



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

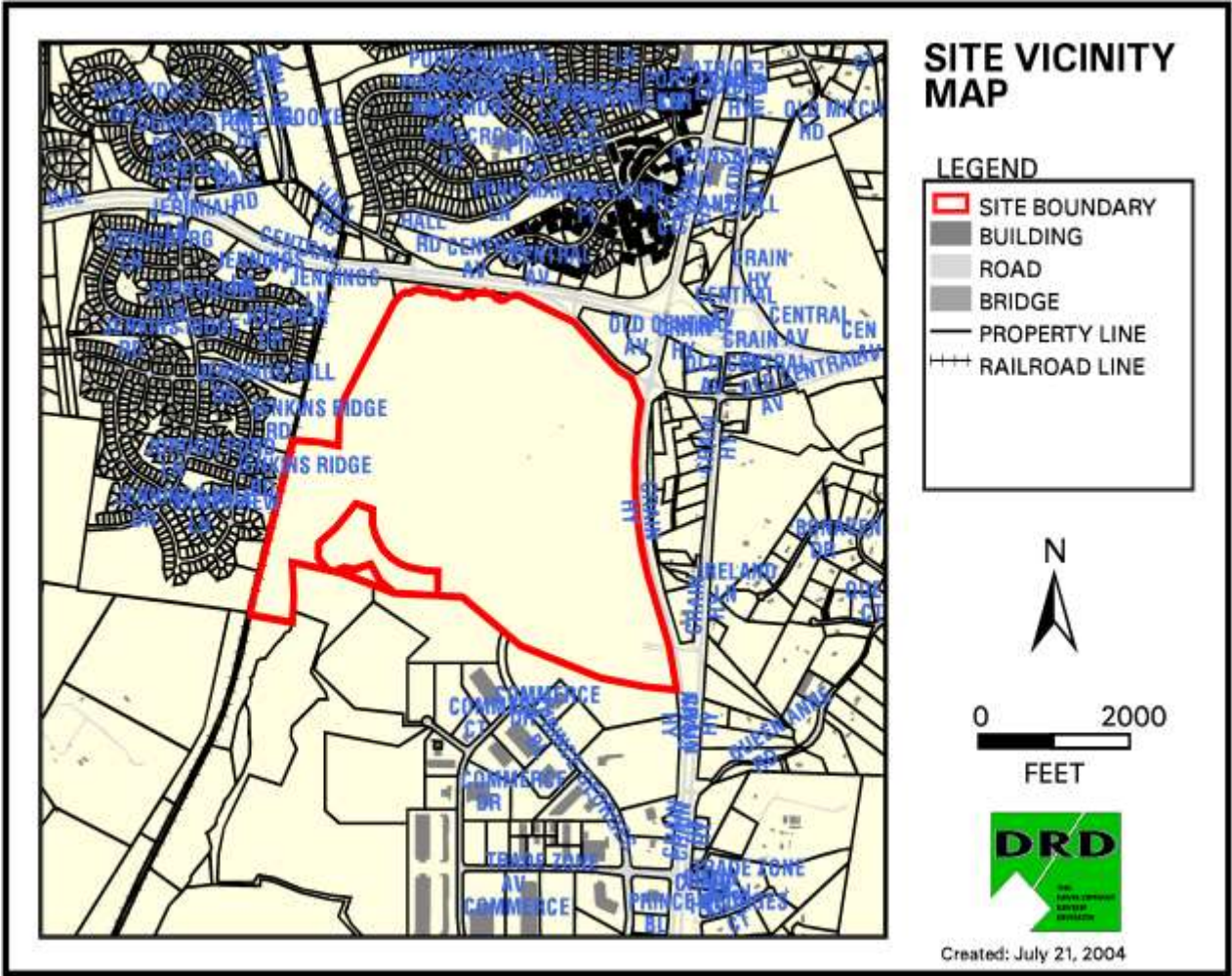
## Preliminary Plan 4-04035

### Waiver of the Rules of Procedure and Reconsideration Request

Application	General Data	
<b>Project Name:</b> Karington  <b>Location:</b> Southwest corner of the intersection of Central Avenue (MD 214) and Robert S. Crain Highway (US 301).  <b>Applicant/Address:</b> Karington, LLC 8181 Professional Place Hyattsville, MD 20785  Property Owner: Karington, LLC 8181 Professional Place Hyattsville, MD 20785	Planning Board Hearing Date:	10/27/16
	Memorandum Date:	10/19/16
	Date Accepted:	10/07/16
	Planning Board Action Limit:	30 days
	Mandatory Action Timeframe:	30 days
	Plan Acreage:	381.52
	Zone:	E-I-A
	Gross Floor Area:	1,025,000 sq. ft.
	Lots/Dwelling Units:	463/1,294
	Parcels:	86
	Planning Area:	74A
	Council District:	04
	Election District	07
	Municipality:	N/A
	200-Scale Base Map:	201NE14

Purpose of Application	Notice Dates	
Waiver of the Rules of Procedure Reconsideration Request – Discussion	Previous Parties of Record (Applicant)	10/07/16
	Previous Parties of Record (M-NCPPC)	10/14/16

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Whitney Chellis <b>Phone Number:</b> 301-952-4325 <b>E-mail:</b> <a href="mailto:whitney.chellis@ppd.mncppc.org">whitney.chellis@ppd.mncppc.org</a>	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
			<b>X</b>



October 19, 2016

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Whitney Chellis, Supervisor, Subdivision Section, Development Review Division

SUBJECT: Waiver of the Rules of Procedure and Request for Reconsideration  
Preliminary Plan of Subdivision 4-04035  
Karington

The Prince George's County Planning Board approved a preliminary plan of subdivision (PPS) for the above case, and the resolution of approval (PGCPB Resolution No. 04-247(C)) was adopted on October 21, 2004. By letter dated October 7, 2016, Matthew Tedesco and Arthur Horne, Jr., representing the owner/applicant, Karington, LLC, requests a waiver of the Planning Board's Rules of Procedure (Section 10.a) and a reconsideration (Section 10.e.). Pursuant to the applicant's letter dated October 7, 2016, the request for reconsideration is "for the limited purpose of converting approximately 200 of the multifamily condominium units to fee simple townhouse units and to allow for a phasing plan of off-site road improvements."

The applicant's request correctly reflects the Planning Board's approval of a total of 1,294 dwelling units. The total dwelling units is made up of a combination of unit types that are listed in the resolution of approval (PGCPB Resolution No. 04-247(C)) and reflected on the approved plan. The applicant requests to convert 300 of the 600 multifamily dwelling units to individual townhouse (TH) lots. This conversion requires a further subdivision of the land beyond what the Planning Board originally approved. This also results in a land use change from what was shown on the approved plan for Sections 1, 4, and 5, as identified on the applicant's Exhibit B, Section Exhibit, in the reconsideration request dated October 7, 2016. If granted, the new TH lots (converting 300 multifamily) will be evaluated for conformance to Subtitles 24 and 27 of the Prince George's County Code as it relates to the lotting pattern, buffering, circulation, and public facilities, and a recommendation made on an appropriate lotting pattern consistent with the existing PPS approval if the reconsideration is granted.

The applicant is also requesting the opportunity to have the transportation phasing plan revisited, as it relates to the conditions of approval of the PPS. The current Planning Board approval requires all of the transportation improvements needed for adequacy prior to either approval of the detailed site plan or one of the two phases already incorporated into the approval. Staff would note that the conceptual site plan (CSP) also includes transportation conditions that may have to be revised under a separate

application, recognizing that a modification of a condition of the PPS does not then revise a condition of a zoning case.

In general, staff supports the applicant's request to convert the multifamily dwelling units to TH dwelling units and a modification to the transportation phasing. If the reconsideration request is granted, staff will work with the applicant to bring this case back to the Planning Board to hear the merits of the request. This will require a full review of the "new" TH sections, including tree conservation, stormwater management, circulation, design standards, CSP conformance, and the recertification of the PPS, along with an amended resolution.

The applicant stated in their letter that their request is limited to the conversion of 300 multifamily dwellings to TH dwellings (lots) and phasing of transportation facilities. However, the applicant's Exhibit E and C are not consistent with that and reflect an overall increase in the total number of dwelling units from 1,294 to 1,393.

Staff would advise the applicant that a 99 dwelling-unit increase over what was approved by the Planning Board in 2004 would be outside the scope of the reconsideration requested (Section 10) and generally not supported by staff.