



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

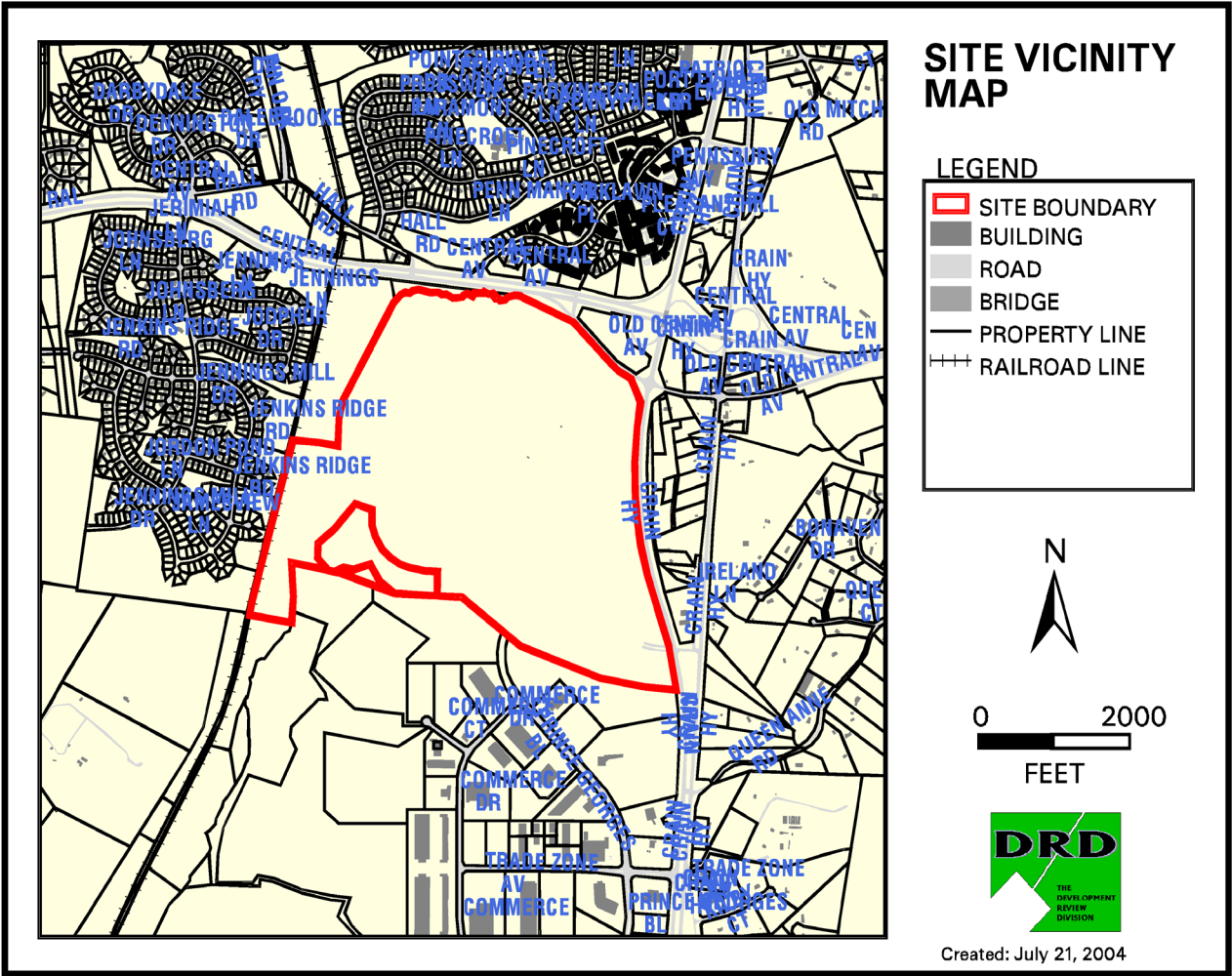
Waiver of the Rules of Procedure Reconsideration Request Preliminary Plan of Subdivision

4-04035

Application	General Data	
Project Name: Karington Location: Southwest corner of the intersection of MD 214 (Central Avenue) and US 301 (Robert Crain Highway). Applicant/Address: Karington, LLC 10100 Business Parkway Lanham, MD 20706 Property Owner: Same as applicant	Planning Board Hearing Date:	11/29/18
	Memorandum Date:	11/19/18
	Date Received:	11/15/18
	Planning Board Action Limit:	12/15/18
	Plan Acreage:	381.52
	Zone:	E-I-A
	Gross Floor Area:	675,000 sq. ft.
	Lots/Dwelling Units:	800/1,294
	Parcels:	110
	Planning Area:	74A
	Council District:	04
	Election District:	07
	Municipality:	N/A
	200-Scale Base Map	201NE14

Purpose of Application	Notice Dates	
Waiver of Rules of Procedure Reconsideration Request–Discussion	Previous Parties of Record (Applicant)	11/15/18
	Parties of Record (M-NCPPC)	11/16/18

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

November 20, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Sherri Conner, Acting 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 4-04035, Karington
Waiver of the Rules of Procedure
Reconsideration Request

By letter dated November 15, 2018, Matthew C. Tedesco, representing the applicant Karington, LLC, requests a waiver of the Prince George's County Planning Board's Rules of Procedures (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. 04-247(C/3)(A/2)) was adopted by the Planning Board on November 18, 2004 and mailed out on November 23, 2018. If the waiver is granted, the applicant requests a reconsideration to amend the findings and conditions related to adequate transportation facilities, in furtherance of substantial public interest, for other good cause (Section 10.e).

As set forth in the applicant's request, Karington (now known as South Lake) is a very large mixed-use planned development for which the applicant seeks to ensure that all transportation findings and conditions will be applied throughout the project with consistency and flexibility under the current and future entitlements. A preliminary plan of subdivision (PPS) 4-17027 is currently pending for the resubdivision of a portion of this development in order to increase the approved capacity. The reconsideration of this PPS 4-04035 proposes to allow the orderly implementation of required transportation improvements which are necessary to serve the overall development both under this PPS and 4-17027.

If the Planning Board grants the applicant's request for reconsideration, staff is prepared to move forward on the same day with the hearing on the merits of the reconsideration, if determined appropriate by the Planning Board.

RECOMMENDATION

APPROVAL of a request for reconsideration.