



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

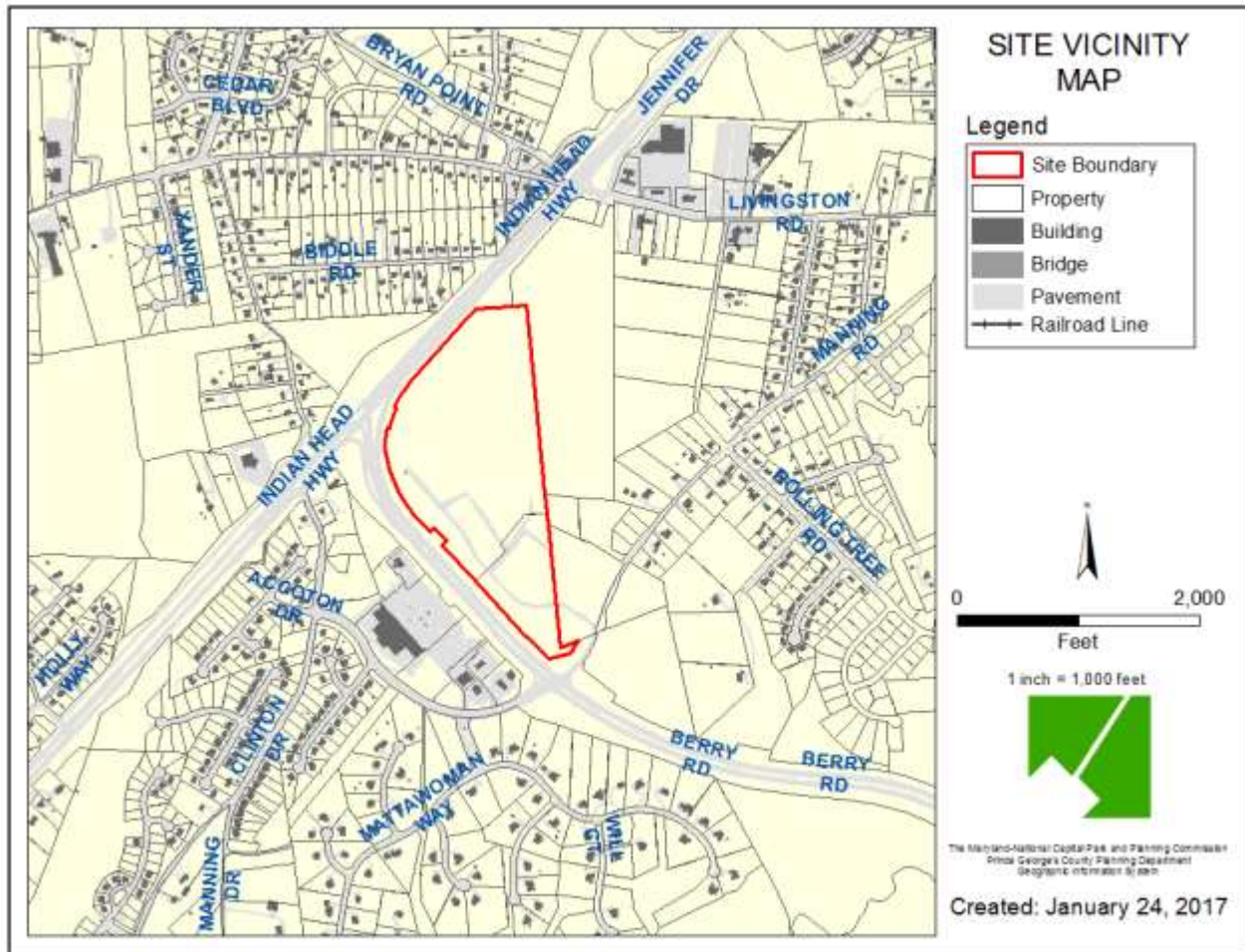
Preliminary Plan of Subdivision 4-01063

Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Manokeek, Signature Club at Manning Village Location: Northwest quadrant of Berry Road (MD 228) and Manning Road Applicant/Address: TSC/MUMA Mattawoman, LP 814 West Diamond Avenue, Suite 250, Gaithersburg, MD 20878 Property Owner: TSC/MUMA Mattawoman, LP 814 West Diamond Avenue, Suite 250, Gaithersburg, MD 20878	Planning Board Hearing Date:	02/02/17
	Memorandum Date:	01/25/17
	Date Received:	01/06/17
	Planning Board Action Limit:	02/05/17
	Plan Acreage:	57.47
	Zone:	M-X-T
	Gross Floor Area:	0
	Lots/Dwelling Units:	1
	Parcels:	0
	Planning Area:	84
	Council District:	09
	Election District:	05
	Municipality:	N/A
	200-Scale Base Map	222SW01

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request– Discussion	Previous Parties of Record (Applicant)	01/04/17
	Parties of Record (M-NCPPC)	01/19/17

Staff Recommendation		Staff Reviewer: Whitney Chellis Phone Number: 301-952-3168 E-mail: Whitney.Chellis@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X



January 25, 2017

MEMORANDUM

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Supervisor, Subdivision Section, Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-01063
Waiver and Request for Reconsideration for Manokeek,
Pod 2, Signature Club at Manning Village

The applicant is requesting a waiver of the Planning Board's Rules of Procedure and a reconsideration of conditions and findings of the preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 02-07) to convert the approved age-restricted retirement community to market-rate, and divide the single existing parcel into lots for individual dwelling unit ownership. The need for this is addressed in the applicant's letter dated January 4, 2017 (Gibbs to Haller) requesting the reconsideration.

The Subdivision Regulations (24-108(a)(6)) currently provides, in certain circumstances, the ability to convert condominium townhouse dwelling units to individual lots without a new PPS. In this case, the applicant could convert the 62 previously-approved condominium townhouse units to lots through a detailed site plan as a one-to-one conversion. However, the applicant is requesting to also convert single-family and semidetached dwelling unit types to lots, and convert the age-restricted retirement community to market-rate housing.

In 2002, PPS 4-01063 (57.47 acres) was approved for a single parcel known as Pod 2 of the Manokeek development within the limits of approved Conceptual Site Plan CSP-99050 (258.51 acres). Detailed Site Plan DSP-04063 for Pod 2 was then approved (PGCPB Resolution No. 05-250) for an age-restricted retirement community with a total of 315 dwelling units with the following dwelling unit types:

	DSP Approved	Reconsideration/Proposed
Type of Development	# of Units/Square Footage	# of Units/Square Footage
Townhouse	62	216
Villas (semidetached)	82	2
Single-family Dwellings	111	97
Condominium Dwellings	60	0
Community Building	2,496 sq. ft.	2,255 sq. ft.
Total Dwelling Units	315	315

The applicant is requesting this reconsideration to further subdivide the property and create lots to allow for an alternative ownership instead of a condominium regime, and develop a market rate community instead of an age-restricted retirement community. The applicant has stated that they intend to retain the development layout as approved to the extent feasible to allow for lots to be placed around the dwelling units.

If the Planning Board grants the applicant's request for a waiver and reconsideration, the applicant has been advised that a revision to the approved CSP-99050 will be required prior to the hearing on the merits of the PPS reconsideration to allow the conversion from age-restricted retirement community to market-rate housing, and allow for an analysis for conformance with the Mixed Use Transportation-Oriented (M-X-T) Zone.

Based on the applicant's letter dated January 4, 2017 (Gibbs to Haller), staff supports the applicant's request for a reconsideration.