



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

## Detailed Site Plan

## DSP-09013

| Application  | General Data                 |           |
|--|------------------------------|-----------|
| <p><b>Project Name:</b><br/>Quincy Manor</p> <p><b>Location:</b><br/>On the north and south sides of Newton Street, Madison Way and 54<sup>th</sup> Avenue, approximately 200 feet from the intersection of Quincy Street and 55<sup>th</sup> Avenue</p> <p><b>Applicant/Address:</b><br/>Quincy Manor Company, Inc.<br/>Monroe Gardens Company, Inc.<br/>8609 Second Avenue, Ste. 502<br/>Silver Spring, MD 20910</p> | Planning Board Hearing Date: | 12/03/09  |
|  | Memorandum Date:             | 11/19/09  |
|  | Planning Board Action Limit: | Waived    |
|  | Plan Acreage:                | 17.04     |
|  | Zone:                        | R-18/R-35 |
|  | Dwelling Units:              | 411       |
|  | Gross Floor Area:            | N/A       |
|  | Planning Area:               | 69        |
|  | Tier:                        | Developed |
|  | Council District:            | 05        |
|  | Election District            | 02        |
|  | Municipality:                | N/A       |
|  | 200-Scale Base Map:          | 205NE05   |

| Purpose of Application                    | Notice Dates           |          |
|---|------------------------|----------|
| 411 single-family attached dwelling units | Informational Mailing: | 07/28/09 |
|   | Acceptance Mailing:    | 09/23/09 |
|   | Sign Posting Deadline: | 12/03/09 |

| Staff Recommendation    |                          | Staff Reviewer: Ruth E. Grover, A.I.C.P. |            |
|-------------------------|--------------------------|--|------------|
| APPROVAL OF CONTINUANCE | APPROVAL WITH CONDITIONS | DISAPPROVAL                              | DISCUSSION |
| X                       |                          |  |            |

November 19, 2009

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

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

SUBJECT: Detailed Site Plan DSP-09013  
Quincy Manor

In a letter dated November 13, 2009, the applicant, granting a 70-day waiver, requested a continuance of the Planning Board hearing currently scheduled on December 3, 2009 to January 14, 2010. The stated reason for this request is to afford additional time to work on issues of tree preservation and utility location and to assess the impacts on the site plan design. Staff notes that the issue of provision of adequate recreational facilities forms another basis for this request.

**RECOMMENDATION**

The Urban Design staff recommends that the request for continuance of Detailed Site Plan DSP-09013 be APPROVED and the case be continued to the Planning Board hearing date of January 14, 2010.