.

The site was posted on February 15, 2022, 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 March 31, 2022.