



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

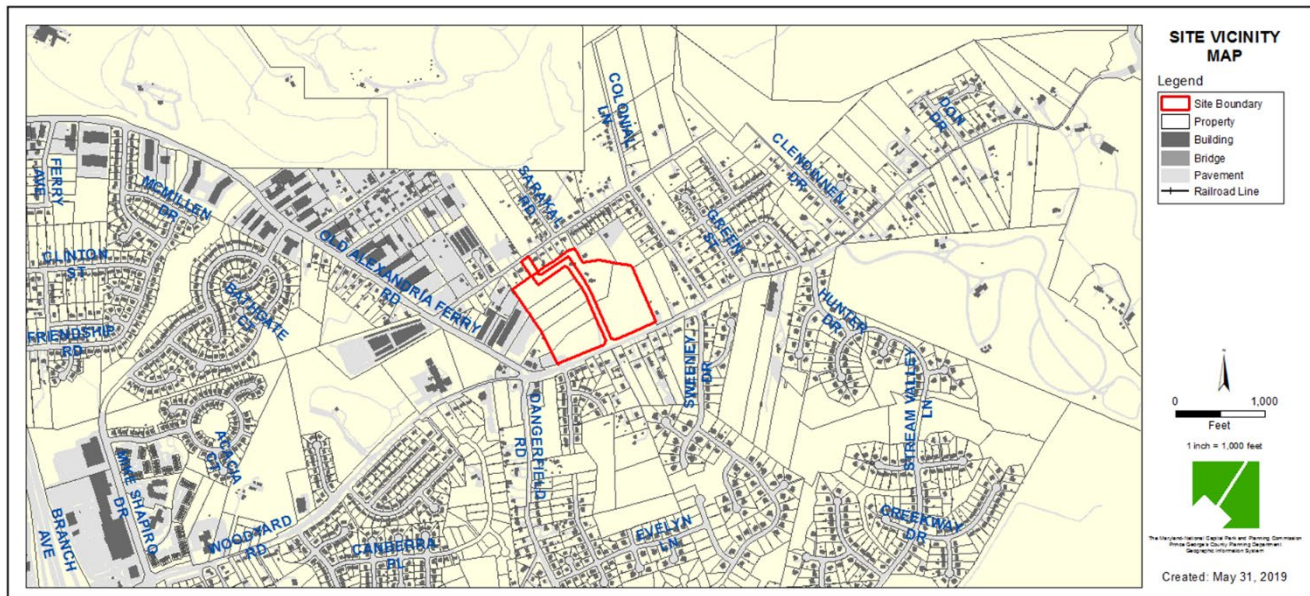
## Reconsideration Hearing Preliminary Plan of Subdivision

**4-03118**

Application	General Data	
<b>Project Name:</b> Bellefonte  <b>Location:</b> On the north side of MD 223 (Woodyard Road), east of the intersection of MD 223 and Alexandria Ferry Road.  <b>Applicant/Address:</b> Woodyard Road Associates, LLC 2700 S Nelson Street Arlington, VA 22206  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	07/18/19
	Memorandum Date:	07/03/19
	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	
Reconsideration Hearing	Previous Parties of Record (Applicant)	05/29/19
	Parties of Record (M-NCPPC)	05/31/19 07/05/19

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Amber Turnquest <b>Phone Number:</b> 301-952-3554 <b>Email:</b> <a href="mailto:Amber.Turnquest@ppd.mncppc.org">Amber.Turnquest@ppd.mncppc.org</a>	
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

July 3, 2019

## MEMORANDUM

TO: The Prince George's County Planning Board

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

FROM: Amber Turnquest, Planner Coordinator, Subdivision and Zoning Section  
Development Review Division

SUBJECT: Preliminary Plan of Subdivision 4-03118, Bellefonte  
Reconsideration Hearing

By letter dated May 29, 2018, Thomas Haller, representing Woodyard Road Associates LLC, requested a waiver of the Planning Board Rules of Procedure (Section 10(a)) and a reconsideration of Preliminary Plan of Subdivision (PPS) 4-03118, which was approved by the Prince George's County Planning Board on March 25, 2004. The resolution (PGCPB No. 04-63) was adopted on April 29, 2004.

On June 20, 2019, the Planning Board granted the waiver of the Planning Board Rules of Procedure for a reconsideration request being submitted more than 14 days from the mailout of the resolution. The Planning Board also granted the applicant's request for a reconsideration, in furtherance of substantial public interest based on a mistake (Section 10(e)). Specifically, the applicant requests reconsideration of Condition 18 and Finding 8 related to a specific transportation improvement (Section 10(e)).

The applicant's request is specific to a single condition of approval that requires the applicant to construct road improvements at the intersection of MD 223 (Woodyard Road) and Old Alexandria Ferry Road, as set forth in Condition 18 (PGCPB Resolution No. 04-63), 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.**

The applicant provides compelling justification, which is supported by staff, for a reconsideration and amendment of Condition 18 and Finding 8, as set forth in the Transportation Planning Section memorandum dated June 28, 2019 (Masog to Turnquest), incorporated by reference herein. The staff analysis shows that a number of relevant facts were not included in the original traffic study provided by the applicant, which would have resulted in a different outcome in the transportation analysis and conditions of approval of the PPS. The facts are related to ongoing improvements and access changes, around and on Andrews Airforce Base, impacts of ongoing right-of-way construction, and misstatements in the original traffic impact statement.

If the Planning Board approves the reconsideration, staff will prepare an amended resolution, which will be placed on a future Planning Board agenda for adoption.

#### RECOMMENDATION

**APPROVAL** of a reconsideration of Preliminary Plan of Subdivision 4-03118 (PGCPB Resolution No. 04-63) to **amend Condition 18 and Finding 8**, as set forth in the Transportation Planning Section memorandum dated June 28, 2019 (Masog to Turnquest).