



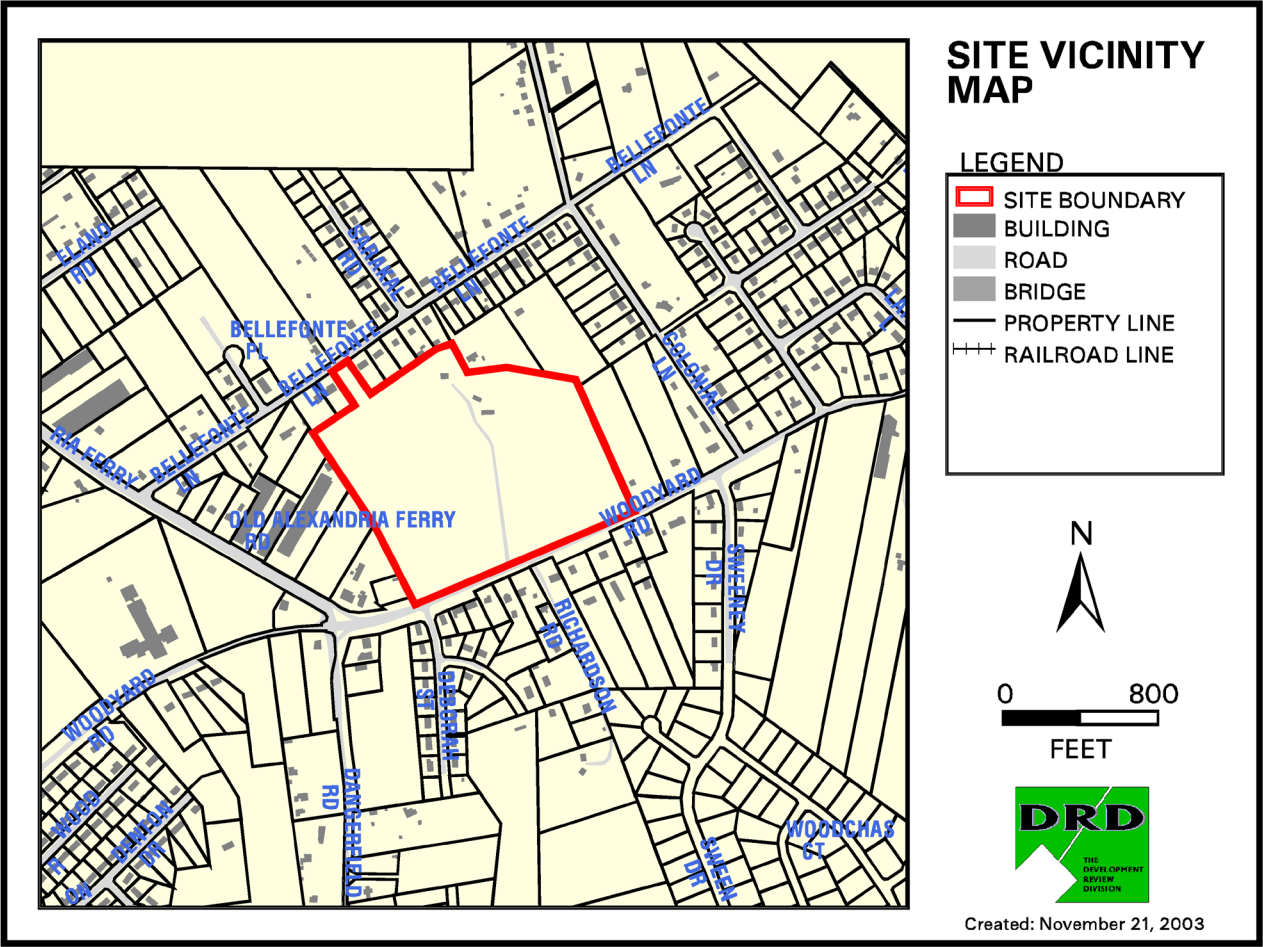
Note: Staff reports can be accessed at <http://mncppc.igmp2/Citizens/Default.aspx>.

Preliminary Plan of Subdivision 4-03118 Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
Project Name: Bellefonte Location: On the north side of MD 223 (Woodyard Road), east of the intersection of MD 223 and Alexandria Ferry Road. Applicant/Address: Woodyard Road Associates, LLC 2700 S Nelson Street Arlington, VA 22206 Property Owner: Same as applicant	Planning Board Hearing Date:	06/13/19
	Memorandum Date:	05/30/19
	Date Received:	05/30/19
	Planning Board Action Limit:	06/29/19
	Plan Acreage:	29.31
	Zone:	I-4
	Gross Floor Area:	500,000 sq. ft.
	Lots:	7
	Parcels:	2
	Planning Area:	81A
	Council District:	09
	Election District:	09
	Municipality:	N/A
	200-Scale Base Map	211SE07

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	05/29/19
	Parties of Record (M-NCPPC)	05/31/19

Staff Recommendation			Staff Reviewer: Joseph Onyebuchi Phone Number: 301-952-3665 E-mail: Joseph.Onyebuchi@ppd.mncppc.org
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

May 30, 2019

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Supervisor, Subdivision and Zoning Section
Development Review Division

FROM: Joseph Onyebuchi, Senior Planner, Subdivision and Zoning Section
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-03118
Waiver of the Rules of Procedure and Reconsideration Request
Bellefonte

By letter dated May 29, 2019, Thomas Haller, representing Woodyard Road Associates LLC, requested a waiver of the Prince George's County Planning Board's Rules of Procedure (Section 10(a)), which requires that a reconsideration request be submitted no less than 14 calendar days after the date of notice of the final decision. In this case, the resolution of approval (PGCPB Resolution No. 04-63) was adopted by the Planning Board on April 29, 2004. If the waiver is granted, the applicant requests a reconsideration to delete Condition 18 due to an error in reaching the final decision caused by mistake, inadvertence, and other good cause, in furtherance of substantial public interest (Section 10(e)).

The preliminary plan of subdivision (PPS) approval (PGCPB Resolution No. 04-63) included Condition 18, requiring road improvements at the intersection of MD 223 (Woodyard Road) and Old Alexandria Ferry Road, as follows:

- 18. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction, and (c) have an agreed upon timetable for construction with SHA:**

At the intersection of MD 223 (Woodyard Road) and Old Alexandria Ferry Road, the applicant shall widen the southbound approach from the existing one left turn lane and one through/right lane to two left turn lanes, on through land and one right turn lane. The applicant shall also widen the east leg of MD 223 to receive the double left turn lanes from southbound Old

Alexandria Ferry Road and widen northbound Dangerfield Road to create one exclusive left turn lane.

As set forth in the request, the applicant states that the traffic counts taken in April 2003 were erroneously inflated. The result was that a condition was imposed on the PPS to make improvements to an intersection that were not needed, and which could not be constructed due to insufficient right-of-way.

If the Planning Board grants the applicant's request for a waiver and reconsideration, staff will provide an analysis on the merits of the request at a later Planning Board hearing.