



Detailed Site Plan Departure from Sign Design Standards MD 95 Corporate Park

DSP-98039-04
DSDS-25001

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of December 11, 2025, to January 8, 2026.</p> <p>Development of a 12,753-square-foot daycare for approximately 200 children, and site improvements for a future 2,000-square-foot eating and drinking establishment with drive-through service.</p>	APPROVAL of continuance to January 8, 2026

Location: At the northwest corner of the intersection of Konterra Drive and Sweitzer Lane.	
Gross Acreage:	9.15
Zone:	IE
Prior Zone:	I-3
Reviewed per prior Zoning Ordinance:	Section 27-1704(b)
Dwelling Units:	0
Gross Floor Area:	142,863 sq. ft.
Planning Area:	60
Council District:	01
Municipality:	N/A
Applicant/Address: Lord Charter Six, LLC 2560 Lord Baltimore Drive Baltimore, MD 21244	
Staff Reviewer: Dexter E. Cofield Phone Number: 301-952-4325 Email: Dexter.Cofield@ppd.mnccppc.org	



Planning Board Date:	12/11/2025
Planning Board Action Limit:	01/08/2026
Staff Report Date:	11/24/2025
Date Accepted:	09/29/2025
Informational Mailing:	06/26/2025
Acceptance Mailing:	09/24/2025
Sign Posting Deadline:	11/11/2025



November 24, 2025

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Chief, Development Review Division *SC*
Hyojung Garland, Supervisor, Urban Design Section *HJ*
Development Review Division

FROM: Dexter E. Cofield, Planner II, Urban Design Section *DEC*
Development Review Division

SUBJECT: **Detailed Site Plan DSP-98039-04**
Departure from Sign Design Standards DSDS-25001
MD 95 Corporate Park
Planning Board Agenda December 11, 2025—Request for Continuance

In a memorandum dated November 24, 2025, the applicant's representative, Robert J. Antonetti, Jr., requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from December 11, 2025 to January 8, 2026. The applicant also provided a waiver of the 70-day action period, not to exceed January 8, 2026. The continuance is necessary to allow the applicant additional time to coordinate with staff on outstanding items regarding the review of the detailed site plan and companion departure from sign design standards.

Public hearing signs for this application were posted on November 11, 2025, as required by the Prince George's County Zoning Ordinance. If the continuance is granted, additional posting will not be required.

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 January 8, 2026.