



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

Preliminary Plan 4-09027

Application	General Data	
<p>Project Name: Philmatt Shopping Center, Parcel A</p> <p>Location: Southwest quadrant of the intersection of Annapolis Road (MD 450) and West Lanham Drive</p> <p>Applicant/Address: Mark A. Jascewsky CMX Engineering 10480 Little Patuxent Parkway Ste. 1000 Columbia, MD 21044</p> <p>Property Owner: PCE, LLC 6689 Old Landover Road Landover, MD 20782</p>	Planning Board Hearing Date:	04/22/10
	Staff Report Date:	04/14/10
	Date Accepted:	02/12/10
	Planning Board Action Limit:	04/23/10
	Plan Acreage:	19,166 sq. ft.
	Zone:	C-S-C
	Gross Floor Area:	5,568 sq. ft.
	Lots:	0
	Parcels:	1
	Planning Area:	69
	Tier:	Developed
	Council District:	03
	Election District:	20
	Municipality:	N/A
200-Scale Base Map:	206NE07	

Purpose of Application		Notice Dates	
Commercial Subdivision		Informational Mailing	11/09/09
		Acceptance Mailing:	02/05/10
		Sign Posting Deadline:	03/25/10
Staff Recommendation		Staff Reviewer: Justin Thornton	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
		X	

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Subdivision Plan 4-09027
Philmatt Shopping Center
Parcel A

OVERVIEW

The subject property consists of approximately 19,166 square feet of land (.44 acres) in the Commercial Shopping Center Zone (C-S-C). The applicant proposed to subdivide the property into one parcel for the construction of 5,568 square feet of commercial development. The property is located within the boundary of the September 2009 *New Carrollton Adopted Transit District Development Plan and Proposed Transit District Overlay Zoning Map Amendment*.

SETTING

The property is located in the southwest quadrant of the intersection of Annapolis Road (MD 450) and West Lanham Drive.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Adequate Public Notice**—Section 2-d. of the Administrative Practice for the Prince George's County Planning Board requires that it shall be the responsibility of the applicant to post sign(s) on the property for a minimum of 30 days for the purpose of public notice.

The subject application was submitted on May 19, 2008, and the Subdivision and Development Review Committee (SDRC) meeting was held on March 5, 2010. At that time, the case was scheduled for public hearing on April 22, 2010. At the Subdivision Review Committee meeting, staff informed the applicant that the proposed plan did not conform with the adopted plan, which rezoned the subject property from C-S-C to the R-18 Zone (Medium density residential). The applicant was advised that the application could move forward but there were major issues that staff foresaw if the adopted plan were approved by the District Council.

The deadline for Planning Board action on this case is April 22, 2010. To satisfy the 30 day posting requirement for an April 22, 2010, hearing, the applicant was required to post a public notice sign no later than March 25, 2010. The subject property was not posted for public notice and the applicant has not responded to phone messages or e-mails.

2. **Outstanding Issues**—The following was requested of the applicant at the March 5, 2010, Subdivision and Development Review Committee meeting:

- a. Revised preliminary plan to address review comments
- b. Traffic Study

Staff has not received any of the above items and therefore does not have adequate information to review this application.

RECOMMENDATION

Staff recommends **DISAPPROVAL**, based on lack of public notice and unresolved issues.