



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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April 19, 2023

## MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*  
Jeremy Hurlbutt, Supervisor, Zoning Section *DAL* for JDH  
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*  
Development Review Division

SUBJECT: **Special Exception SE-4856, Alexander Landing**  
Planning Board Consent Agenda April 20, 2023  
Staff Clarifications and Corrections to Technical Staff Report

Staff recommends revisions to the technical staff report dated April 5, 2023. The revisions include removing language requiring the applicant to provide 20 percent of the total woodland conservation threshold on-site. In addition, corrections are noted reflecting the Prince George's County Fire Department's updated referral comment. Revised conditions have also been proposed by the applicant. The revisions have been included in the additional backup on the Prince George's County Planning Board agenda for April 20, 2023.

Staff agrees with the proposed revisions, except for the correction to Finding 13(j), which proposes a change to the Environmental Planning Section's referral memo date. Environmental Planning staff provided an email dated April 12, 2023, in lieu of a revised referral, stating the following:

**The Environmental Planning Section has reviewed the material relating to Special Exception SE-4856 and has found it in conformance with the current regulations regarding woodland conservation requirements. The Environmental Planning Section recommends deletion of Condition 1i (1).**

The revised language from the Prince George's County Fire Department and Environmental Planning Section are attached for reference.

## **RECOMMENDATION**

The Zoning Section recommends that the Planning Board APPROVE the request for transmittal to the Zoning Hearing Examiner, with the additions of the applicant's proposed revisions to the technical staff report for Special Exception SE-4856, Alexander Landing.