



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

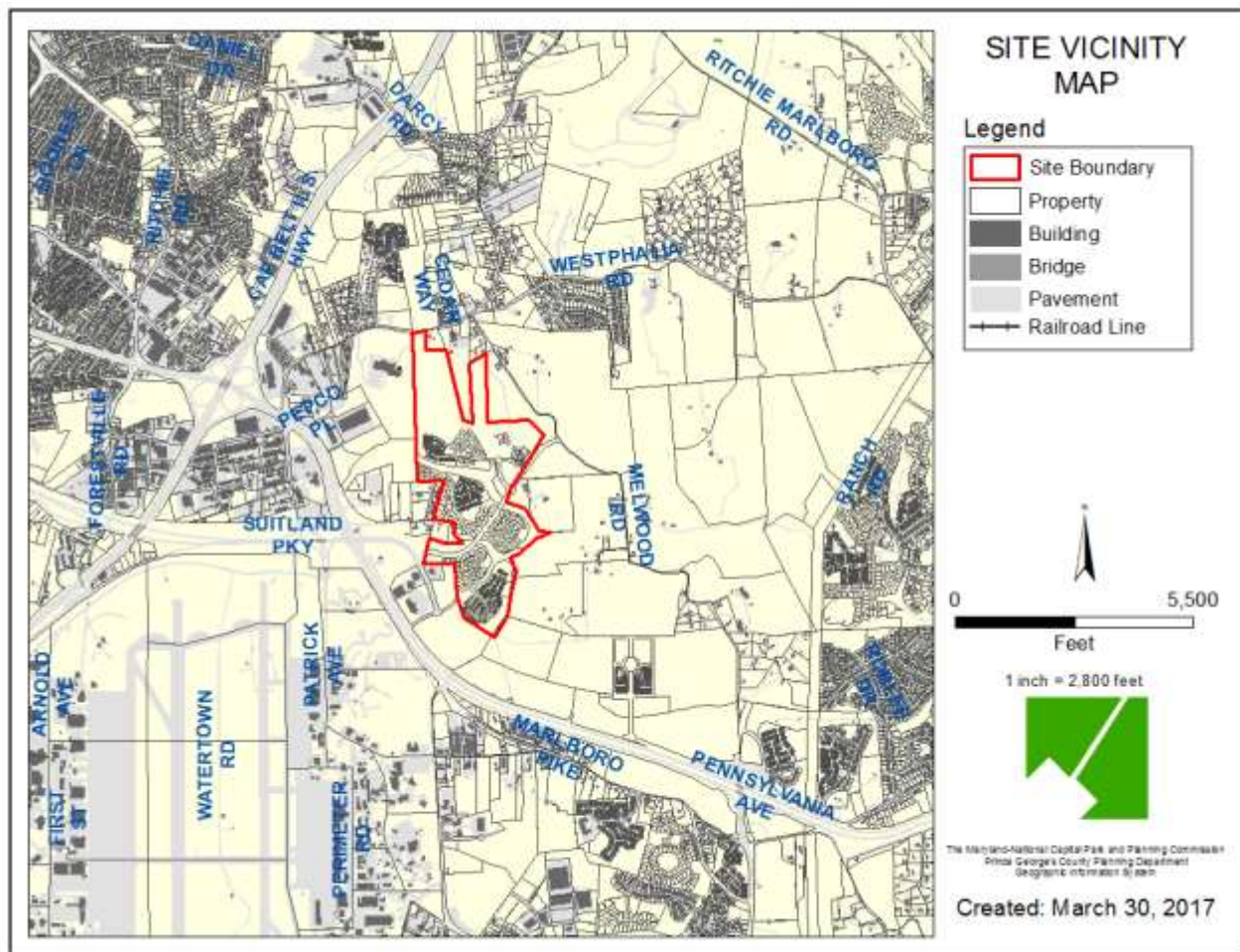
Specific Design Plan SDP-1003-15

Appeal Hearing

Application	General Data	
Project Name: Parkside (formerly Smith Home Farm), Section 1B Location: On the eastern side of MD 4 (Pennsylvania Avenue), approximately 1,800 feet east of its intersection with Suitland Parkway. Applicant/Address: SHF Project Owner, LLC. 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	05/24/18
	Memorandum Date:	05/11/18
	Date Received:	04/18/18
	Planning Board Action Limit:	N/A
	Acreage:	49.36
	Zone:	R-M/M-I-O
	Gross Floor Area:	N/A
	Dwelling Units:	N/A
	Planning Area:	78
	Council District:	06
	Election District:	15
	Municipality:	N/A
200-Scale Base Map:	206SE08	

Purpose of Application	Notice Dates	
Appeal of Planning Director's Decision of Disapproval	Parties of Record (M-NCPPC)	04/24/18

Staff Recommendation		Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



May 11, 2018

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Jill Kosack, Acting Supervisor, Urban Design Section, Development Review Division

SUBJECT: Appeal Hearing for Parkside (formerly Smith Home Farm), Section 1B
Specific Design Plan SDP-1003-15

By letter dated April 18, 2018, Robert Antonetti, Jr., representing SHF Project Owner, LLC, appealed the Planning Director's decision of disapproval of Specific Design Plan SDP-1003-15 for Parkside (formerly Smith Home Farm), Section 1B.

The subject application to add a retaining wall behind Lots 43–58, Block H, Section 1B, was accepted on December 28, 2017. This SDP for a minor amendment of the location of structures due to engineering necessity was reviewed at the Planning Director level pursuant to Section 27-530(b) of the Prince George's County Zoning Ordinance. The applicant's justification indicated that the proposed retaining wall was necessary to revise the proposed townhouse units from a walk-out condition, with a lower rear elevation, to slab-on-grade units.

A site visit was conducted by staff on March 26, 2018, during the review period of the SDP, to evaluate the proposed wall siting relative to an adjacent platted conservation easement. The site visit revealed that the retaining wall had already been constructed. The Prince George's County Department of Permitting, Inspections and Enforcement advised staff that the approximately 9-foot-high retaining wall was constructed without permits or SDP approval. Subsequently, the Planning Director disapproved the SDP application, which was formalized and forwarded to the applicant on April 13, 2018.

In the appeal letter dated April 18, 2018, the applicant contends that SDP-1003-15 is consistent with the intent of the comprehensive and specific design plans applicable to this section of Parkside, as the proposed retaining wall is necessary to implement the planned residential development.