



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 5801 Arbor Street Property

DSP-21032

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of April 27, 2023 to June 29, 2023.</p> <p>To approve a change in the list of allowed uses to permit wholesaling or distribution of materials used or produced on the premises and contractor's office with outdoor storage uses in the M-U-I/D-D-O Zone.</p>	APPROVAL of continuance

Location: On the south side of Arbor Street, approximately 250 feet west of its intersection with 59th Avenue.

Gross Acreage:	0.46
Zone:	LTO-C
Zone Prior:	M-U-I/D-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1903(c)
Dwelling Units:	N/A
Gross Floor Area:	9,053 sq. ft.
Planning Area:	69
Council District:	05
Municipality:	N/A

Applicant/Address:
Nabely Family Trust
17707 Central Avenue
Upper Marlboro, MD 20774

Staff Reviewer: Dominique Lockhart
Phone Number: 301-952-3411
Email: Dominique.Lockhart@ppd.mncppc.org



Planning Board Date:	04/27/2023
Planning Board Action Limit:	Waived
Memorandum Date:	04/24/2023
Date Accepted:	09/29/2022
Informational Mailing:	11/23/2021
Acceptance Mailing:	09/14/2022
Sign Posting Deadline:	11/08/2022

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/. 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

April 24, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *Jeh*
Jeremy Hurlbutt, Supervisor, Zoning Section *JDH*
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*
Development Review Division

SUBJECT: **Detailed Site Plan DSP-21032**
5801 Arbor Street Property
Planning Board Agenda for April 27, 2023—Request for Continuance

In a memorandum dated April 21, 2023, the applicant's representative, Nathaniel Forman, requests a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from April 27, 2023 to June 29, 2023. The continuance is requested to allow the Town of Cheverly Planning Board to consider additional revisions of the detailed site plan. The Town of Cheverly will not make a recommendation until May or June, which does not provide sufficient time for Maryland-National Capital Park and Planning Commission staff to review the Town's position and any revisions to the subject application, if necessary.

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 June 29, 2023.