



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

Specific Design Plan

SDP-0608-01

Application	General Data	
Project Name: The Preserve at Piscataway Location: South side of Floral Park Road, at its intersection with Piscataway Road. Applicant/Address: Woodlawn Development Group 8614 Westwood Center Drive, Suite 900 Vienna, VA 22182	Planning Board Hearing Date:	01/10/13
	Memorandum Date:	01/02/13
	Date Accepted:	06/25/12
	Planning Board Action Limit:	N/A
	Plan Acreage:	304.90
	Zone:	R-L
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	84
	Tier:	Developing
	Council District:	09
	Election District	05
	Municipality:	N/A
	200-Scale Base Map:	218SE03

Purpose of Application	Notice Dates	
This case was continued from the Planning Board agenda date of December 20, 2012 to January 10, 2013. The purpose of this application is to eliminate the proposed golf course and to revise the recreational amenities, the proposed grading, and the tree conservation plan.	Informational Mailing:	12/15/11
	Acceptance Mailing:	06/08/12
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Susan Lareuse Phone Number: (301) 952-4277 Email: Susan.Lareuse@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

January 2, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Susan Lareuse, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan for Infrastructure SDP-0608-01
The Preserve at Piscataway, Golf Course
Type II Tree Conservation Plan TCPH-044-07-01

On December 20, 2012, the Planning Board heard testimony and reviewed Specific Design Plan SDP-0608-01 for the subject property. Upon a vote to continue the case, the Planning Board instructed staff to do the following:

1. Re-evaluate the conditions of approval as proposed by staff and as commented on by the Associate General Counsel; and
2. Review the proposed conditions as set forth by the applicant to determine, in the event the Planning Board decides that the land should be conveyed directly to the homeowners association (HOA), if the conditions proposed by the applicant are appropriate.

The Urban Design Section has reviewed the conditions of approval proposed by both the staff and the applicant with the Associate General Counsel, and has prepared two exhibits for the Planning Board's consideration. The attached two exhibits are as follows:

Staff Exhibit A—An exhibit reflecting the original staff conditions as proposed with revisions recommended by the Associate General Counsel; and

Staff Exhibit B—An exhibit reflecting the applicant's conditions as proposed at the December 20, 2012 hearing with revisions as recommended by the Associate General Counsel.