



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

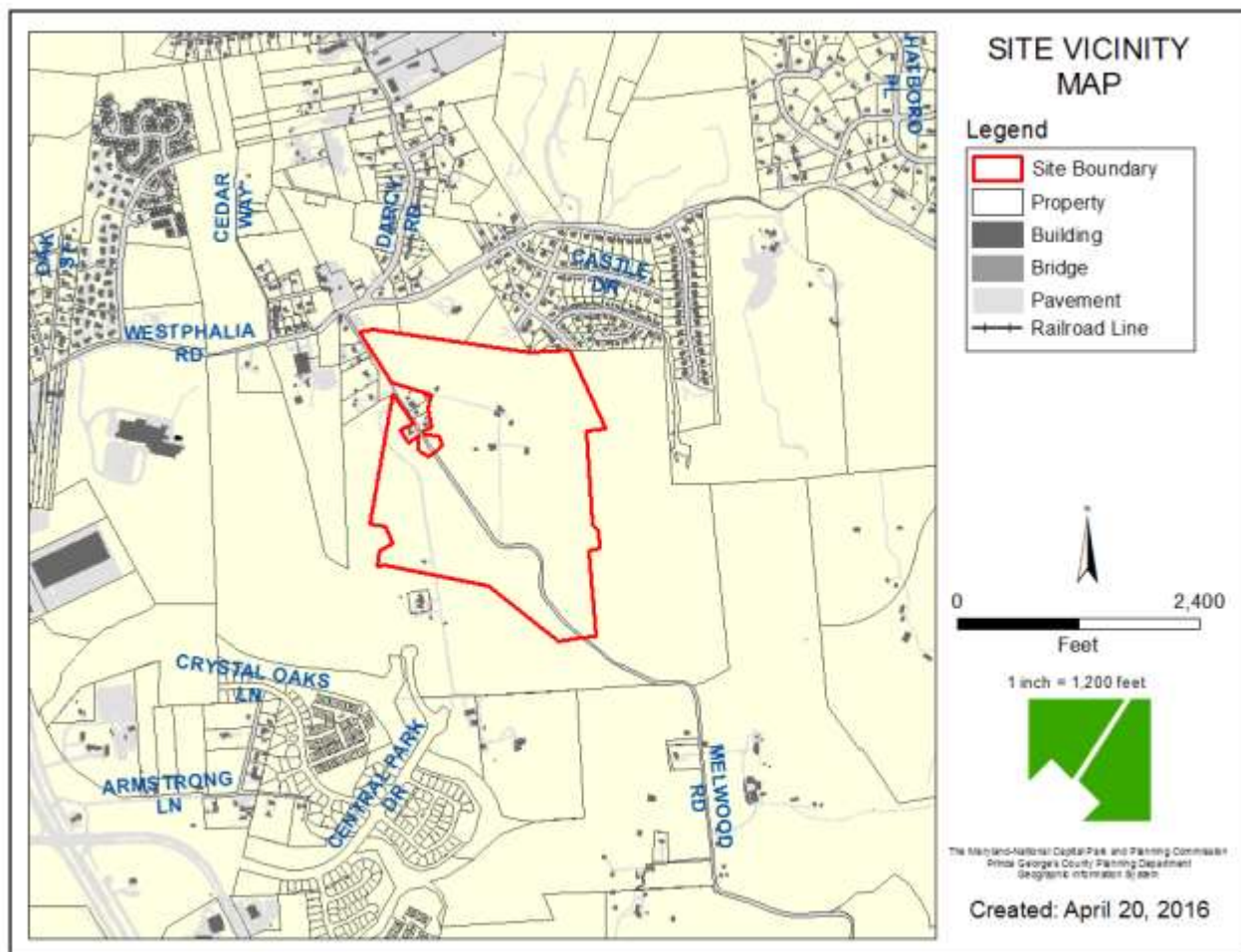
## Specific Design Plan (Infrastructure)

**SDP-1601**

Application	General Data	
<b>Project Name:</b> Parkside (Formerly known as Smith Home Farm) Section 4  <b>Location:</b> On the eastern side of Pennsylvania Avenue (MD 4), approximately 1,800 feet east of its intersection with Suitland Parkway.  <b>Applicant/Address:</b> SHF Project Owner, LCC 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	09/08/16
	Memorandum Date:	08/11/16
	Date Accepted:	05/23/16
	Planning Board Action Limit:	09/08/16
	Plan Acreage:	97.20
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	NA
	200-Scale Base Map:	205SE08

Purpose of Application	Notice Dates	
A request for continuance of the Planning Board hearing date of September 8, 2016 to September 22, 2016.  Specific design plan for infrastructure.	Informational Mailing:	04/11/16
	Acceptance Mailing:	05/19/16
	Sign Posting Deadline:	06/28/16

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



August 11, 2016

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA; Susan Lareuse, Acting Supervisor, Urban Design Section, Development Review Division

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

SUBJECT: Specific Design Plan for Infrastructure SDP-1601  
Parkside (Formerly known as Smith Home Farm)  
Section 4

In a letter dated August 9, 2016, the applicant's representative requests a continuance of the Planning Board hearing date for the above case from September 8, 2016 to September 22, 2016. The continuance is necessary to resolve issues noted below:

1. Afford time to get a stormwater management concept plan for stream restoration approved by the Department of Permitting, Inspections and Enforcement;
2. To revise the specific design plan to reflect the new stormwater management requirements; and
3. To include detailed engineering for stream restoration measures.

The site was posted as required by the Prince George's County Zoning Ordinance on June 28, 2016 for a public hearing on July 28, 2016 and continued to September 8, 2016. The 70-day review limit has been waived until September 22, 2016.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board **APPROVE** the request for continuance and schedule this case for a public hearing on September 22, 2016.