



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-96026-01

Application	General Data	
Project Name: Bates Trucking and Trash Removal Location: Northwestern quadrant of the intersection of 49th and Webster Streets. Applicant/Address: Bates Enterprises II, LLC 4305 48th Street Bladensburg, MD 20710	Planning Board Hearing Date:	01/26/12
	Memorandum Date:	01/04/12
	Date Accepted:	09/23/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	1.5
	Zone:	I-1/I-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	16,004 sq. ft.
	Planning Area:	69
	Tier:	Developed
	Council District:	05
	Election District	02
	Municipality:	N/A
	200-Scale Base Map:	205NE04

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date of November 17, 2011 to January 26, 2012. Demolition of an existing building, construction of a new 8,254-square-foot building, renovation of the existing 7,750-square-foot building, attendant parking and loading, truck storage, and landscaping. Variance requests from Sections 27-474(b) and 27-475.06(a)(1)(B) of the Prince George's County Zoning Ordinance.	Informational Mailing:	06/27/11
	Acceptance Mailing:	09/19/11
	Sign Posting Deadline:	10/17/11

Staff Recommendation		Staff Reviewer: Ruth Grover, AICP, MUP Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL OF CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

January 4, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-96026-01, including variance requests from Sections 27-474(b) and 27-475.06(a)(1)(B) of the Zoning Ordinance
Bates Trucking and Trash Removal

In a letter dated January 3, 2012, the applicant in the Bates Trucking and Trash Removal case, Detailed Site Plan DSP-96026-01, requested an indefinite continuance of the Planning Board hearing currently scheduled for January 26, 2012. The stated reason for the request is to afford additional time for the completion of a vacation request for the adjacent unimproved right-of-way, to consolidate it with the subject site, and to adjust the number and/or type of variances requested. The applicant had previously, in a letter dated November 7, 2011, waived the mandatory 70-day review period, with respect to the subject project.

RECOMMENDATION

The Urban Design staff recommends that the request for continuance of Detailed Site Plan DSP-96026-01 and its attendant variance requests be APPROVED and the case be continued indefinitely.