



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

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

Special Exception Application No. 4543

Departure from Design Standards DDS-569

Application		General Data	
Project Name: Alta Vista (Formerly Huntington Ridge) Location: Southwest corner of Laurel Bowie Road and Race Track Road, known as 8501 Laurel Bowie Road. Applicant/Address: Stanley Arucio Robinson 8501 Laurel-Bowie Road Bowie, Maryland 20715		Date Accepted:	9/14/05
		Planning Board Action Limit:	N/A
		Plan Acreage:	7.01
		Zone:	R-R
		Dwelling Units:	106
		Square Footage: Community Building	1,500
		Planning Area:	71A
		Tier:	Developing
		Council District:	04
		Municipality:	Bowie
		200-Scale Base Map:	211NE12
Purpose of Application		Notice Dates	
REQUEST FOR CONTINUANCE		Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)	6/17/05
		Sign(s) Posted on Site and Notice of Hearing Mailed:	6/19/06
Staff Recommendation		Staff Reviewer: Reggie Baxter	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

July 18, 2006

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Arie Stouten, Acting Chief, Development Review Division

FROM: Reggie Baxter, Planning Coordinator

SUBJECT: SE-4543 and DDS-569
Alta Vista (formerly Huntington Ridge)

In a letter dated July 14, 2006, the applicant has requested a continuance of the Planning Board hearing for the above-referenced applications which were previously scheduled for July 20, 2006. The applicant has requested an indefinite continuance to allow time to evaluate the suggested staff conditions and recommendations, in light of the fact that the Departure request is critically important to the proposed Special Exception elderly housing development.

The Special Exception application requests approval of apartment housing for the elderly to allow construction of 106 condominium units, a community building, and associated parking and recreation amenities. The companion Departure from Design Standards application requests approval to allow 43 exterior tandem parking spaces behind the unit owners' interior garage space. Staff has recommended approval with conditions for the Special Exception and denial of the Departure request.

The public hearing notice for this application was posted on June 19, 2006.

RECOMMENDATION

The Development Review Division staff recommends that the request for an indefinite continuance of the above items be APPROVED.

July 14, 2006

Mr. Samuel J. Parker, Jr.
Chairman, Prince George's County
Planning Board
County Administration Building
Upper Marlboro, MD 20772

RE: Alta Vista (formerly Huntington Ridge)
S.E. 4543; DDS-569
Planning Board Agenda Date: July 20, 2006
Agenda Items: 12 & 13
Request for Continuance

Dear Chairman Parker:

I represent Mr. Stanley Robinson, applicant for the above-referenced Special Exception and Departure from Design Standards applications, which are currently scheduled to be heard by the Planning Board next Thursday, July 20, 2006. While the Staff Report recommends approval of the Special Exception subject to conditions, it also recommends denial of the Departure from Design Standards application. Given the fact that the requested Departure is so critically important to the proposed development, and the feasibility of a number of the Special Exception conditions suggested by Staff need to be thoroughly evaluated by my client, we respectfully request an indefinite continuance for these applications. We will do our best to contact the parties that have indicated an interest in these applications as soon as possible, to let them know of this request.

Thank you for your kind attention to this matter. If you have any questions, or require additional information, please let me know. With best regards, I remain

Very truly yours,

Lawrence N. Taub

cc: Mr. Stanley Robinson

Mr. Clark Wagner
Ms. Jackie Mowrey
Bozzuto Homes

Mr. Reggie Baxter
M-NCPPC, Zoning Section

Ms. Cynthia Fenton
Bowie City Planning Department

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