



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

Detailed Site Plan

DSP-01030-02

Application	General Data	
Project Name: Police Station District VII Location: South side of Fort Washington Road, southeast of its intersection with Livingston Road. Applicant/Address: Prince George's County Central Services 3415 North Forestledge Road Forestville, MD 20747	Planning Board Hearing Date:	02/23/12
	Memorandum Date:	02/14/12
	Date Accepted:	10/06/11
	Planning Board Action Limit:	Waived
	Plan Acreage:	14.85
	Zone:	I-3
	Dwelling Units:	NA
	Gross Floor Area:	18,908 sq. ft.
	Planning Area:	80
	Tier:	Developing
	Council District:	08
	Election District	05
	Municipality:	NA
200-Scale Base Map:	214SE01	

Purpose of Application	Notice Dates	
An 18,908-square-foot police station for District VII.	Informational Mailing:	06/14/11
	Acceptance Mailing:	09/30/11
	Sign Posting Deadline:	01/24/12

Staff Recommendation		Staff Reviewer: Ruth Grover Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mncppc.org	
APPROVAL OF REQUEST FOR CONTINUANCE	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

February 14, 2012

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

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

SUBJECT: Detailed Site Plan DSP-01030-02
Police Station District VII

Staff requests a three-week continuance of DSP-01030-02, Police Station District VII, which is scheduled for the Planning Board hearing date of February 23, 2012.

During the review process it became apparent that additional time was needed to allow the applicant to apply for a variance from Section 27-471(f)(2) of the Zoning Ordinance. This section requires that not more than twenty-five (25) percent of any parking lot be located in the yard to which the building's main entrance is oriented. Though the provision allows the Planning Board to approve up to an additional fifteen (15) percent, the proposed fifty-three (53) percent far exceeds even this increased allowance. The applicant had previously waived the 70-day review period for this detailed site plan.

RECOMMENDATION

The Urban Design staff recommends that the three-week continuance of the above item be APPROVED and the case be continued to March 15, 2012.