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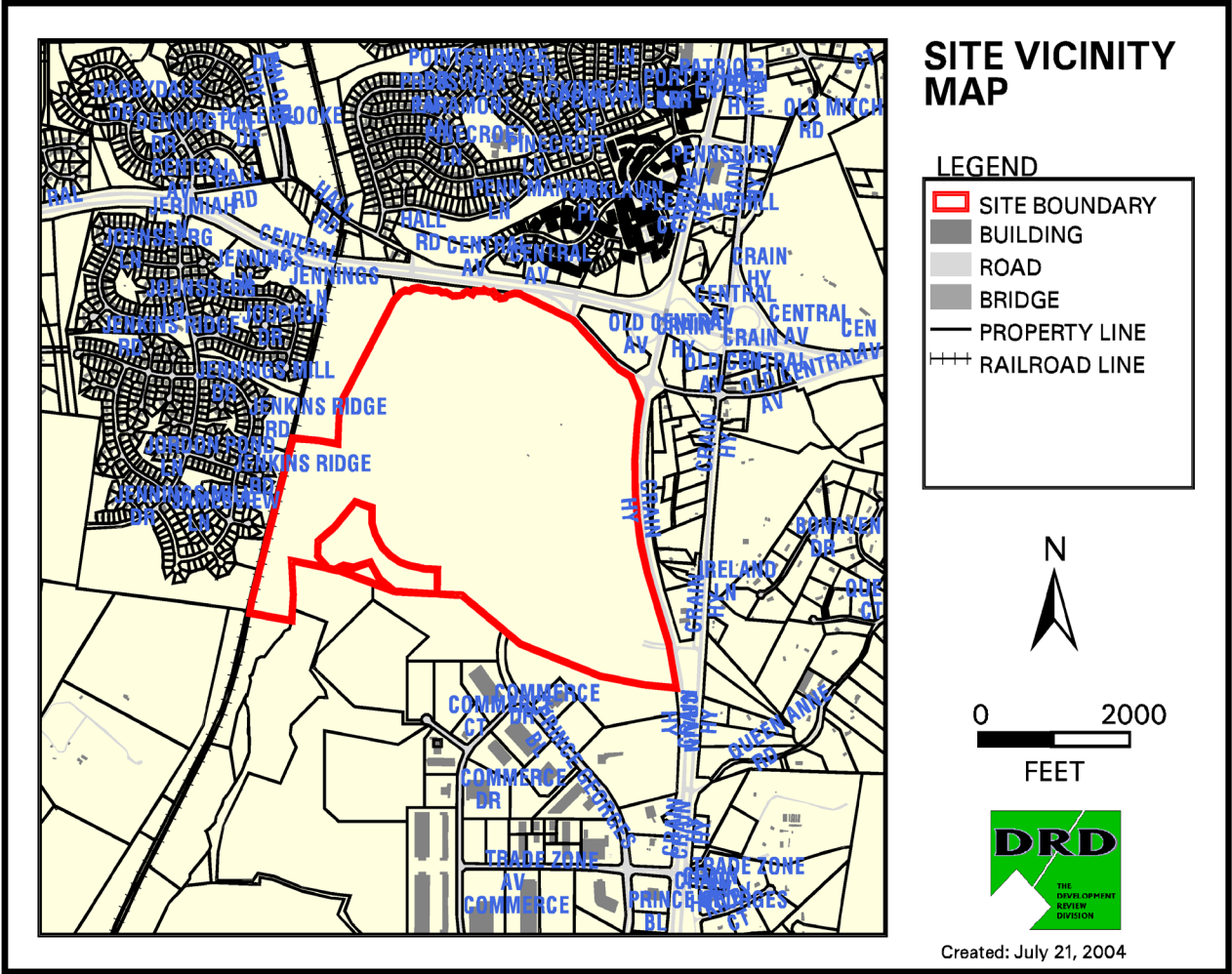
Reconsideration Hearing Preliminary Plan of Subdivision

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:	N/A
	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	
Reconsideration Hearing	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
Reconsideration Hearing

By letter dated November 15, 2018, Matthew C. Tedesco, representing the applicant Karington, LLC, requests a reconsideration to amend conditions 24, 27 and 28 and amend Finding 8 related to adequate transportation facilities (PGCPB Resolution No. 04-247(C/3)(A/2)) in furtherance of substantial public interest, for other good cause (Section 10e).

As set forth in the applicant's request, Karington (now known as South Lake) is a very large mixed-use planned community 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 transportation capacity. If approved, PPS 4-17027 will include additional transportation improvements needed to serve the proposed increased capacity. Because PPS 4-04035 and 4-17027 may proceed to develop concurrently, the applicant has proposed to subject PPS 4-17027 to the conditions of 4-04035 and vice versa in order to allow the orderly implementation of required transportation improvements which are necessary to serve the overall development both under this PPS and PPS 4-17027.

In addition, a correction to Condition 24 of PPS 4-04035 is necessary. This condition was previously amended to add the last sentence, as adopted in PGCPB Resolution No. 04-247(C/3)(A/2), via reconsideration in January 2018. The added language was intended for Condition 27 which is support by existing findings on Page 47 of the resolution.

Staff recommends approval of the reconsideration to amend Conditions 24, 27 and 28 and amend Finding 8 as follows (deletions shown with brackets and strikethrough, additions shown with underline):

24. US 301 at Old Central Avenue: Prior to the approval of the detailed site plan for the subject property (other than infrastructure), the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and Old Central Avenue. The applicant should utilize a new 12-hour count and

should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by SHA. ~~[In addition, the applicant shall add, to the northbound approach of Old Central Avenue, an additional exclusive left turn lane, unless modified by SHA.]~~

Strikethrough in Condition 24 is added to Condition 27

27. MD 214 at Old Central Avenue: Prior to approval of the detailed site plan for the subject property (other than infrastructure, signage or model homes), the applicant shall submit an acceptable traffic signal warrant study to SHA for a possible signal at the intersection of Central Avenue (MD 214) and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency. In addition, the applicant shall add, to the northbound approach of Old Central Avenue, an additional exclusive left-turn lane, unless modified by SHA.
28. Total development within the subject property shall be limited to uses which generate no more than 1,313 AM and 1,925 PM peak-hour vehicle trips, in consideration of the rates of trip generation, internal satisfaction, and pass-by that are consistent with assumptions in the traffic study. Phase I shall be identified as any development that generates up to 1,047 AM and 1,421 PM net off-site peak-hour trips, subject to reasonable assumptions made on the basis of site development proposals. Phase II shall be identified as any development which generates more than 1,047 AM and 1,421 PM net off-site peak-hour trips. Rates of internal trip satisfaction may be modified by staff in consultation with the applicant in the event that a greater or lesser degree of mixed-use development actually occurs, but any modifications shall fully consider the assumptions made in the traffic study. To ensure the orderly implementation of transportation improvements, the conditions of PPS 4-17027, if approved, shall apply to PPS 4-04035 and vice versa. Each final plat shall note that development is limited in accordance with and subject to the transportation conditions of PPS 4-04035 and PPS 4-17027, if approved.

The following finding shall be added prior to the transportation conclusion on page 51 of PGCPB Resolution No. 04-247(C/3)(A/2):

November 2018 Reconsideration

This project is a mixed-use planned community (381.52 acres), permitted in the E-I-A Zone subject to the standards of the M-X-T Zone. The purpose of the reconsideration filed on November 15, 2018 is to recognize that a portion of the site is the subject of a new pending PPS 4-17027 (54.68 acres) located in the north east quadrant of the site. PPS 4-17027 will supersede 4-04035 for that portion of the site and was filed to increase density and consequently transportation capacity within that area of the site. The trip cap approved with 4-04035 (1,313 AM/ 1,925 PM) will remain, and for that portion of the site located within the limits of 4-17027 a new trip cap will be established (372 AM/428 PM) if approved. These two preliminary plans together cover the entire area of the mixed-use

planned community, and both include the ability to have a mix of uses within the individual geographic areas of each application and within their respective trip caps. Because PPS 4-04035 and 4-17027 may proceed to develop concurrently, to ensure the orderly implementation of the transportation improvements, the applicant proposed to subject PPS 4-17027 to the conditions of 4-04035 and vice versa for the purpose of applying the triggers for transportation improvements based on the cumulative total of trips generated as the project develops. This limitation will be reflected on each final plat which shall note that development is limited in accordance with and subject to the transportation conditions of both this PPS and PPS 4-17027, if approved.

If the Planning Board approves the reconsideration, staff will prepare an amended resolution to include the amended and corrected finding and conditions, which will be placed on a future Planning Board agenda for adoption.

RECOMMENDATION

APPROVAL of a reconsideration of Preliminary Plan of Subdivision 4-04035 (PGCPB Resolution No. 04-247(C/3)(A/2)) to **amend Conditions 24, 27 and 28 and amend Finding 8.**