



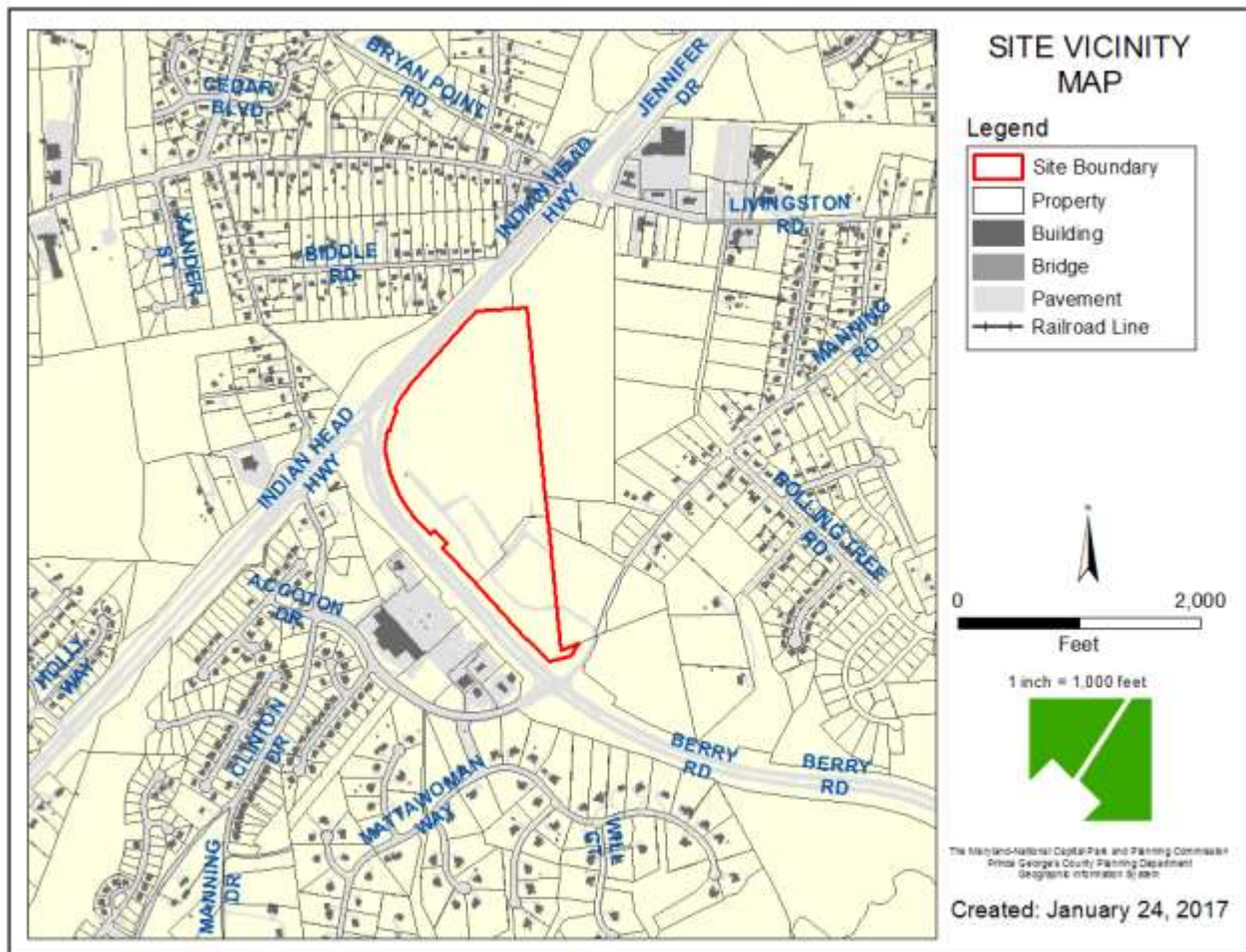
*Note: Staff reports can be accessed at <http://mncppc.igm2.com/Citizens/Default.aspx>.*

## Preliminary Plan 4-01063 Reconsideration Hearing

Application	General Data	
<b>Project Name:</b> Manokeek, Signature Club at Manning Village  <b>Location:</b> Northwest quadrant of Berry Road (MD 228) and Manning Road  <b>Applicant/Address:</b> TSC/MUMA Mattawoman, LP 814 West Diamond Avenue, Suite 250, Gaithersburg, MD 20878  <b>Property Owner:</b> TSC/MUMA Mattawoman, LP 814 West Diamond Avenue, Suite 250, Gaithersburg, MD 20878	Planning Board Hearing Date:	07/20/17
	Memorandum Date:	07/12/17
	Date Received:	01/06/17
	Planning Board Action Limit:	N/A
	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	
Reconsideration Hearing	Previous Parties of Record (Applicant)	01/04/17
	Parties of Record (M-NCPPC)	01/19/17 07/07/17

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Sherri Conner <b>Phone Number:</b> 301-952-3168 <b>E-mail:</b> Sherri.Conner@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



July 12, 2017

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Sherri Conner, Planner Coordinator, Subdivision and Zoning Section  
Development Review Division

VIA: Christina Pompa, Acting Planning Supervisor, Subdivision and Zoning Section  
Development Review Division

SUBJECT: **Reconsideration of Preliminary Plan of Subdivision 4-01063  
Manokeek, Pod 2, Signature Club at Manning Village**

The Prince George's County Planning Board approved a preliminary plan of subdivision (PPS) 4-01063, and the resolution of approval (PGCPB Resolution No. 02-07) was adopted on February 7, 2002, formalizing that approval. By letter dated January 4, 2017, Edward Gibbs, representing the owner/applicant, MacArthur Development, LLC, requested a waiver of the Planning Board's Rules of Procedure (Section 10(a)) and a reconsideration (Section 10(e)), which was granted by the Planning Board on February 2, 2017.

The applicant's request includes reconsideration of conditions and findings of the PPS approval (PGCPB Resolution No. 02-07) to convert the approved age-restricted retirement community to market-rate and divide the single existing lot into lots for individual dwelling unit ownership. The conversion of the units is expressed in the following table:

	<b>DSP Approved</b>	<b>Reconsideration/Proposed</b>
<b>Type of Development</b>	<b># of Units/Square Footage</b>	<b># of Units/Square Footage</b>
Townhouse	62	218
Villas (semidetached)	82	2 (existing)
Single-family Dwellings	111	95
Condominium Dwellings	60	0
Community Building	2,496 sq. ft.	2,255 sq. ft.
Total Dwelling Units	315	315

Staff supports the applicants request for conversion of unit types and creation of fee-simple lots, totaling 315 lots and 35 homeowners' association (HOA) parcels, based on an analysis conducted by the

Subdivision and Zoning, Environmental Planning, Urban Design, and Transportation Planning Sections. The PPS has been evaluated for conformance to Subtitles 24 and 27 of the Prince George's County Code, which includes but is not limited to, the lotting pattern, buffering, access and circulation, and conformance with the lot standards in the M-X-T Zone, and has been set forth in the draft amended resolution recommended for approval as a part of this request with revisions, deletions, and additional conditions and findings. The revisions will result in the need to recertify the preliminary plan of subdivision (PPS) and tree conservation plan (TCPI) to reflect the lotting pattern proposed by the applicant.

#### STAFF RECOMMENDATION

APPROVAL of Reconsideration of Preliminary Plan of Subdivision 4-01063 and Type I Tree Conservation Plan TCPI-052-97-01, with the amended findings and conditions as set forth in the draft amended resolution PGCPB Resolution No. 02-07(A).